



**Marion County  
Board of County Commissioners**

Growth Services  
2710 E. Silver Springs  
Blvd. Ocala, FL 34470  
Phone: 352-438-2600 Fax:  
352-438-2601

**SPECIAL USE PERMIT APPLICATION - REGULAR - \$1,000.00**

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Establishing family burial

plots (2) on owned parcel.

**Legal Description:** (Please attach a copy of the deed and location map.) **Parcel Zoning:** A1

**Parcel account number(s):** 39636-001-05

**Property dimensions:** 420' X 1139'

**Total acreage:** 10.98

**Directions:** Please see Attached documents.

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. Please print all information, except for the Owner and Applicant/Agent signature.

Clifford Mynes And SUZI X

**Property Owner name (please print)**

SUZI X

**Mailing Address**

9030 SE 170<sup>th</sup> Avenue Road

**City, State, Zip code**

Ocklawaha FL 32179

**Phone number (include area code)**

352-572-8399

**E-mail address**

Mynes@live.com

**Signature**

Clifford Mynes 57

Clifford Mynes

**Applicant or agent name (please print)**

9030 SE 170<sup>th</sup> Avenue Road

**Mailing Address**

Ocklawaha FL 32179

**City, State, Zip code**

352-572-8399

**Phone number (include area code)**

Mynes@live.com

**E-mail address**

Clifford Mynes

**Signature**

**PLEASE NOTE:** A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or **denied**. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

STAFF/OFFICE USE ONLY			
Project No. <u>2003080007</u>	Code Case No.:	Application No.:	
Rcvd by: <u>EM</u>	Rcvd Date: <u>5/4/25</u>	FLUM: <u>Rural</u>	Zoning Map No.: <u>330</u> Rev: 07/1/2019

AR 32850

## Finding of Facts

- This Special Use Permit application is for the sole purpose of establishing a 20'x20' burial area on a privately- owned land parcel. This will be utilized for a total of two burials.
- The proposed area will be maintained by owners until which time both are deceased. Upon death of remaining owner, both the proposed area as well as the entire parcel shall be placed in trust for use and upkeep in perpetuity.
- Ingress/egress shall remain from the NE corner of property as indicated on the aerial parcel view provided.
- Aerial view depicts proposed areas location in reference to existing structures and utilities.
- This proposed change does not necessitate any alteration to existing traffic flow, pedestrian safety or emergency access to the parcel.
- No adverse conditions will be created regarding the SUP and the surrounding area.
- No off-street parking or additional access to parcel is required.
- The proposed SUP area is positioned 442' from the existing Western property boundary and 90' from the existing Southern boundary. These details are indicated on the included survey sheet.
- The proposed area is a minimum of 130' from any/all utilities and ROW.
- The proposed area is screened from surrounding parcels by naturally occurring trees and plants of various types. Photos have been included depicting the screening from the pertinent directions.
- Proposed area will be fenced and gated.

- The subject parcel is located among others designated as A1 zoning and pasture grazing land.
- Owners are willing to meet additional requirements if necessary pertaining to this application.



