

August 22, 2025

PROJECT NAME: KENNETH & ARNENE STANLEY

PROJECT NUMBER: 2025070057

APPLICATION: FAMILY DIVISION WAIVER REQUEST #33085

- 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 6.14-acre subject parcel (PID 32007-000-00) into two to create a 1-acre parcel and a 5.14-acre parcel. Adjacent parcels range in size from 0.2 acres to 33.73 acres.
There appears to be approximately 6,657 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 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: 7/25/25 - CONDITIONAL APPROVAL: Residential use indicated. While minimizing driveways along major local roads in these situations is a priority, the following factors may be considered for review: 1) NE 1st St Rd is 35 mph, 2) proposed driveways meet typical minimum commercial spacing requirements, 3) adjoining properties to newly proposed driveway include ownership specified as US Govt Forest Service, Marion County Utilities and a WRA - none for which high volume traffic is anticipated.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Planning and Zoning approves the family division as it meets all the requirements from Marion County LDC. NOTE; warranty deed/title have been checked and applicant must complete all the remaining requirements to solidify the family division, ie; survey and new legal descriptions must be recorded along with the new deed/deed's, and the affidavit signed and notarized (all items returned to the zoning dept for completion). We defer to Traffic for the second driveway, and not a shared 40' easement.
- 7 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

REMARKS: Planning and Zoning approves the family division as it meets all the requirements from Marion County LDC. NOTE; warranty deed/title have been checked and applicant must complete all the remaining requirements to solidify the family division, ie; survey and new legal descriptions must be recorded along with the new deed/deed's, and the affidavit signed and notarized (all items returned to the zoning dept for completion). We defer to Traffic for the second driveway, and not a shared 40' easement.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: Parcel 32007-000-00 is located within the Marion County Utility Service Area; however, it is currently outside of connection distance. The nearest Marion County Utilities infrastructure is over 5 miles away. Both the parent parcel and the proposed secondary parcel will have future access to County utilities via NE 1st Street Road.

Please note that the parcel is located within the Secondary Springs Protection Zone and lies outside the Urban Growth Boundary.

9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

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

STATUS OF REVIEW: NO

REMARKS: 7/18/25-Sec. 2.16.4. - Completion and closeout.

A. For applications seeking approval of division of land excepted from platting requirements above, with the exception of family divisions and agricultural lot splits, the Planning/Zoning Manager shall issue a letter of approval or denial along with a reason for such denial. An approval letter will include authorization for the division of land and the land may then be conveyed and/or improved.

B. Parcels created through agricultural lot splits, ten acre tracts in rural lands, or family divisions shall be monumented and shown on the required boundary survey along with the individual legal descriptions.

C. Agricultural lot splits. Prior to DRC approval, in addition to other requirements, the following shall be required:

(1) Legal descriptions, acreage and square footage of the original and proposed lots together with the legal description of any existing or proposed easements shall be shown on a boundary survey prepared by a professional surveyor and mapper registered in the State of Florida. The survey must show all structures, easements, surface water bodies, the one percent (100-year) flood plain with base elevation, wetland and amount of acreage inside and outside of the flood plain and/or wetland.

(2) Title opinion of an attorney licensed in Florida or a certificate by a licensed title company dated through the date of final approval, showing all persons or entities with an interest of record in the property, including but not limited to, the record fee owners, easement holders, and mortgage and lien holders. The report shall include the tax identification number(s) for the property and copies of all documents such as vesting deeds, existing mortgages and any other documents evidencing an interest in the property which are referenced in the title opinion.

(3) Upon approval of the agricultural lot split, at the applicant's expense, the applicant shall record the maps and documents, in the public records of Marion County, Florida and provide appropriate copies to the Office of the County Engineer.

D. Family divisions.

(1) If approved, the family members shall complete a Family Division Affidavit confirming the intent of the division for an immediate family members' primary residence. The Family Division Affidavit form is available from the Growth Services Department. The affidavit must be signed and notarized by all involved parties.

(2) The Family Division Affidavit, boundary survey including location of interior improvements and copy of recorded deed transferring ownership of the property shall be provided to the Growth Services Department.

The Family Division will expire two years after DRC approval unless execution of the Family Division Affidavit and property transfer has occurred.



**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

\$ 311.50
RECEIVED

JUL 16 2025

Marion County
Growth Service

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: _____ Parcel Number(s): 32007-000-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: _____ 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): Kenneth Stanley & Arlene Stanley
Signature: [Handwritten Signature]
Mailing Address: 13340 NE 1st Street Rd. City: Silver Springs
State: FL Zip Code: 34488 Phone # 352-843-0756
Email address: SummitinstallsDI@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): _____ Contact Name: _____
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):
* See attached * Family Division on lot 109 that was vacated in 1987.
To Daughter for Primary Residence 1 acre
Not To Share Driveway.

DEVELOPMENT REVIEW USE:

Received By: [Signature] Date Processed: 7/17/25 Project # 2025 070057 AR # 33085

ZONING USE: Parcel of record: Yes ☒ No ☐ Eligible to apply for Family Division: Yes ☒ No ☐
Zoned: A-1 ESOZ: N/A P.O.M. 289 Land Use: RL Plat Vacation Required: Yes ☐ No ☐
Date Reviewed: 7/16/25 Verified by (print & initial): [Signature] Clint Barkley

Garr, Cindy

From: Woods, Elizabeth
Sent: Wednesday, August 13, 2025 4:30 PM
To: Weaver, Cheryl; Garr, Cindy
Subject: Re: Parcel # 32007-000-00
Attachments: Vacate Resolution.pdf; Waldena Plat.pdf

Good Afternoon,

According to the plat, lot 109 was included in the Resolution to Vacate A Portion of Plat (Resolution 87-R-268) that was recorded in Official Records Book 1458, Page 1623. Please see attached.

Elizabeth Woods
Title Research Agent
Office of the County Engineer
Main: 352-671-8686
Empowering Marion for Success!

Elizabeth Woods
Title Research Agent
Office of the County Engineer
Main: 352-671-8686
Empowering Marion for Success!

