

March 29, 2024

PROJECT NAME: STEPHANIE KUEBLER

PROJECT NUMBER: 2004110067

APPLICATION: FAMILY DIVISION WAIVER REQUEST #31300

- 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 13.4-acre subject parcel (PID 21091-002-00) into three (3) to create two 2-acre parcels and a 9.4-acre parcel. Adjacent parcels range in size from 2 acres to 37.16 acres.
There appears to be approximately 5,354 sf existing impervious coverage on subject parcel. There is a Flood Prone Area (BFE 89.19) on the southwestern corner of 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 availability



**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

NOTIFICATION COMPLETE

DATE COMPLETED 3/18/24
INITIALS *Chris*

TENTATIVE MEETING DATES

DRC
P&Z PH 4/01/24

BCC/P&Z PH

RECEIVED

MAR 15 2024

Marion County
Growth Service

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 3/15/24 Parcel Number(s): 21091-002-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: WEBSTER 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): Stephanie Lynn Webster
Signature: *Stephanie Lynn Webster*
Mailing Address: 321 NW 100th Avenue City: Ocala
State: FL Zip Code: 34482 Phone #: 352-286-1846
Email address: swebster2018@hotmail.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: Stephanie Lynn Webster
Mailing Address: 321 NW 100th Avenue City: Ocala
State: FL Zip Code: 34482 Phone #: 352-286-1846
Email address: swebster2018@hotmail.com

D. WAIVER INFORMATION:

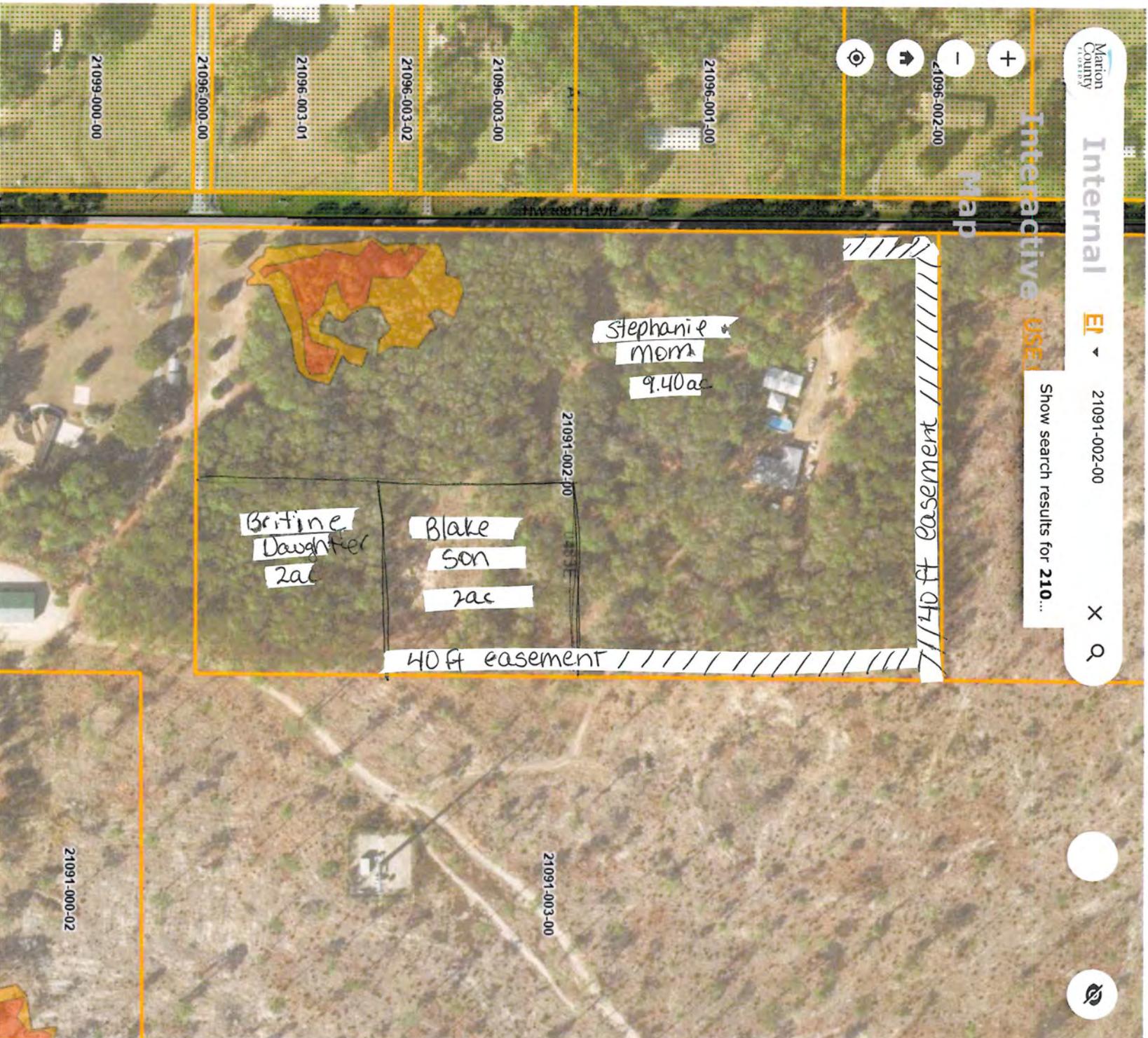
Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): Britnie Ciccarone, Daughter, 2 Acres Blake Lay, son, 2 acres, 40 foot easement, for the purpose of use as their primary residences