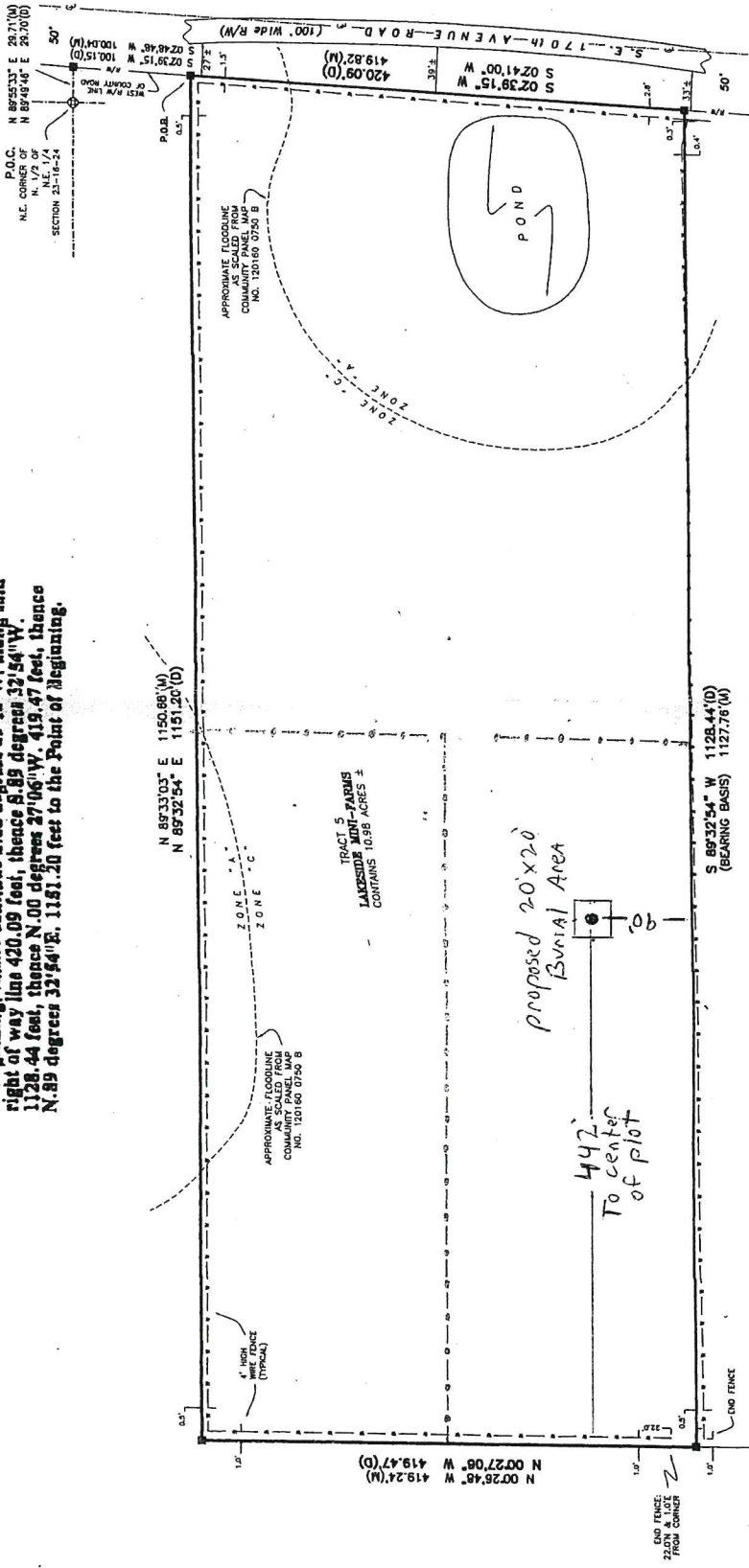
0' 50' 100'

SCALE: 1" = 100'

P.O.C.  
N.E. CORNER OF  
N. 1/2 OF  
N.E. 1/4  
SECTION 23-16-24

N 89°55'33" E 29.71'(M)  
N 89°49'46" E 29.70'(D)

50°



- 1) THIS IS A BOUNDARY SURVEY.
- 2) SURVEY BASED ON EXISTING MONUMENTATION, RECORDS OF THIS COMPANY, AND DEED.
- 3) BEARINGS BASED ON DEED AS SHOWN.
- 4) DESCRIPTION FURNISHED BY CLIENT.
- 5) LANDS SHOWN HEREON HAVE NOT BEEN INVESTIGATED FOR RIGHTS OF WAY, EASEMENTS AND/OR OTHER INSTRUMENTS OF RECORD.
- 6) NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND JUPITER.
- 7) THIS SURVEY IS SUBJECT TO THE FLOOD PROOFING DISPOSITIONS AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 120160 0750 D, DATED JANUARY 18, 1983.
- 8) ZONE "X" = AREAS OF 100-YEAR FLOOD BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
- 9) THE DETERMINATION OF A PROPERTY FLOODING, OR NOT FLOODING IS BEYOND THE

N	= NORTH	E	= EAST	S	= SOUTH
(OR ANY COMBINATION SUCH AS NE, SW)					
-	= DEGREES	WHEN USED IN A BEARING			
-	= MINUTES	WHEN USED IN A BEARING			
-	= SECONDS	WHEN USED IN A BEARING			
-	= FEET	WHEN USED IN A DISTANCE			
-	= YARDS	WHEN USED IN A DISTANCE			
R/W	= RIGHT OF WAY LINE				
C	= CENTERLINE				
F/L	= FENCE LINE				
R/W CONC.	= RIGHT OF WAY CONCRETE				
P.C.	= POINT OF CURVATURE				
P.I.	= POINT OF INTERSECTION				
P.O.C.	= POINT OF COMMENCEMENT				
P.O.B.	= POINT OF BEGINNING				

