

October 8, 2025

PROJECT NAME: VAINCOURT JAMES H & WANDA M

PROJECT NUMBER: 2008040010

APPLICATION: FAMILY DIVISION WAIVER REQUEST #33472

- 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 10-acre subject parcel (PID 39707-000-00) into two 5-acre parcels. Adjacent parcels range in size from 1 acre to 77.69 acres.
There appears to be approximately 14,405 sf existing impervious coverage on subject parcel. There is a Flood Prone Area on the property. The applicant should note that a Major Site Plan or a stormwater compliance 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: DENIED - It is proposed for the newly created parcel to access SE 177th Court. SE 177th Court is labeled as a private roadway; however, it is actual a driveway on private property which 911 has assigned a name to for emergency purposes as it provides access to multiple homes. There is no indication that there is an easement across this private driveway that would allow access by the newly created parcel. The newly created parcel should have access through the parent parcel to the existing driveway for the parent parcel to allow for a single shared driveway connection to SW 95th Street Road which is a County maintained collector roadway with a 45 mph speed limit.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Conditional Approval is granted pending the applicant's completion of the Family Division process. The Zoning Department has reviewed and confirmed eligibility to apply for a Family Division. Following DRC approval, the applicant must submit the following documents to the Zoning Department for final processing:
 - A recorded survey with updated legal descriptions

- The newly recorded warranty deed

- A signed and notarized affidavit

All required items must be returned to the Zoning Department to complete the process.

7 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

REMARKS: Conditional Approval is granted pending the applicant's completion of the Family Division process. The Zoning Department has reviewed and confirmed eligibility to apply for a Family Division. Following DRC approval, the applicant must submit the following documents to the Zoning Department for final processing:

- A recorded survey with updated legal descriptions
- The newly recorded warranty deed
- A signed and notarized affidavit

All required items must be returned to the Zoning Department to complete the process.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: Parcel 39707-000-00 is within the Marion County Utilities service area but is outside the connection distance to existing water or sewer infrastructure.

Marion County Utilities requests a 20' Utilities Ingress/Egress Easement to access the northern portion of the parcel where 9559 is located. This will ensure future access in the event MCU utilities become available and the parcel owner wishes to connect.

The parcel is located outside the Urban Growth Boundary and the Primary Springs Protection Zone.



**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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: _____ Parcel Number(s): 39707-000-00 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): James and Wanda Vaincourt
Signature: James Vaincourt Wanda Vaincourt
Mailing Address: 17765 SE 95th St Rd. City: Ocklawaha
State: FL Zip Code: 32179 Phone #: 352-496-1565
Email address: jwvaincourt@yahoo.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: Tony Armstrong
Mailing Address: 9559 SE 177th Ct. City: Ocklawaha
State: FL Zip Code: 32179 Phone #: 518-651-6021
Email address: brandyva6461@yahoo.com