DEVELOPMENT REVIEW USE:

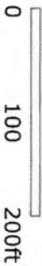
Received By: *Chris* Date Processed: 3/15/24 Project # 2004110067 AR # 31300

ZONING USE: Parcel of record: Yes No
Zoned: A-1 ESOZ: NO P.O.M.: 110 Land Use: RL Eligible to apply for Family Division: Yes No
Date Reviewed: 3/15/24 Verified by (print & initial): Lynda Smith / *LS* Plat Vacation Required: Yes No

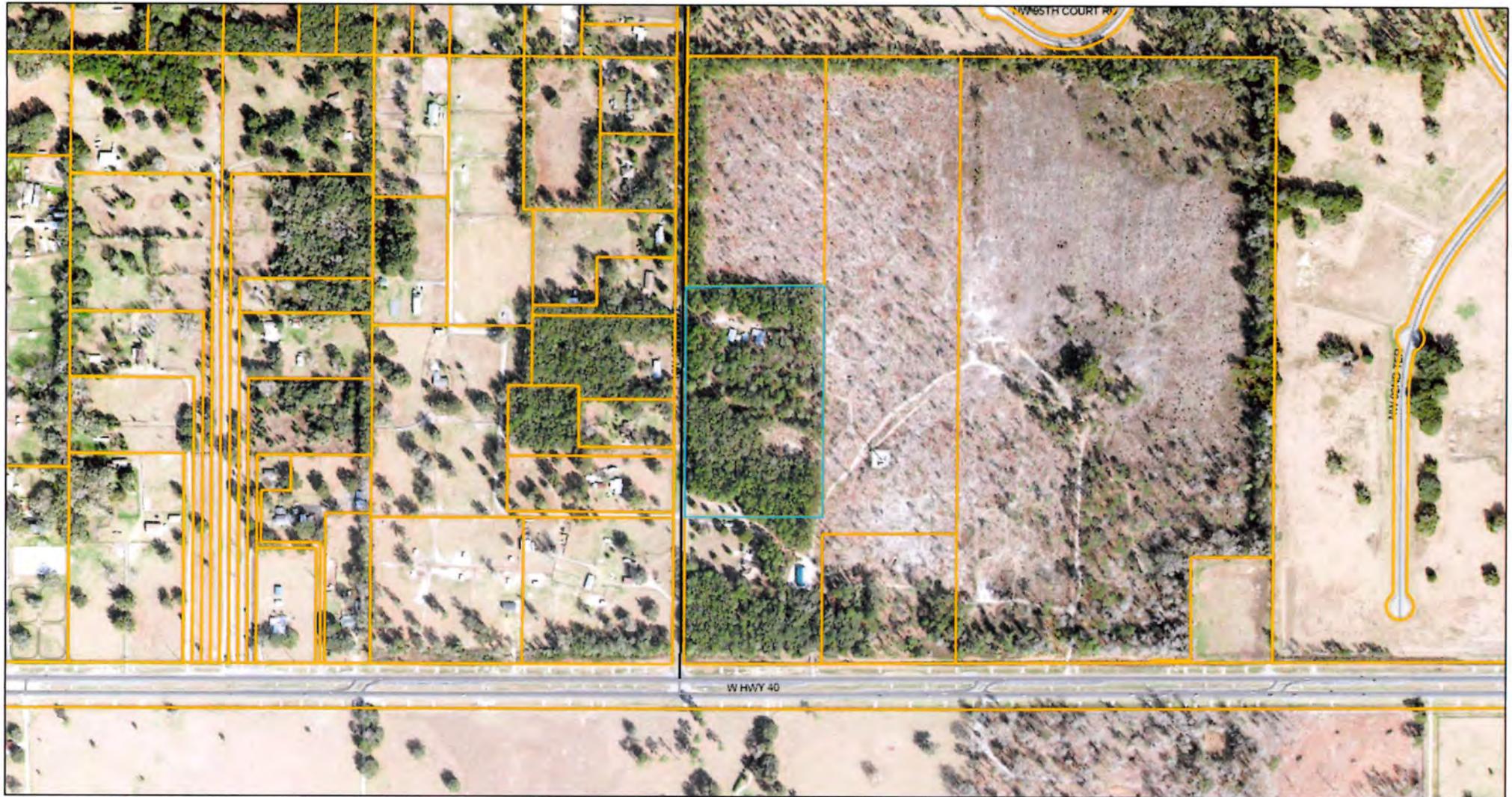
Map



loading...



MCBCC Interactive Map - Internal

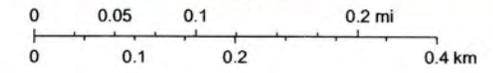


3/15/2024, 3:30:23 PM

1:5,733

- Parcels Labels
- Parcels
- Address Points
- Structure - Addressed
- No Address
- In-Office Use Only
- Tower
- Vacant with Address
- WELL
- Marion County
- County Road Maintenance
- OCE Maintained Paved
- Not Maintained
- Not Maintained
- Streets

- Aerial2023
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Marion County IT GIS Team, Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