(A) = FIELD MEASUREMENT  
(B) = PLAT CALL  
(C) = DEED CALL  
(D) = CALCULATED FROM PLAT DIMENSIONS  
(E) = CALCULATED FROM FIELD MEASUREMENTS  
(F) = RADIAL DIMENSION  
(G) = MORE OR LESS  
(H) = PERMANENT  
(I) = CONTROL POINT  
(J) = PERMANENT REFERENCE MONUMENT  
(K) = CHORD

CLIFFORD LYNES  
FIRST UNION MORTGAGE CORPORATION  
OCALA LAND TITLE INSURANCE AGENCY, LTD.  
FIRST AMERICAN TITLE INSURANCE COMPANY

HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND SURVEYORS IN CHAPTER 81017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 492.007, FLORIDA STATUTES.

WILLIAM BLEY  
P. L. S. # 5088  
L. B. # 6413

**BILL BLEY & ASSOCIATES, INC.**  
121 SE 2nd STREET  
OCUA, FLORIDA 34471  
(352) 694-7777 FAX (352) 694-1777  
JOB NUMBER: 01-149

DRAWN BY: L.B.  
JOB NUMBER: 01-1493





## Proposed Burial Plots

### Legend

- Proposed burial plots(2)





RETURN TO/THIS INSTRUMENT PREPARED BY: Kari Yoder  
Inspire Closing Services  
420 Rouser Rd., Suite 500  
Moon Township, PA 15108

This instrument prepared by:  
Brittany Baran  
Inspire Closing Services  
420 Rouser Rd., Suite 500  
Moon Township, PA 15108

**QUITCLAIM DEED**

PROPERTY PARCEL ID: **R39636-001-05**  
FILE NO: 209819

THIS INDENTURE, Made this 4<sup>th</sup> day of June, 2018.

YS

by and between Clifford Mynes, who acquired title a single man and X Suzi~~X~~, who acquired title as Suzi X, a single woman, now husband and wife, as joint tenants with rights of survivorship whose address is: 9030 SE 170TH AVENUE RD, OCKLAWAHA FL, 32179 hereinafter collectively referred to as "Seller", and Clifford Mynes and X Suzi, husband and wife, as joint tenants with rights of survivorship whose address is: 9030 SE 170TH AVENUE RD, OCKLAWAHA FL, 32179 hereinafter collectively referred to as "Buyer",

WITNESSETH: That Seller, for and in consideration of the sum of \$Ten and No/100 Dollars, and other valuable considerations, lawful money of the United States of America, to Seller in hand paid by the Buyer, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Buyer,

Buyer's heirs and assigns forever, all the rights, title, interest and claim of the Seller in and to the following described land in MARION County, Florida, to-wit:

See Exhibit A attached hereto and made a part hereof

BEING the same premises which Clifford Mynes, a single man, and Suzi X, a/k/a Susie X, a single woman in deed dated 08/20/2001 and recorded 08/23/2001 in the MARION County Recorder's Office in Deed Book Volume 3009, page 36, granted and conveyed to Clifford Mynes, a single man and Suzi X, a single woman, as joint tenants with rights of survivorship, the Grantors herein.

This property is the homestead of the seller(s).



To Have and to Hold, the above described premises, with the appurtenances, unto Buyer, Buyer's heirs and assigns forever.

IN WITNESS WHEREOF, Seller has executed this deed under seal on the date aforesaid.

Cody Green  
 Witness Cody Green  
Maverick D. Hampton  
 Witness Maverick D. Hampton

Clifford Mynes  
 Clifford Mynes  
 Address: 9030 SE 170TH AVENUE RD,  
 OCKLAWAHA FL, 32179

X SUZI  
 Address: 9030 SE 170TH AVENUE RD,  
 OCKLAWAHA FL, 32179

Address: 9030 SE 170TH AVENUE RD,  
 OCKLAWAHA FL, 32179

Address: 9030 SE 170TH AVENUE RD,  
 OCKLAWAHA FL, 32179

STATE OF Florida

COUNTY OF Marion

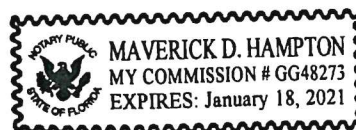
The foregoing instrument was acknowledged before me this 4th day of JUNE, 2018 by

CLIFFORD MYNES AND X SUZI who is/are  
 personally known to me or who has/have produced driver license(s) as identification.