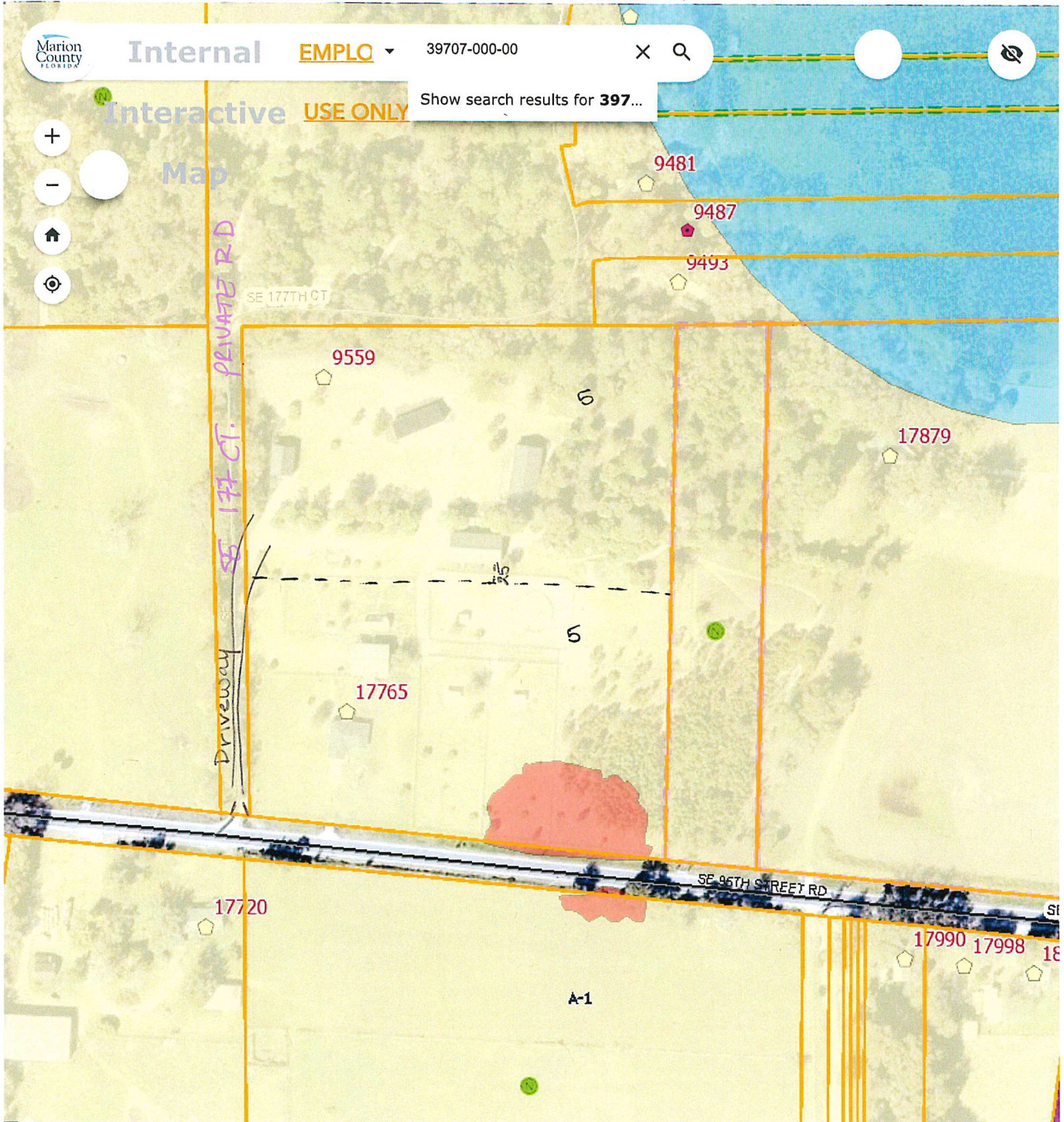
D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): Family Division Split property into
2 - approximate Sacre parcels. - Parents giving to daughter.
- Each family on the property owns their own part and deed
reflects that. We would like to apply for a waiver
for separate driveway access.

DEVELOPMENT REVIEW USE:

Received By: EM Date Processed: 9/30/25 Project # 2008 040010 AR # 33472

ZONING USE: Parcel of record: Yes ☒ No ☐ Eligible to apply for Family Division: Yes ☒ No ☐
Zoned: A-1 ESOZ: n/a P.O.M. 330 Land Use: RL Plat Vacation Required: Yes ☐ No ☒
Date Reviewed: 9/22/25 Verified by (print & initial): Rachel Kruger VK



JUNO
2572

NOT PLATTED - SE 177th COURT - UNPAVED DRIVEWAY
PART OF PARCEL ID# 39702-000-00

FOUND PLAIN
ONLINE

P.O.B.
FOUND
#7872

N BOUND

FOUND
#7872

75' BUILDING SETBACK(TYP.)

*N88°54'26"E 609.39'

NOT PLATTED - SE 177th COURT - UNPAVED DRIVEWAY / PART OF PARCEL ID# 39702-000-00

678.82'

CONC
50.8'

METAL/FRAME
POLE BARN

36.4'
83.9'
42.2'

10-STALLS
& OFFICE

NOT PLATTED
PID: 39707-000-00

N00°12'15"W

POLE
BARN

SEE BUILDING
DETAIL ABOVE

S01°16'17"W 749.59'

N84°24'32"W 603.10'

S.E. 95th STREET ROAD (60' WIDE)

FOUND
#7872

R/
C/

SE 177th Ct

SE 177th Ct



314A

SE 177th Ct



SE 177th Ct

314A

SK 145,000
DS 1,015.00
R 18.50



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 09/14/2021 10:10:13 AM
FILE #: 2021125905 OR BK 7567 PGS 956-957
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$1015.00 MDS: \$0 INT: \$0

THIS INSTRUMENT PREPARED BY:
KIMBERLY A. BROWN FOX, AN EMPLOYEE OF
ADVANTAGE TITLE, LLC
230 NE 25TH AVENUE, SUITE 100
OCALA, FL 34470

WARRANTY DEED

THIS INDENTURE, made this 9th day of September, 2021, between **SCOTT M. VANCE**, whose address is 10240 SE 157th Lane, Summerfield, FL 34491, herein referred to as Grantor and **JAMES H. VAINCOURT and WANDA M. VAINCOURT**, husband and wife, whose address is 5313 State Route 37, Malone, NY 12953, herein referred to as Grantee.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successor's and assigns forever, the following-described land situate, lying and being in MARION County, Florida, viz.