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

21091-002-00

[GOOGLE Street View](#)

Prime Key: 541087

[Beta MAP IT+](#)

Current as of 3/15/2024

[Property Information](#)

[M.S.T.U.](#)

[PC: 57](#)

Acres: 13.40

KUEBLER STEPHANIE
 309 NW 100TH AVE
 OCALA FL 34482-2561

[Taxes / Assessments:](#)

Map ID: 110

[Millage:](#) 9002 - UNINCORPORATED

[More Situs](#)

Situs: Situs: 309 NW 100TH AVE
 OCALA

[2023 Certified Value](#)

Land Just Value	\$302,016		
Buildings	\$90,323		
Miscellaneous	\$2,398		
Total Just Value	\$394,737	Impact	(\$321,602)
Total Assessed Value	\$73,135	Land Class Value	\$39,644
Exemptions	(\$48,135)	Total Class Value	\$132,365
Total Taxable	\$25,000	Ex Codes: 08 01 38	
School Taxable	\$48,135		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$302,016	\$90,323	\$2,398	\$394,737	\$73,135	\$48,135	\$25,000
2022	\$302,016	\$68,085	\$2,453	\$372,554	\$70,624	\$45,624	\$25,000
2021	\$219,648	\$52,235	\$2,536	\$274,419	\$68,557	\$41,821	\$26,736