From: Weaver, Cheryl <Cheryl.Weaver@marionfl.org>
Sent: Wednesday, August 13, 2025 9:12 AM
To: Garr, Cindy <Cindy.Garr@marionfl.org>
Cc: Woods, Elizabeth <Elizabeth.Woods@marionfl.org>
Subject: RE: Parcel # 32007-000-00

Good Morning Cindy,

We will look into this and see what we have over here. It might take a day or so, but we will let you know shortly.

Thank you,

Cheryl Weaver
Right of Way Manager
Office of the County Engineer
Main: 352-671-8686 | Direct: 352-671-8679
Empowering Marion for Success!

From: Garr, Cindy <Cindy.Garr@marionfl.org>
Sent: Wednesday, August 13, 2025 9:06 AM
To: Weaver, Cheryl <Cheryl.Weaver@marionfl.org>
Subject: Parcel # 32007-000-00

Good morning,

Cheryl,

Hope you are doing well.

Do you have any documents on Lake Wadena, a portion of the plat that was vacated? If so, could you send me what you have? I have a customer who has applied for a family division, but was tabled pending if there lot 109 was vacated.

I have a copy that we found, but I'm not sure if lot 109 was part of the vacated portion.

Thank you

Cindy Garr
Planning & Zoning Supervisor
Growth Services
Main: 352-438-2675 | Direct: 352-438-2680 | FAX: 352-620-7469
Empowering Marion for Success!

31998-000 00

GREEN AREA ABROGATED
OR 1458/1623 - 11/14/87
RES. 87-R-268

Shaded in red = Abrogated

MAP OF

WALDENA

E-23

7-15-24
8-15-24

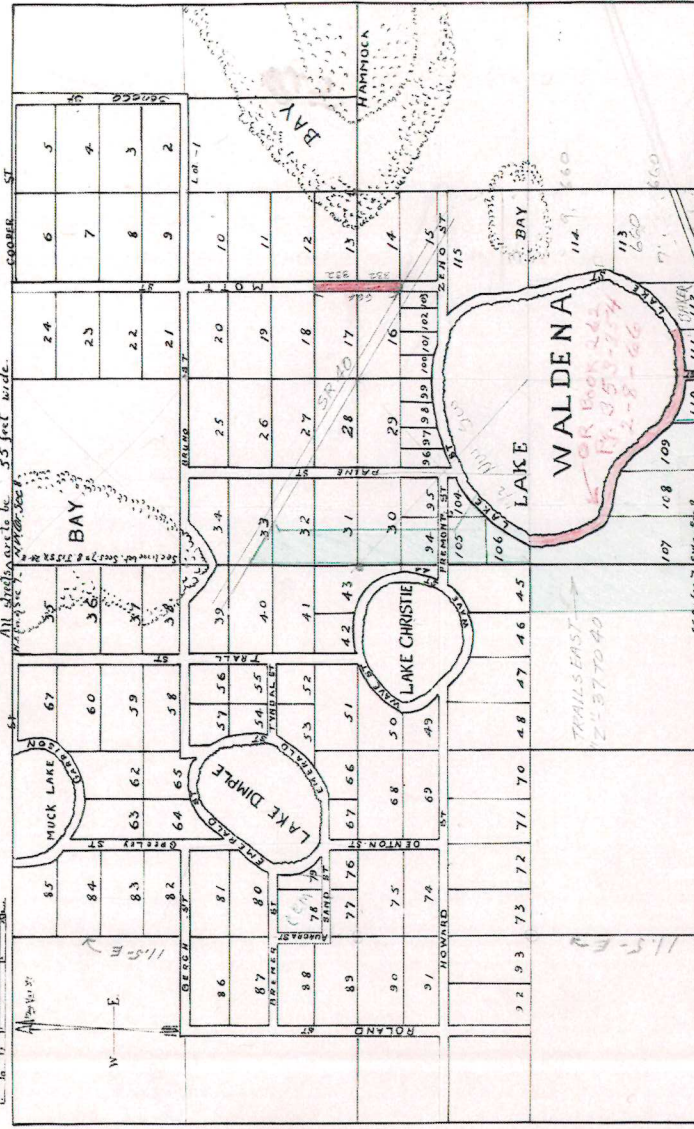
MARION CO. FLORIDA

S.B. Wilson, Designer

As subdivided by S. Blodgett

All streets to be 55 feet wide.

Scale: 1" = 100 feet



9 Samuel Blodgett do hereby authorize this survey and plat of the town of Waldena, and for the purpose of perfecting and establishing the same, I do hereby order the Clerk of the County of Marion County record the same on the records of said County.

Samuel Blodgett

S.B. Wilson
CIVIL ENGINEER
EMPORIA, FLA.

Tin Tube Plat

Record in Ch. 2015
MARION STREET ABROGATED
BY MC DEC. ON JUNE 8, 1987
BOOK "R", P. 368

E-23

OR 741-301

Abrogated
RES. 87-R-268
E-23, 85
adjacent to Lake No. 811

TO

VACATE A PORTION OF PLAT

WALDENA

WHEREAS, ERIC E. WAGNER, TRUSTEE, HAS PETITIONED THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, TO VACATE THAT CERTAIN PORTION OF PLAT DESCRIBED AS FOLLOWS:

That portion of Waldena Subdivision as recorded in Plat Book "E" at Page 23, of the Public Records of Marion County, Florida, lying within the following description:

RECORDED AND RECORD
VERIFIED
MARION COUNTY, FL

1987 OCT 14 PM 5 27

Francis E. Thigpin

BY l. g. gax DE

87-065307

Charles East
2005 Nov 1254 Juv. Rd.
Lever App. 41 32487

RECORD AND
RETURN TO

Commence at the N.W. corner of Section 17, Township 15 South, Range 24 East, Marion County, Florida, thence S.00 37'12"E. along the West boundary of said Section 17 a distance of 1053.60 feet to a point on the Northwesterly right of way line of Fort Gates Ferry Road, as recorded in Official Records Book 991, Page 173, Public Records of Marion County, Florida, thence N.62 18'28"E. along said right of way line 1111.26 feet to a point of intersection with the East boundary of the West 3/4 of the N.W. 1/4 of the N.W. 1/4 of aforesaid Section 17, thence N.00 25'52"W. along said East boundary 541.90 feet to the N.E. corner of said West 3/4 of the N.W. 1/4 of the N.W. 1/4, thence S.89 08'06"W. 9.07 feet to the Point of Beginning, thence N.89 08'06"E. 9.07 feet to the aforesaid N.E. corner of the West 3/4 of the N.W. 1/4 of the N.W. 1/4 of Section 17, thence S.00 25'52"E. along the aforesaid East boundary of the West 3/4 of the N.W. 1/4 of the N.W. 1/4 a distance of 541.90 feet to a point on the aforesaid Northwesterly right of way line of Fort Gates Ferry Road, thence S.62 18'28"W. along said right of way line 1111.26 feet, thence N.00 37'12"W. along the aforesaid West boundary of Section 17 a distance of 1053.60 feet to the aforesaid N.W. corner of Section 17, said point also being the S.E. corner of Section 7, Township 15 South, Range 24 East, thence S.89 40'33"W. along the South boundary of said Section 7 a distance of 332.07 feet, thence N.00 04'56"W. 1320.12 feet to a point on the North boundary of the South 1/2 of the S.E. 1/4 of said Section 7, thence N.89 41'28"E. along said North boundary 329.94 feet to the East boundary of aforesaid Section 7, thence N.00 10'04"W. along said East boundary of Section 7 a distance of 1319.86 feet to the N.E. corner of the S.E. 1/4 of said Section 7, thence continue along the East boundary of said Section 7 N.00 29'46"W. 839.97 feet to a point on the Southwesterly right of way line of State Road No. 40, thence S.56 59'12"E. along said Southwesterly right of way line 531.25 feet, thence S.33 01'47"W. 89.79 feet, thence S.00 11'26"E. 1385.37 feet, thence S.36 25'52"E. 285.41 feet to the waters edge of Lake Waldena, thence Southwesterly, Southerly, Easterly, and Southeasterly along and with said waters edge to a point that bears N.00 17'50"W. from the Point of Beginning, thence S.00 17'50"E. 380.76 feet, more or less, to the Point of Beginning.

WHEREAS, ERIC E. WAGNER, TRUSTEE, IS THE OWNER IN FEE SIMPLE OF ALL PLATTED LANDS DESCRIBED ABOVE, AND

WHEREAS, IT APPEARS THAT OWNERS OF PROPERTY IN THE VICINITY OF THE LANDS HEREIN DESCRIBED AND THE GENERAL PUBLIC WILL NOT BE ADVERSELY AFFECTED BY THE VACATING OF SAID PORTION OF PLAT, AND

WHEREAS, PETITIONER HAS CAUSED NOTICE OF INTENTION TO VACATE PORTION OF PLAT ON SUBJECT MATTER TO BE PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION, AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES; AND ALL PERSONS THROUGH SUCH NOTICE WERE INVITED TO COMMENT.

NOW, THEREFORE, BE IT RESOLVED, THAT THE ABOVE DESCRIBED PORTION OF PLAT BE, AND THE SAME IS HEREBY VACATED, AND ALL RIGHTS OF AND INTERESTS OF THE PUBLIC AND OF MARION COUNTY HERETOFORE EXISTING IN THE PLATTED LANDS ABOVE DESCRIBED ARE HEREBY DISCLAIMED AND ABANDONED.

DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AT THEIR REGULAR MEETING HELD SEPTEMBER 22, 1987

BOARD OF COUNTY COMMISSIONERS

By: Gail Cross CHAIRMAN

ATTEST:

Francis E. Thigpin
FRANCIS E. THIGPIN CLERK OF THE BOARD

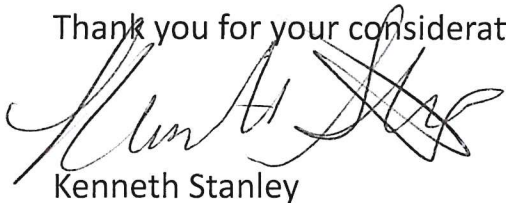
CERTIFIED: A TRUE COPY
FRANCES E. THIGPIN, CLERK
BY M. Williams D.C.