Commence at the Northeast corner of the Southeast 1/4 of Section 24, Township 16 South, Range 24 East, Marion County, Florida, thence South 88 Degrees 54'26"West along the North boundary line of said Southeast 1/4 a distance of 707.79 feet to a 5/8" iron rod and the point of beginning, thence departing said North boundary line South 01 Degree 16'17"West. a distance of 749.59 feet to a 5/8" iron rod on the North right of way line of South East 95th Street Road (50 foot wide), thence North 84 Degrees 24'32"West along said right of way line a distance of 603.10 feet to a 5/8" iron rod, thence departing said right of way line North 00 Degree 12'15"West a distance of 678.82 feet to a 4"X4" concrete monument on the aforementioned North boundary line of the Southeast 1/4 of Section 24, thence North 88°54'26"East along said North boundary line a distance of 609.39 feet to the point of beginning.

The Grantor herein warrants that the land described herein is not the homestead of the Grantor and neither the Grantor nor the Grantor's spouse, if any, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

Parcel ID No.: 39707-000-00

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 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: Covenants, Restrictions, Easements of record and taxes for the current year.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:


Printed Name: **KIMBERLY A. FOX**

Printed Name: **Patricia C. Laster**



Scott M. Vance

Return to:
James H. Vaincourt
17765 E. 95th Street Road
Ocklawaha, FL 32179

Prepared by:
Gideon Alper, Esq.
Alper Law, PLLC
255 Primera Blvd. #160
Lake Mary, FL 32746


GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 12/04/2023 03:19:50 PM
FILE #: 2023154566 OR BK 8203 PGS 699-700
REC FEES: \$18.50 INDEX FEES: \$1.00
DDS: \$0.70 MDS: \$0 INT: \$0

ENHANCED LIFE ESTATE DEED

For consideration of the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, **James H. Vaincourt and Wanda M. Vaincourt**, a married couple, with an address of 17765 E. 95th Street Road, Ocklawaha, FL 32179 (the "Grantors"), hereby transfer and convey to **James H. Vaincourt and Wanda M. Vaincourt**, a married couple, with an address of 17765 E. 95th Street Road, Ocklawaha, FL 32179 (the "Life Tenants"), a life estate, without any liability for waste, and with full power and authority in the Life Tenants to sell, convey, mortgage, lease, or otherwise manage and dispose of the real property described below, in fee simple, with or without consideration, without joinder of the Remainder Beneficiary (as defined below), and with full power and authority to retain any and all proceeds generated thereby, and on the death of the Life Tenants, the remainder, if any, to **Brandy L. Vaincourt-Armstrong**, an individual, with an address of 9559 SE 177th Court, Ocklawaha, FL 32179 (the "Remainder Beneficiary"), all of the Grantors' right, title, interest, and claim in or to the real property situate in Marion County, Florida, to-wit:

Legal Description: Commence at the Northeast corner of the Southeast 1/4 of Section 24, Township 16 South, Range 24 East, Marion County, Florida, thence South 88 Degrees 54'26" West along the North boundary line of said Southeast 1/4 a distance of 707.79 feet to a 5/8" iron rod and the point of beginning, thence departing said North boundary line South 01 Degree 16'17" West a distance of 749.59 feet to a 5/8" iron rod on the North right of way line of South East 95th Street Road (50 foot wide), thence North 84 Degrees 24'32" West along said right of way line a distance of 603.10 feet to a 5/8" iron rod, thence departing said right of way line North 00 Degrees 12'15" West a distance of 678.82 feet to a 4"x4" concrete monument on the aforementioned North boundary line of the Southeast 1/4 of Section 24, thence North 88 Degrees 54'26" East along said North boundary line a distance of 609.39 feet to the point of beginning.

Parcel ID # 39707-000-00

NO TITLE SEARCH PERFORMED. LEGAL DESCRIPTION PROVIDED BY THE GRANTOR.