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
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[Property Description](#)

SEC 14 TWP 15 RGE 20
 S1/2 OF SW 1/4 OF NW 1/4 OF NW 1/4
 & NW 1/4 OF SW 1/4 OF NW 1/4
 LESS AND EXCEPT RD AND ROW FOR NW 100TH AVE

[Land Data - Warning: Verify Zoning](#)

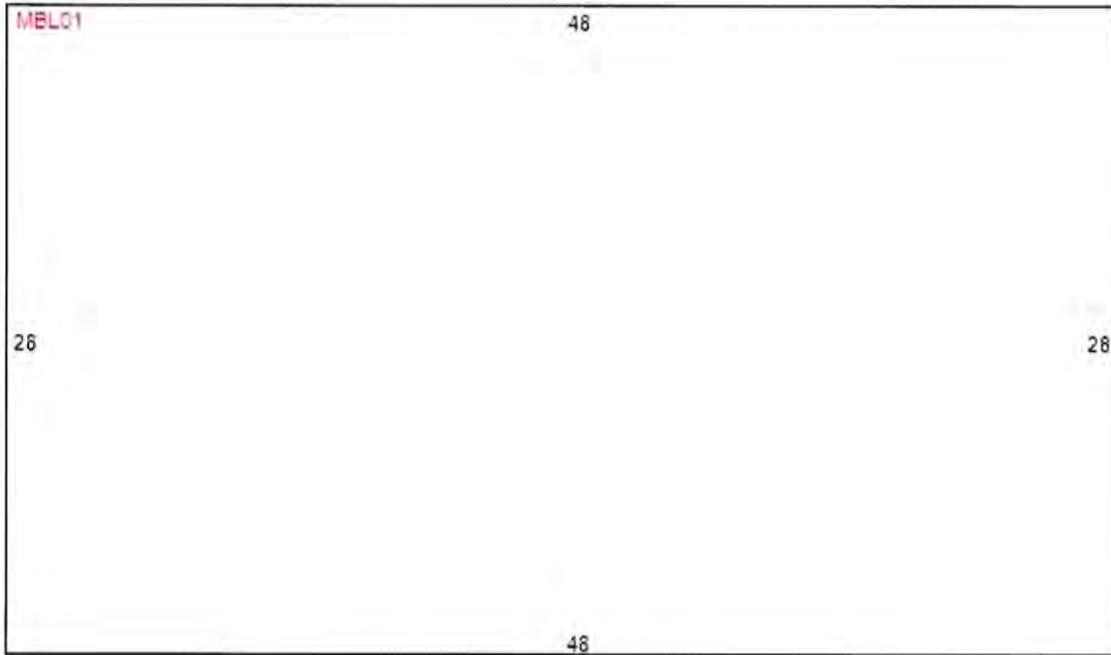
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5771		.0	.0	A1	12.40	AC							
0200		.0	.0	A1	.50	AC							
0100		.0	.0	A1	.50	AC							

Neighborhood 0154 - AC NHWY40 S27 E110 W80
Mkt: 4 70

[Traverse](#)

Building 1 of 2

MBL01=U28R48D28L48.



[Building Characteristics](#)

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 4 - 15-19 YRS
Condition 0
Quality Grade 600 - AVERAGE
Inspected on 7/12/2023 by 233

Year Built 2005
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 152

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL0121	- MH VINYL SIDING	1.00	2005	N	0 %	0 %	1,344	1,344