Maverick D. Hampton  
 Notary Public

Printed Name: MAVERICK D. HAMPTON

My Commission expires: 1/18/21





**Exhibit A**  
**Legal Description**

Tract 5 of LAKE SIDE MINI-FARMS, Commence at the NE corner of the North  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 23, Township 16 South, Range 24 East, Marion County, Florida, thence N.89°49'46"E. 29.70 feet to the Westerly right of way line of a county graded road, thence S.02°39'15"W. along said right of way line 100.15 feet to the Point of Beginning, thence continue S.02°39'15"W. along said right of way line 420.09 feet, thence S.89°32'54"W. 1128.44 feet, thence N.00°27'06"W. 419.47 feet, thence N.89°32'54"E. 1151.20 feet to the Point of Beginning.

**R39636-001-05**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

6.02  
This Instrument Prepared By  
CHARLES E. BERK, P.A.  
2603 Southeast 17th Street  
Suite C  
Ocala, Florida 34471

DAVID R ELLSPERMANN  
CLERK OF MARION COUNTY  
BK 02999 PG 0226  
FILE NUM 2001079067  
RECORDED 08/03/2001 04:14:05 PM  
RECORDING FEE \$ 6.00  
RECORDED BY D Mahnken

Parcel #39636-001-05

Grantee S.S. # \_\_\_\_\_  
# \_\_\_\_\_

### WARRANTY DEED

THIS INDENTURE made this 3rd day of August, 2001, between CLIFFORD MYNES, a single man, party of the first part, and CLIFFORD MYNES, a single man and SUSIE X, a single woman, as joint tenants with rights of survivorship, whose post office address is 25 Lake Court Loop, Ocala, Florida 34472, parties of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of Love and Affection, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate and being in the County of Marion and State of Florida, to-wit:

Tract 5 of LAKE SIDE MINI-FARMS, Commence at the NE corner of the North 1/2 of the NE 1/4 of Section 23, Township 16 South, Range 24 East, Marion County, Florida, thence N.89°49'46"E. 29.70 feet to the Westerly right of way line of a county graded road, thence S.02°39'15"W. along said right of way line 100.15 feet to the Point of Beginning, thence continue S.02°39'15"W. along said right of way line 420.09 feet, thence S.89°32'54"W. 1128.44 feet, thence N.00°27'06"W. 419.47 feet, thence N.89°32'54"E. 1151.20 feet to the Point of Beginning.

SUBJECT TO easements, restrictions and reservations of record, if any, but this shall not serve to reimpose same.

And the said party of the first part does hereby fully warrant the title to said lands, as specified under Florida Statute 689.02, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Sign Joan M. Sieger

Print Joan M. Sieger

Sign Gail Browning

Print Gail Browning

Sign Clifford Mynes

Print CLIFFORD MYNES

Address: 25 Lake Court Loop  
Ocala, Florida 34472



SEC 23 TWP 16 RGE 24

PLAT BOOK UNR

LAKE SIDE MINI-FARMS

TRACT 5 BEING MORE FULLY DESC AS FOLLOWS:

COM AT NE COR OF THE N 1/2 OF THE NE 1/4 TH N 89-  
49-46 E 29.70 FT

TO THE WLY ROW LINE OF A COUNTY GRADED ROAD TH  
S 02-39-15 W

ALONG SAID ROW LINE 100.15 FT TO POB TH CONT S 02-  
39-15 W 420.09

FT TH S 89-32-54 W 1128.44 FT TH N 00-27-06 W 419.47  
FT TH

N 89-32-54 E 1151.20 FT TO POB

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

# Real Estate

39636-001-05

[GOOGLE Street View](#)

Prime Key: 974471

[MAP IT+](#)

Current as of 5/7/2025

Property InformationM.S.T.U.