Kenneth & Arnene Stanley
13340 NE 1st Street Rd
Silver Springs, Fl 34488

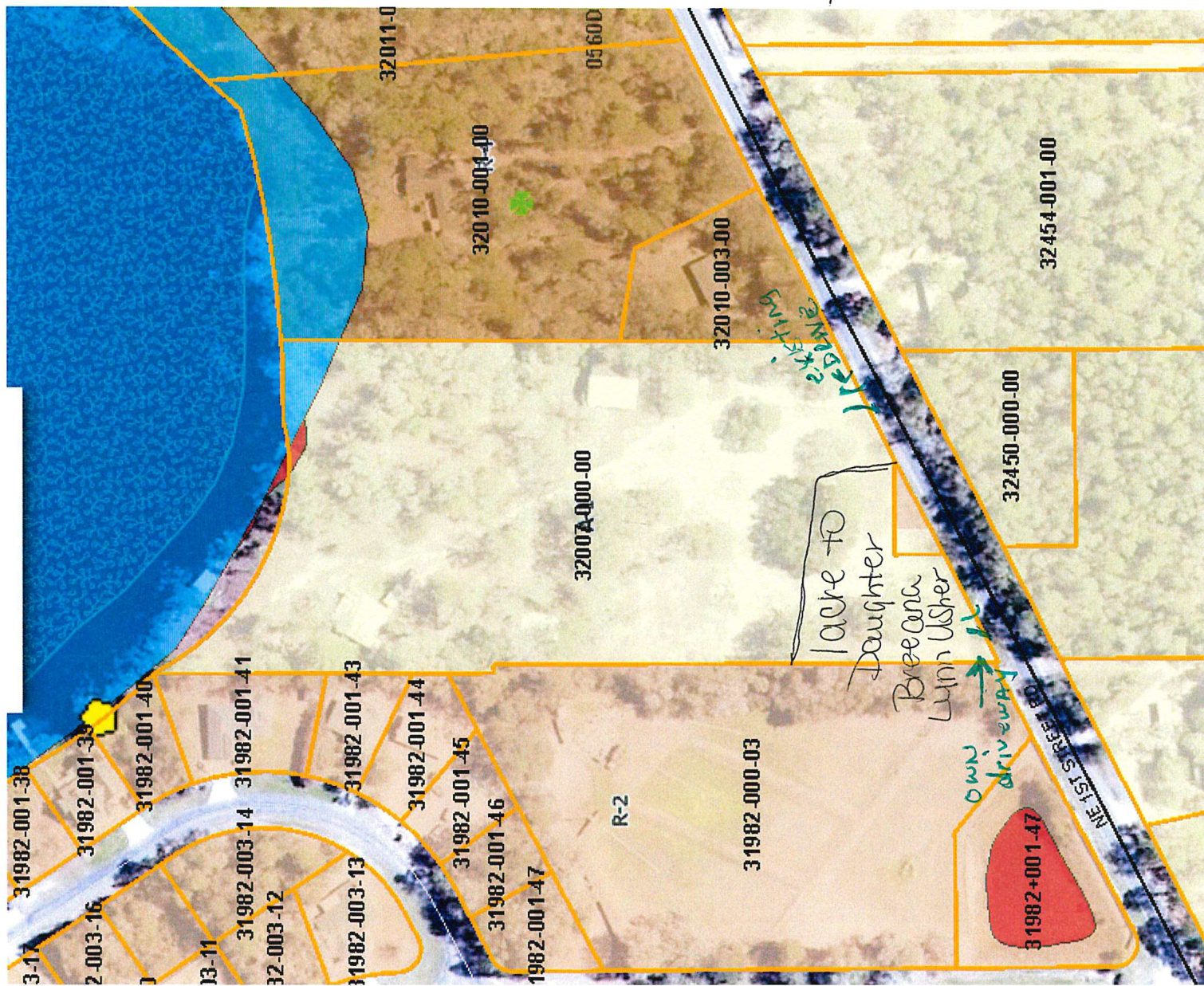
To Whom it May Concern,

Under Section and Title of Code 2.16.1B (10) Family Division we would like to request 1 acre of our property situated at SEC 08 TWP 15 RGE 24 PLAT BOOK E PAGE 023 WALDENA THAT PT OF E 200 FT OF W 1181.38 FT OF SW 1/4 OF SEC 8 LYING S OF LAKE WALDENA ALL OF WHICH LIES IN LOTS 109.110 & THAT PT OF LOT 110 LYING IN SEC 17 & W 27 FT OF HYPATIA ST IN SEC 17 & EXC RD ROW & COM AT THE SW COR OF SW 1/4 SEC 8 TH S 89-41-23 E 1181.38 FT TO THE POB TH S 89-41-23 E 138.47 FT S 00-00-07 E 365.82 FT TO A PT ON THE NLY ROW LN OF FT GATES RD TH N 64-00-43 E 20.05 FT TH N 00-01-00 W TO THE WATERS EDGE OF LAKE WALDENA TH WLY ALONG WATERS EDGE TO A PT THAT IS N 00-12-16 E OF THE POB TH S 00-12-16 W TO THE POB, with an address of 13197 NE 1st Street Rd, Silver Springs Fl. 34488 be gifted to our daughter Breeana Lynn Stanley Usher. Our daughter will use this 1 acre to reside as her primary residence and be closer to family.

Thank you for your consideration, have a great day.

A handwritten signature in black ink, appearing to read 'Kenneth Stanley', with a stylized flourish at the end.

Kenneth Stanley



3-17 31982-001-38

2-003-16 31982-001-39

31982-001-40

31982-003-14 31982-001-41

32-003-12

31982-003-13 31982-001-43

31982-001-44

31982-001-45

31982-001-46

1982-001-47

R-2

31982-000-03

3200A-000-00

32010-004-00

32011-0

05600

32010-003-00

32454-001-00

32450-000-00

31982+001-47

lacked to
Daughter
Breeana
Lynn Usher

OWN driveway

24x12
11x20
12x12

NE 1ST STREET

FILED
SDS 735.7

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

File Number: OL1704053



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 08/17/2017 10:02:35 AM
FILE #: 2017075759 OR BK 6628 PGS 538-540
REC FEES: \$27.00 INDEX FEES: \$1.00
DDS: \$735.00 MDS: \$0 INT: \$0

General Warranty Deed

Made this August 9, 2017 A.D. By **Craig S. Wilson, Individually and as Successor Trustee of the Henry C. Wilson and Sonja E. Wilson Revocable Trust, u/t/d, December 6, 1999**, hereinafter called the grantor, to **Kenneth Stanley and Arnene Stanley**, husband and wife, whose post office address is: 13340 NE 1st STREET RD, Silver Springs, FL 34489, 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:

See attached Schedule "A" hereto and by this reference made a part hereof.

****The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.**

Parcel ID Number: 32007-000-00

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, 2016.

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

File Number: OL1704053

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness #1 Signature
Witness #1 Printed Name DANIEL KRACK

[Signature]
Witness #2 Signature
Witness #2 Printed Name Tara Paradis

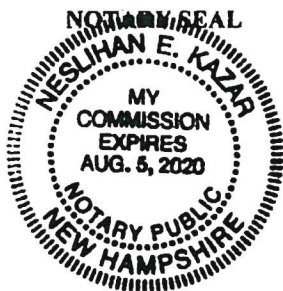
State of NH
County of Hillsborough

The foregoing instrument was acknowledged before me this August 9th, 2017, by Craig S. Wilson, Individually and as Successor Trustee of the Henry C. Wilson and Sonja E. Wilson Revocable Trust, u/t/d, December 6, 1999, who is/are personally known to me or who has produced NH DLICENSE as identification.