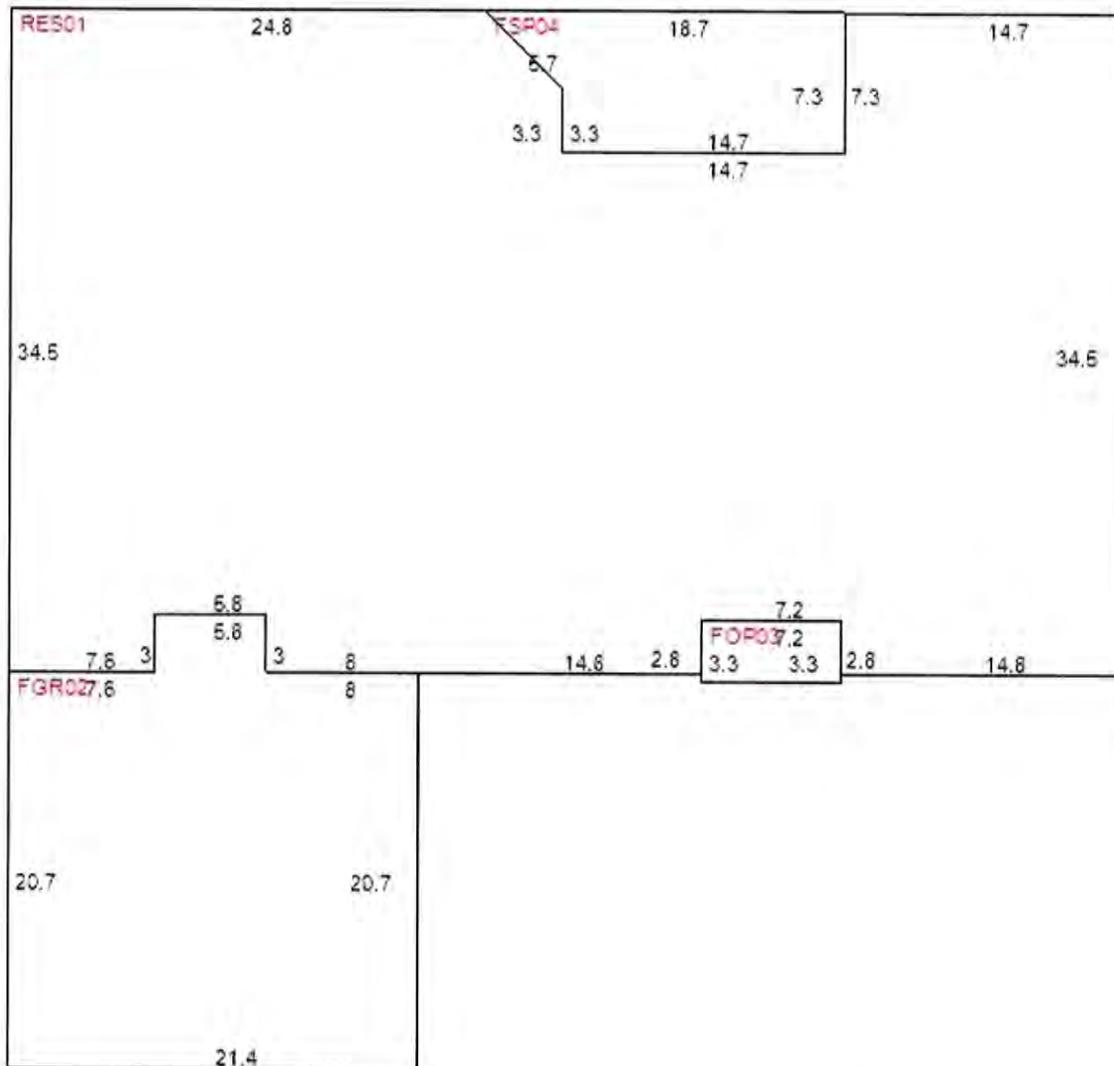
Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 18 DRYWALL-PAPER	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
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Traverse

Building 2 of 2

RES01=U34,5R24,8A135|5,7D3,3R14,7U7,3R14,7D34,5L14,8U2,8L7,2D2,8L14,8L8U3L5,8D3L7,6.
 FGR02=D20,7R21,4U20,7L8U3L5,8D3L7,6.R36,2D0,5
 FOP03=U3,3R7,2D3,3L7,2.U35R7,3
 FSP04=D7,3L14,7U3,3A315|5,7R18,7.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 1 - 00-04 YRS
Condition 4
Quality Grade 600 - AVERAGE
Inspected on 7/12/2023 by 233