PC: 01

Acres: 10.98

MYNES CLIFFORD

SUZI X

9030 SE 170TH AVENUE RD

OCKLAWAHA FL 32179-3645

Taxes / Assessments:

Map ID: 330

Millage: 9001 - UNINCORPORATEDSitus: 9030 SE 170TH AVENUE RD  
OCKLAWAHA2024 Certified Value

Land Just Value	\$170,805		
Buildings	\$227,042		
Miscellaneous	\$31,199		
Total Just Value	\$429,046		
Total Assessed Value	\$234,778	Impact	
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38	(\$194,268)
Total Taxable	\$184,778		
School Taxable	\$209,778		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$170,805	\$227,042	\$31,199	\$429,046	\$234,778	\$50,000	\$184,778
2023	\$116,765	\$178,078	\$27,154	\$321,997	\$227,940	\$50,000	\$177,940
2022	\$116,765	\$159,357	\$28,060	\$304,182	\$221,301	\$50,000	\$171,301

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">6780/1508</a>	06/2018	05 QUIT CLAIM	0	U	I	\$100
<a href="#">3009/0036</a>	08/2001	08 CORRECTIVE	0	U	V	\$100
<a href="#">2999/0226</a>	08/2001	07 WARRANTY	7 PORTIONUND INT	U	V	\$100
<a href="#">2977/0598</a>	06/2001	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$43,000
<a href="#">2977/0593</a>	06/2001	07 WARRANTY	0	U	V	\$100
<a href="#">2959/1528</a>	04/2001	08 CORRECTIVE	0	U	V	\$100

Property Description

SEC 23 TWP 16 RGE 24



5/7/25, 2:10 PM

MCPA Property Record Card

PLAT BOOK UNR

LAKE SIDE MINI-FARMS

TRACT 5 BEING MORE FULLY DESC AS FOLLOWS:

COM AT NE COR OF THE N 1/2 OF THE NE 1/4 TH N 89-49-46 E 29.70 FT

TO THE WLY ROW LINE OF A COUNTY GRADED ROAD TH S 02-39-15 W

ALONG SAID ROW LINE 100.15 FT TO POB TH CONT S 02-39-15 W 420.09

FT TH S 89-32-54 W 1128.44 FT TH N 00-27-06 W 419.47 FT TH

N 89-32-54 E 1151.20 FT TO POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
9902		420.0	1,139.0	A1	9.20	AC							
5000		.0	.0	A1	1.00	AC							
9525		.0	.0	A1	.78	AC							
9994		420.0	.0	A1	1.00	UT							

Neighborhood 8720 - N 95 ST RD &amp; W 170 AVE RD

Mkt: 10 70

TraverseBuilding 1 of 1

RES01=L13U6L15D38R36U6R12U4R2U7L2U21L20D6.

FGR02=U21R20D21L20.