[Signature] (Seal)

Craig S. Wilson, Individually and as Successor Trustee of the
Henry C. Wilson and Sonja E. Wilson Revocable Trust, u/t/d
December 6, 1999

Address:
1 Philbrick Street,
Hudson, NH. 03051



[Signature]
Notary Public
Print Name: Neslihan E. Kazar
My Commission Expires: 08.05.2020

DEED Individual Warranty Deed - Legal on Face

Exhibit "A"

That part of East 200 feet of West 1181.38 feet of Southwest 1/4 of Section 8, Township 15 South, Range 24 East, lying South of Lake Waldena, all of which lies in lots numbered 109 and 110, Waldena Subdivision, plat Book E, page 23, public records Marion County, Florida; and that part of lot 110 of the map of Waldena, lying in Section 17, Township 15 South, Range 24 East.

AND

Any portion West of the center line of Hypatia Street as shown on the map of Waldena as recorded in Plat Book E, page 23, public records Marion County, Florida.

AND

A portion of the following described: Commencing 1181.38 feet East of the SW corner of Section 8, Township 15 south, Range 24 East for the Point of Beginning; that part of Lot 110, Waldena as per plat thereof recorded in Plat Book E, page 23; lying in the SW 1/4 of Section 8, Township 15 South, Range 24 East and Lots 111 and 112, EXCEPT the East 250 feet of Lot 112 lying in Section 8 and 17, EXCEPT road right of way.

Being more particularly described as follows: Commencing at the SW corner of the SW 1/4 of Section 8, Township 15 South, Range 24 East and proceed S. 89 degrees 41'23"E., along the South boundary line of the SW 1/4 of Section 8, 1181.38 feet to the Point of Beginning; thence continue S. 89 degrees 41'23"E., 138.47 feet; thence S. 00 degrees 00'07"E., 365.82 feet to the Point on the Northerly right of way line of Fort Gates Road being 50 feet wide; thence N. 64 degrees 00'43"E., along said Northerly right of way line 20.05 feet; thence N. 00 degrees 01'00"W., to the water's edge of Lake Waldena; thence Westerly along the water's edge to a point that is N. 00 degrees 12'16"E., of the Point of Beginning; thence S. 00 degrees 12'16"W., to the Point of Beginning.

32007-000-00

File Number: OL1704053

Legal Description

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

32007-000-00

[GOOGLE Street View](#)

Prime Key: 738328

[MAP IT+](#)

Current as of 7/16/2025

[Property Information](#)[M.S.T.U.](#)[PC: 08](#)

Acres: 6.14

STANLEY KENNETH

STANLEY ARNENE

13340 NE 1ST STREET RD

SILVER SPRINGS FL 34488-3703

[Taxes / Assessments:](#)

Map ID: 289

[Millage:](#) 9001 - UNINCORPORATED[More Situs](#)Situs: 13197 NE 1ST STREET RD
SILVER SPRINGS[2024 Certified Value](#)

Land Just Value	\$164,383		
Buildings	\$50,760		
Miscellaneous	\$6,538		
Total Just Value	\$221,681		
Total Assessed Value	\$173,683	Impact	
Exemptions	\$0	Ex Codes:	(\$47,998)
Total Taxable	\$173,683		
School Taxable	\$221,681		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$164,383	\$50,760	\$6,538	\$221,681	\$173,683	\$0	\$173,683
2023	\$164,383	\$41,520	\$6,538	\$212,441	\$157,894	\$0	\$157,894
2022	\$164,383	\$32,534	\$6,538	\$203,455	\$143,540	\$0	\$143,540

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6628/0538	08/2017	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$105,000
6605/0122	07/2017	62 DISTR	0	U	I	\$100
6605/0125	02/2014	74 PROBATE	0	U	I	\$100
5992/1687	01/2014	05 QUIT CLAIM	0	U	I	\$100
5992/1686	01/2012	71 DTH CER	0	U	I	\$100
3728/1967	05/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$205,000
2507/1065	06/1992	71 DTH CER	0	U	I	\$100
LA89/0845	04/1990	EI E I	0	U	I	\$27,521
1477/0996	06/1988	07 WARRANTY	0	U	V	\$100
MC87/0271	11/1987	EI E I	0	U	I	\$32,112

Property Description

SEC 08 TWP 15 RGE 24
 PLAT BOOK E PAGE 023
 WALDENNA

THAT PT OF E 200 FT OF W 1181.38 FT OF SW 1/4 OF SEC 8 LYING S OF LAKE WALDENNA ALL OF WHICH LIES IN LOTS 109.110 &

THAT PT OF LOT 110 LYING IN SEC 17 &

W 27 FT OF HYPATIA ST IN SEC 17 &

EXC RD ROW &

COM AT THE SW COR OF SW 1/4 SEC 8 TH S 89-41-23 E 1181.38 FT TO THE POB TH S 89-41-23 E 138.47 FT S 00-00-07 E 365.82 FT TO A PT ON THE NLY ROW LN OF FT GATES RD TH N 64-00-43 E 20.05 FT TH N 00-01-00 W TO THE WATERS EDGE OF LAKE WALDENNA TH WLY ALONG WATERS EDGE TO A PT THAT IS N 00-12-16 E OF THE POB TH S 00-12-16 W TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0200		.0	.0	A1	1.00 AC							
0200		.0	.0	A1	2.00 AC							
9902		.0	.0	A1	3.14 AC							
9991		.0	.0	A1	350.00 UT							
9994		.0	.0		1.00 UT							