Year Built 2023
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 209

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	2023	N	0 %	0 %	1,857	1,857
FGR	0232	- CONC BLK-STUCO	1.00	2023	N	0 %	0 %	460	460
FOP	0301	- NO EXTERIOR	1.00	2023	N	0 %	0 %	24	24
FSP	0401	- NO EXTERIOR	1.00	2023	N	0 %	0 %	116	116

Section: 1

Roof Style: 12 HIP	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 1	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 6 MONOLITC SLAB	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1991	2	0.0	0.0	
190 SEPTIC 1-5 BTH	1.00	UT	99	1991	2	0.0	0.0	
063 GEN PUR BLDG	448.00	SF	15	1991	2	32.0	14.0	
UDS SCR N PORCH-UNF	256.00	SF	40	2005	1	16.0	16.0	
DCK DECK-WOOD	113.00	SF	40	2005	1	0.0	0.0	
114 FENCE BOARD	32.00	LF	10	2005	4	0.0	0.0	
114 FENCE BOARD	48.00	LF	10	2005	2	0.0	0.0	
190 SEPTIC 1-5 BTH	1.00	UT	99	2023	2	0.0	0.0	
256 WELL 1-5 BTH	1.00	UT	99	2023	2	0.0	0.0	
159 PAV CONCRETE	480.00	SF	20	2023	3	0.0	0.0	

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2022082132	10/5/2022	5/26/2023	SFR
2022063238	6/24/2022	12/9/2022	CHANGEOUT 3 TON GOODMAN 14 SEER HP PACKAGE UNIT
MB15703	7/1/1991	-	MBL 01 = MH

4⁰⁰/₃₅ 12651

FILED

BOOK 659 PAGE 782

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

1974 NOV -4 PM 4: 25
CLERK CIRCUIT COURT
MARION COUNTY, FLA.

This instrument was prepared by:
Charles A. Savage
of the Law Office of
SAVAGE, KRM & SIMONS
121 N.W. Third Street
Post Office Box 622
OCALA, FLORIDA 32670

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 4th day of November 1974, Between
VANNESS B. SECKINGER (also known as V. B. SECKINGER) and his wife,
HARRIET B. SECKINGER, and **REBECCA SECKINGER**, a single woman

of the County of Marion, State of Florida, grantor*, and

STEPHANIE KUEBLER

whose post office address is Route 1, Box 272, Ocala, Florida 32670

of the County of Marion, State of Florida, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of (\$10.00)-----
-----TEN and No/100-----Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to said grantee, and grantee's heirs and assigns forever, the fol-
lowing described land, situate, lying and being in Marion County, Florida, to-wit:

The South 1/2 of SW 1/4 of the NW 1/4
of the NW 1/4 AND ALSO the NW 1/4 of the
SW 1/4 of the NW 1/4, all in Section 14,
Township 15 South, Range 20 East.

This conveyance is a gift.



and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims
of all persons whomsoever, except taxes for the year 1974.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence.

[Signature]
[Signature]
Vanness B. Seckinger (Seal)
Harriet B. Seckinger (Seal)
Rebecca Seckinger (Seal)

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally
appeared **VANNESS B. SECKINGER** (also known as V. B. SECKINGER) and his wife,
HARRIET B. SECKINGER, and **REBECCA SECKINGER**, a single woman
to me known to be the persons described in and who executed the foregoing instrument and acknowledged before
me that they executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 4th day of November,
19 74.

My commission expires:

[Signature]
Notary Public
State of Florida at Large

Notary Public, State of Florida at Large
My Commission Expires May 6, 1977

Filed and recorded NOV -4 1974 in O. R. Book 659 Page 782
Record Verified John F. Nicholson, Clerk of Circuit Court, Marion Co. Fla.
By *[Signature]* D. C.