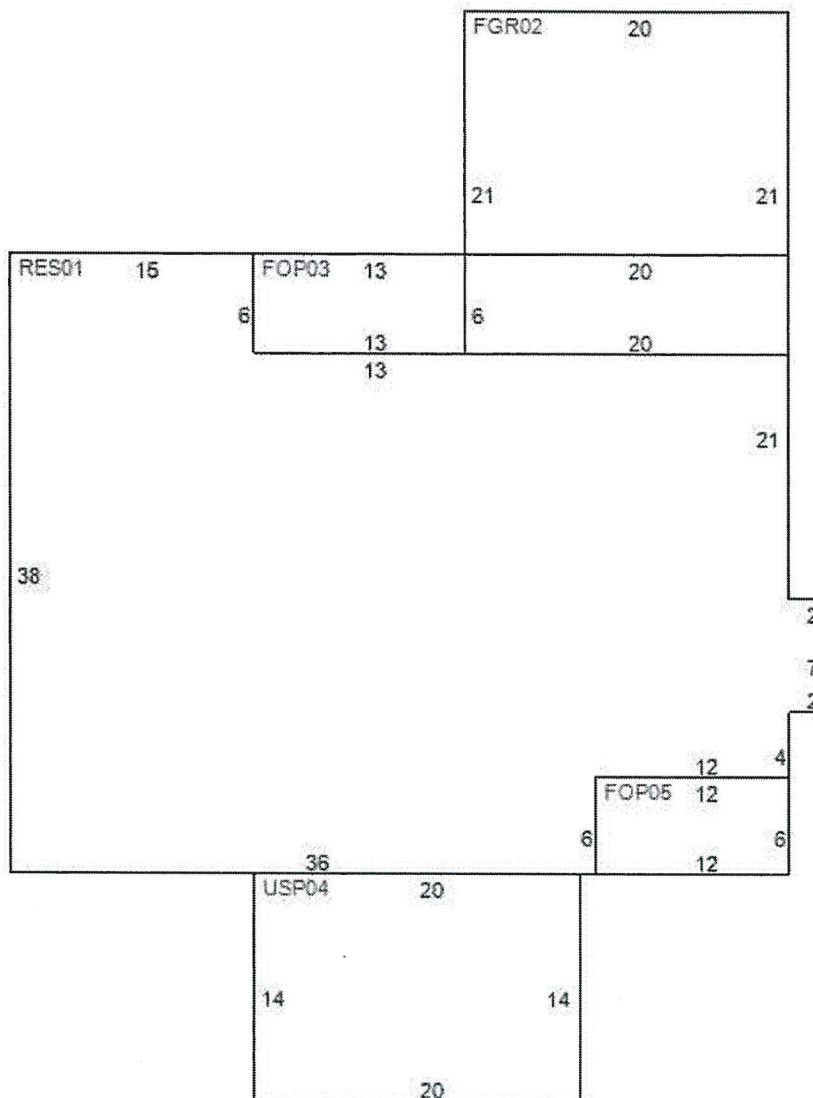
FOP03=U6L13D6R13.D32L13

USP04=D14R20U14L20.R21

FOP05=U6R12D6L12.

5/7/25, 2:10 PM

## MCPA Property Record Card

Building Characteristics

<b>Improvement</b>	1F - SFR- 01 FAMILY RESID	<b>Year Built</b> 2004
<b>Effective Age</b>	3 - 10-14 YRS	<b>Physical Deterioration</b> 0%
<b>Condition</b>	1	<b>Obsolescence: Functional</b> 0%
<b>Quality Grade</b>	600 - AVERAGE	<b>Obsolescence: Locational</b> 0%
<b>Inspected on</b>	5/21/2018 by 211	<b>Architecture</b> 0 - STANDARD SFR
		<b>Base Perimeter</b> 188

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.00	2004	N	0 %	0 %	1,688	1,688
FGR 0232	- CONC BLK-STUCO	1.00	2004	N	0 %	0 %	420	420
FOP 0301	- NO EXTERIOR	1.00	2004	N	0 %	0 %	78	78
USP 0401	- NO EXTERIOR	1.00	2004	N	0 %	0 %	280	280
FOP 0501	- NO EXTERIOR	1.00	2004	N	0 %	0 %	72	72

Section: 1

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 42 CERAMIC/PORCELAIN	<b>Bedrooms:</b> 2	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS	TILE	<b>4 Fixture Baths:</b>	<b>Dishwasher:</b> Y
SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	0	<b>Garbage Disposal:</b> N
<b>Heat Meth 1:</b> 20 HEAT PUMP	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b>	<b>Garbage Compactor:</b>
<b>Heat Meth 2:</b> 00		2	N



5/7/25, 2:10 PM

MCPA Property Record Card

**Foundation:** 6 MONOLITC SLAB **Heat Fuel 2:** 00  
**A/C:** Y **Fireplaces:** 0

**2 Fixture Baths:** **Intercom:** N  
 0 **Vacuum:** N  
**Extra Fixtures:** 2

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00		UT	99	1967	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00		UT	99	2003	2	0.0	0.0
159 PAV CONCRETE	405.00		SF	20	2004	3	0.0	0.0
UDU UTILITY-UNFINS	648.00		SF	40	2004	2	27.0	24.0
UDG GARAGE-UNFINSH	600.00		SF	40	2007	3	30.0	20.0
159 PAV CONCRETE	400.00		SF	20	2007	3	0.0	0.0
UDU UTILITY-UNFINS	200.00		SF	40	2007	2	10.0	20.0
FDG GARAGE-FINISHD	900.00		SF	40	2010	3	30.0	30.0
UCP CARPORT-UNFIN	600.00		SF	40	2010	3	20.0	30.0
048 SHED OPEN	342.00		SF	15	2007	1	18.0	19.0
048 SHED OPEN	342.00		SF	15	2007	1	18.0	19.0

Appraiser Notes

2010

Planning and Building

\*\* Permit Search \*\*

**Permit Number Date Issued Date Completed Description**

2019070652	7/9/2019	8/1/2019	ROOF OVER WITH METAL OVER SINGLE LAYER OF SHINGLES FL-20484.
M080119	8/1/2003	1/1/2004	SFR