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

39707-000-00

[GOOGLE Street View](#)

Prime Key: 975486

[MAP IT+](#)

Current as of 9/22/2025

[Property Information](#)

VAINCOURT JAMES H
 VAINCOURT WANDA M
 17765 SE 95TH STREET RD
 OCKLAWAHA FL 32179-4514

[Taxes / Assessments:](#)

Map ID: 330

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)

PC: 63

Acres: 10.00

[More Situs](#)

Situs: 17765 SE 95TH STREET RD
 OCKLAWAHA

[Current Value](#)

Land Just Value	\$191,520		
Buildings	\$315,227		
Miscellaneous	\$84,284		
Total Just Value	\$591,031	Impact	(\$132,984)
Total Assessed Value	\$458,047	Land Class Value	\$58,536
Exemptions	(\$297,117)	Total Class Value	\$458,047
Total Taxable	\$160,930	Ex Codes: 08 01 03 38 66	
School Taxable	\$171,219		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$136,960	\$263,400	\$105,190	\$505,550	\$391,943	\$257,166	\$134,777
2023	\$128,000	\$0	\$2,634	\$130,634	\$4,454	\$0	\$4,454
2022	\$128,000	\$0	\$0	\$128,000	\$1,400	\$0	\$1,400

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8203/0699	12/2023	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
7567/0956	09/2021	07 WARRANTY	9 UNVERIFIED	Q	V	\$145,000
7290/1480	10/2020	07 WARRANTY	9 UNVERIFIED	Q	V	\$115,000
6619/1243	07/2017	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$70,000
5015/1134	04/2008	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$100,000
2747/0198	12/1997	05 QUIT CLAIM	0	U	I	\$100
LESE/06MO	10/1994	LS LEASE	0	U	I	\$8,770
2760/0909	11/1989	08 CORRECTIVE	2 V-SALES VERIFICATION	Q	I	\$110,000
2747/0197	11/1989	07 WARRANTY	0	U	I	\$100
1627/1156	11/1989	07 WARRANTY	9 UNVERIFIED	U	I	\$85,300

Property Description

SEC 24 TWP 16 RGE 24
 COM AT THE NE COR OF SE 1/4
 TH S 88-54-26 W 707.79 FT TO THE POB
 TH S 01-16-17 W 749.59 FT TH N 84-24-32 W 603.10 FT
 TH N 00-12-15 W 678.82 FT TH N 88-54-26 E 609.39 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6302		.0	.0	A1	8.00	AC	16,800.0000	1.00	1.00	1.00	1,416	134,400
9994		705.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
0100		.0	.0	A1	1.00	AC	16,800.0000	1.00	1.70	1.00	28,560	28,560
0100		.0	.0	A1	1.00	AC	16,800.0000	1.00	1.70	1.00	28,560	28,560
Neighborhood 8900											Total Land - Class \$58,536	
Mkt: 10 70											Total Land - Just \$191,520	

Traverse**Building 1 of 2**

RES01=R6D4R24,1U31,4L13,5A315|2,9L5,4A225|2,9L28D28,9R20,9U1,5.D1,5

FGR02=D21,2L20,9U21,2R20,9.U1,5

FOP03=R6D4R1,2D3L7,2U7.U27,4R7

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	1 - 00-04 YRS
Condition	3
Quality Grade	600 - AVERAGE
Inspected on	9/5/2024 by 183

Year Built 2023
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 170

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 %	1,540	1,540
FGR 0232	- CONC BLK-STUCO	1.00	2023	N	0 %	0 %	443	443
FOP 0301	- NO EXTERIOR	1.00	2023	N	0 %	0 %	46	46
UOP 0401	- NO EXTERIOR	1.00	2023	N	0 %	0 %	155	155

Roof Style: 12 HIP
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 6 MONOLITC SLAB
A/C: Y

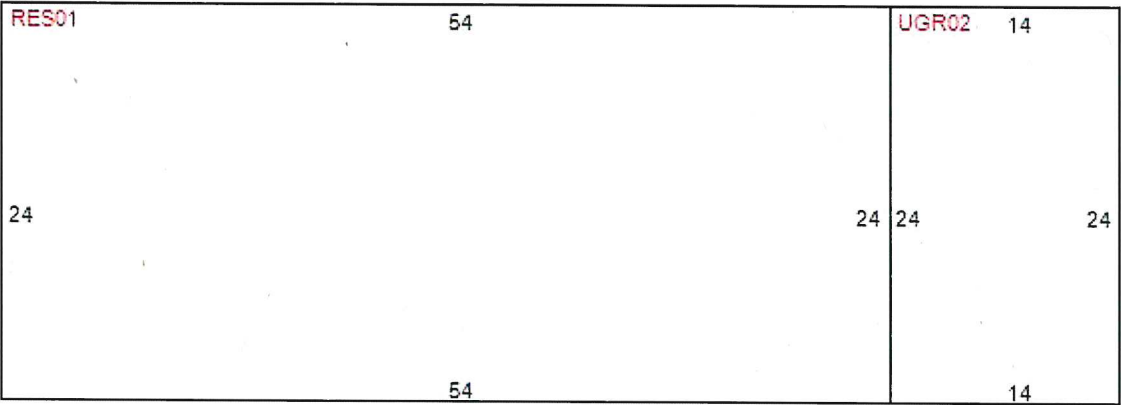
Floor Finish: 23 VINYL PLANK
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
4 Fixture Baths: 1
3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 3