Neighborhood 5900 - SR 40 S OF / 15-24 ETC ACREAGE

Mkt: 10 70

TraverseBuilding 1 of 2

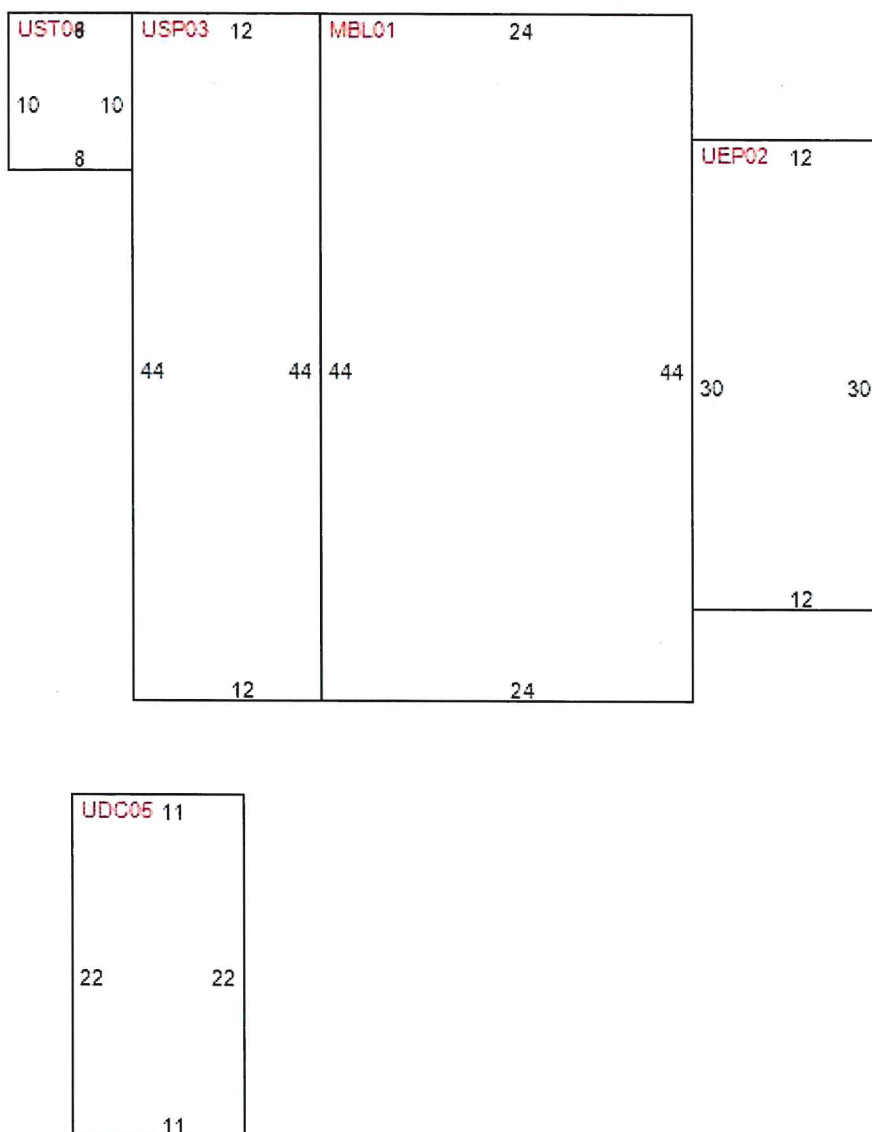
MBL01=L24U44R24D44.U6

UEP02=R12U30L12D30.U38L36

USP03=R12D44L12U44.

UST04=L8D10R8U10.D50R7

UDC05=L11D22R11U22.



Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 300 - LOW
Inspected on 12/21/2023 by 187

Year Built 1974
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 136

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0120	- MH ALUM SIDING	1.00	1974	N	0 %	0 %	1,056	1,056
UEP 0220	- MH ALUM SIDING	1.00	1988	N	0 %	0 %	360	360
USP 0301	- NO EXTERIOR	1.00	1988	N	0 %	0 %	528	528
UST 0420	- MH ALUM SIDING	1.00	1988	N	0 %	0 %	80	80
UDC 0501	- NO EXTERIOR	1.00	1988	N	0 %	0 %	242	242

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 15 MH PAN-AVERAGE	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	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: 0	Extra Fixtures: 2	

Foundation: 3 PIER
A/C: Y

Intercom: N
Vacuum: N

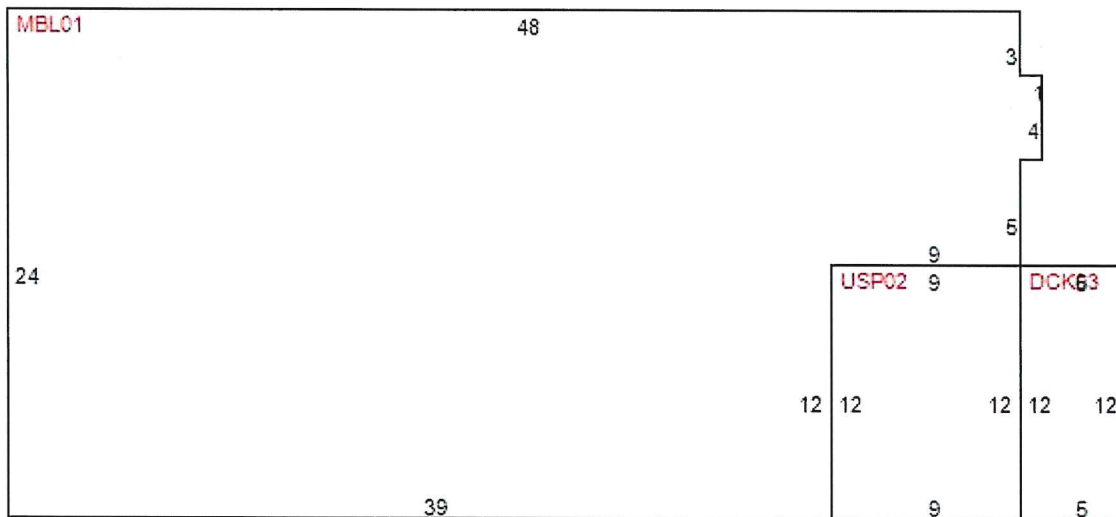
Traverse

Building 2 of 2

MBL01=L9D12L39U24R48D3R1D4L1D5.

USP02=L9D12R9U12.

DCK03=R5D12L5U12.



Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 400 - FAIR
Inspected on 12/21/2023 by 187

Year Built 1980
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 146

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0120	- MH ALUM SIDING	1.00	1980	N	0 %	0 %	1,048	1,048

USP 0201 - NO EXTERIOR	1.00	1980	N	0 %	0 %	108	108
DCK 0301 - NO EXTERIOR	1.00	1980	N	0 %	0 %	60	60

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 15 MH PAN-AVERAGE	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	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
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
UOP PORCH-OPEN-UNF	240.00	SF	40	1979	3	20.0	12.0
112 FENCE WIRE/BD	334.00	LF	10	1979	5	0.0	0.0
159 PAV CONCRETE	135.00	SF	20	1979	3	45.0	3.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1974	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1975	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1980	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1974	3	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1980	2	0.0	0.0
048 SHED OPEN	1,392.00	SF	15	1979	3	48.0	29.0
063 GEN PUR BLDG	1,152.00	SF	15	1979	4	48.0	24.0
030 DOCK WOOD	80.00	SF	10	1979	1	10.0	8.0
UDU UTILITY-UNFINS	144.00	SF	40	1979	1	12.0	12.0
UOP PORCH-OPEN-UNF	32.00	SF	40	1979	1	4.0	8.0

Appraiser Notes

MAKE= GREENBRIAR BLDG01

MAKE= SONC. BLDG 2

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
0011063	1/1/2001	3/1/2001	RECONNECT
MA13804	5/1/1988	-	BLDG01= ADD FEP

31498-000-00

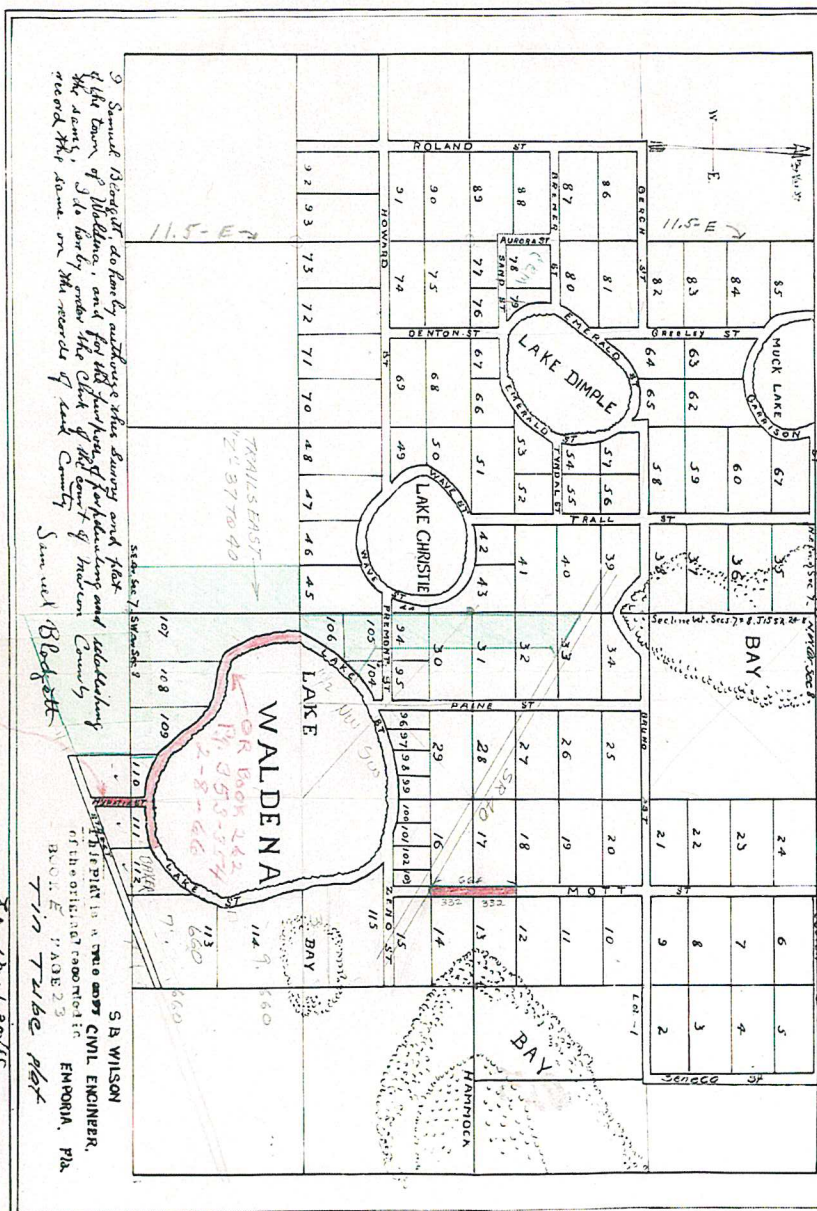
Shaded in red = Abrogated
MAP OF
 GREEN AREA AEROGATED
 OF 1458/1623 - 11/14/87
 RES. 87-R-268

WALDENA E-23

MARION CO. FLORIDA.

S.B. Wilson, Delinquent.

As subdivided by S. Bridgett
 All streets to be 55 feet wide.



11-15-24
 8-15-24
 S.B. Wilson, Delinquent.
 11-15-24
 8-15-24
 S.B. Wilson, Delinquent.
 11-15-24
 8-15-24
 S.B. Wilson, Delinquent.

E-23

E-23

Approved
 11-15-24
 8-15-24
 S.B. Wilson, Delinquent.