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

[Traverse](#)

Building 2 of 2
RES01=L54U24R54D24.
UGR02=R14U24L14D24.



[Building Characteristics](#)

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 2024	
Effective Age	1 - 00-04 YRS	Physical Deterioration 0%	
Condition	4	Obsolescence: Functional 0%	
Quality Grade	400 - FAIR	Obsolescence: Locational 0%	
Inspected on	9/5/2024 by 183	Architecture 0 - STANDARD SFR	
		Base Perimeter 156	

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 01 18 -	PREFINISHED MTL	1.00	2024	N	0 %	0 %	1,296	1,296
UGR 02 18 -	PREFINISHED MTL	1.00	2024	N	0 %	0 %	336	336

Section: 1

Section: 1

Roof Style: 08 SHED
 Roof Cover: 16 GALVANIZED MTL
 Heat Meth 1: 22 DUCTED FHA
 Heat Meth 2: 00
 Foundation: 6 MONOLITC SLAB
 A/C: Y

Floor Finish: 23 VINYL PLANK
 Wall Finish: 16 DRYWALL-PAINT
 Heat Fuel 1: 10 ELECTRIC
 Heat Fuel 2: 00
 Fireplaces: 0

Bedrooms: 3
 4 Fixture Baths: 1
 3 Fixture Baths: 1
 2 Fixture Baths: 0
 Extra Fixtures: 2

Blt-In Kitchen: Y
 Dishwasher: Y
 Garbage Disposal: N
 Garbage Compactor: N
 Intercom: N
 Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	1,088.00	LF	10	2022	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	2023	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	2023	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	2023	2	0.0	0.0
048 SHED OPEN	192.00	SF	15	2023	2	12.0	16.0
048 SHED OPEN	192.00	SF	15	2023	2	12.0	16.0
048 SHED OPEN	144.00	SF	15	2023	2	12.0	12.0
048 SHED OPEN	2,160.00	SF	15	2023	2	36.0	60.0
UDC CARPORT-UNFIN	1,920.00	SF	40	2023	3	40.0	48.0
TOL TOILET	64.00	SF	40	2023	3	8.0	8.0
009 BARN HORSE	2,576.00	SF	40	2023	2	36.8	70.0
114 FENCE BOARD	328.00	LF	10	2023	2	0.0	0.0
114 FENCE BOARD	168.00	LF	10	2023	2	21.0	8.0
UDG GARAGE-UNFINSH	1,200.00	SF	40	2023	3	30.0	40.0
159 PAV CONCRETE	600.00	SF	20	2023	3	20.0	30.0
159 PAV CONCRETE	491.00	SF	20	2023	3	0.0	0.0
UDG GARAGE-UNFINSH	864.00	SF	40	2023	2	36.0	24.0
159 PAV CONCRETE	150.00	SF	20	2023	3	25.0	6.0
112 FENCE WIRE/BD	1,904.00	LF	10	2023	3	0.0	0.0
112 FENCE WIRE/BD	1,882.00	LF	10	2023	5	0.0	0.0
159 PAV CONCRETE	18.00	SF	20	2024	3	0.0	0.0
045 LEAN TO	18.00	SF	15	2024	1	3.0	6.0
Total Value - \$84,284							

Appraiser Notes

MODEL=BIRCH II
 BUILDER=WETLUND CONST.

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2023062289	7/24/2023	7/5/2024	CONSTRUCT A 2ND RESIDENCE ON THE PROPERTY SFR GUEST HOUSE
2022010854	2/22/2022	6/21/2023	SFR JOBNEW CONSTRUCTIONBIRCH 2

Cost Summary

Buildings R.C.N.	\$297,677	10/25/2024				
Total Depreciation	(\$9,786)					
Bldg - Just Value	\$287,891		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$84,284	10/25/2024	1	\$191,585	(\$7,664)	\$183,921
Land - Just Value	\$191,520	3/28/2025	2	\$106,092	(\$2,122)	\$103,970
Total Just Value	\$563,695					