87-R-268
RESOLUTION
TO
VACATE A PORTION OF PLAT

8K1458 PG1823

WALDENA

WHEREAS, ERIC E. WAGNER, TRUSTEE, HAS PETITIONED THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, TO VACATE THAT CERTAIN PORTION OF PLAT DESCRIBED AS FOLLOWS:

That portion of Waldena Subdivision as recorded in Plat Book "E" at Page 23, of the Public Records of Marion County, Florida, lying within the following description:

Commence at the N.W. corner of Section 17, Township 15 South, Range 24 East, Marion County, Florida, thence S.00 37'12"E. along the West boundary of said Section 17 a distance of 1053.60 feet to a point on the Northwesterly right of way line of Fort Gates Ferry Road, as recorded in Official Records Book 991, Page 173, Public Records of Marion County, Florida, thence N.62 18'28"E. along said right of way line 1111.26 feet to a point of intersection with the East boundary of the West 3/4 of the N.W. 1/4 of the N.W. 1/4 of aforesaid Section 17, thence N.00 25'52"W. along said East boundary 541.90 feet to the N.E. corner of said West 3/4 of the N.W. 1/4 of the N.W. 1/4, thence S.89 08'06"W. 9.07 feet to the Point of Beginning, thence N.89 08'06"E. 9.07 feet to the aforesaid N.E. corner of the West 3/4 of the N.W. 1/4 of the N.W. 1/4 of Section 17, thence S.00 25'52"E. along the aforesaid East boundary of the West 3/4 of the N.W. 1/4 of the N.W. 1/4 a distance of 541.90 feet to a point on the aforesaid Northwesterly right of way line of Fort Gates Ferry Road, thence S.62 18'28"W. along said right of way line 1111.26 feet, thence N.00 37'12"W. along the aforesaid West boundary of Section 17 a distance of 1053.60 feet to the aforesaid N.W. corner of Section 17, said point also being the S.E. corner of Section 7, Township 15 South, Range 24 East, thence S.89 40'33"W. along the South boundary of said Section 7 a distance of 332.07 feet, thence N.00 04'56"W. 1320.12 feet to a point on the North boundary of the South 1/2 of the S.E. 1/4 of said Section 7, thence N.89 41'28"E. along said North boundary 329.94 feet to the East boundary of aforesaid Section 7, thence N.00 10'04"W. along said East boundary of Section 7 a distance of 1319.86 feet to the N.E. corner of the S.E. 1/4 of said Section 7, thence continue along the East boundary of said Section 7 N.00 29'46"W. 839.97 feet to a point on the Southwesterly right of way line of State Road No. 40, thence S.56 59'12"E. along said Southwesterly right of way line 531.25 feet, thence S.33 01'47"W. 89.79 feet, thence S.00 11'26"E. 1385.37 feet, thence S.36 25'52"E. 285.41 feet to the waters edge of Lake Waldena, thence Southwesterly, Southerly, Easterly, and Southeasterly along and with said waters edge to a point that bears N.00 17'50"W. from the Point of Beginning, thence S.00 17'50"E. 380.76 feet, more or less, to the Point of Beginning.

WHEREAS, ERIC E. WAGNER, TRUSTEE, IS THE OWNER IN FEE SIMPLE OF ALL PLATTED LANDS DESCRIBED ABOVE, AND

WHEREAS, IT APPEARS THAT OWNERS OF PROPERTY IN THE VICINITY OF THE LANDS HEREIN DESCRIBED AND THE GENERAL PUBLIC WILL NOT BE ADVERSELY AFFECTED BY THE VACATING OF SAID PORTION OF PLAT, AND

WHEREAS, PETITIONER HAS CAUSED NOTICE OF INTENTION TO VACATE PORTION OF PLAT ON SUBJECT MATTER TO BE PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION, AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES; AND ALL PERSONS THROUGH SUCH NOTICE WERE INVITED TO COMMENT.

NOW, THEREFORE, BE IT RESOLVED, THAT THE ABOVE DESCRIBED PORTION OF PLAT BE, AND THE SAME IS HEREBY VACATED, AND ALL RIGHTS OF AND INTERESTS OF THE PUBLIC AND OF MARION COUNTY HERETOFORE EXISTING IN THE PLATTED LANDS ABOVE DESCRIBED ARE HEREBY DISCLAIMED AND ABANDONED.

DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AT THEIR REGULAR MEETING HELD SEPTEMBER 22, 1987

BOARD OF COUNTY COMMISSIONERS

By: Gail Cross CHAIRMAN

ATTEST:

Frances E. Thigpin
FRANCES E. THIGPIN CLERK OF THE BOARD

CERTIFIED: A TRUE COPY
FRANCES E. THIGPIN, CLERK

BY M. Williamson D.C.

RECORDED AND RECORD
VERIFIED
MARION COUNTY, FL

1987 OCT 14 PM 3:27

Frances E. Thigpin

BY G. Cross DE

87-065307

Travis East
2005 Nov 1354 Ju. Rd.
Silver Springs Fl. 32688

RECORD AND
RETURN TO

From: [Pool, Aaron](#)
To: [Hathaway, Kelly](#)
Subject: FW: Stanley Family Division - AR 33085
Date: Tuesday, August 19, 2025 8:52:04 AM

FYI

Aaron Pool

Land Development Manager

Office of the County Engineer

Main: 352-671-8686

[Empowering Marion for Success!](#)

From: Pool, Aaron
Sent: Tuesday, August 19, 2025 8:51 AM
To: Varadin, Chuck <Chuck.Varadin@marionfl.org>
Cc: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>; Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; Garr, Cindy <Cindy.Garr@marionfl.org>
Subject: RE: Stanley Family Division - AR 33085

Kelly,

Please see email below. This item should be brought back to DRC for consideration since it was suggested to be withdrawn based on incorrect information. DRC will need to first vote to reopen their item 6.6, that was heard on 7-28-25, and rehear based on the proper information. This is the meeting where the DRC suggested to the applicant to withdraw.

Please add this email to the packet and place the item on the DRC agenda for **August 25, 2025**.

Thank you,

From: Varadin, Chuck <Chuck.Varadin@marionfl.org>
Sent: Monday, August 18, 2025 5:05 PM
To: Pool, Aaron <Aaron.Pool@marionfl.org>
Cc: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>; Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; Garr, Cindy <Cindy.Garr@marionfl.org>; Varadin, Chuck <Chuck.Varadin@marionfl.org>
Subject: Stanley Family Division - AR 33085

Hi Aaron,

The Stanley Family Division item (AR 33085) was withdrawn due to incorrect information provided by staff during the DRC meeting. Therefore, it should be brought back to DRC to be

reheard.

Kindly,

Chuck

Chuck Varadin

Director

Growth Services

Main: 352-438-2600

Empowering Marion for Success!