

RECEIVED



**Marion County  
Board of County Commissioners**

Growth Services ■ Planning & Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2675  
Fax: 352-438-2676

DEC 27-2024

Marion County  
Growth Service

**APPLICATION FOR REZONING**

Application No.: \_\_\_\_\_

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from R4

to RR1, for the intended use of:

BUILDING 2 HOMES

**Legal description:** (please attach a copy of the deed and location map)

**Parcel account number(s):** 3499-003-116

**Property dimensions:** 200304 SOFT // 642 X 312 **Total acreage:** 4.60

**Directions:** W Silver Springs Blvd towards pine ave. left at the 1st cross street onto S Pine Ave.

Turn right onto SW 10th St. Continue onto FL-200/SW College Rd. Turn right onto SW 105th St. Turn left onto SW 105th Ave

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

GARY MARTIN & JOHN MARTIN

**Property owner name (please print)**

10850 SW 105TH AVE

**Mailing address**

OCALA FL 34481

**City, state, zip code**

914-227-8791

**Phone number (please include area code)**

*Gary Martin & John Martin*

**Signature**

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

\*\*\*\*\*

FOR OFFICE USE ONLY

RECEIVED BY: FM

DATE: 12/27/2024

ZONING MAP NO.: 96

Rev. 01/11/2021

*Fdelfy ette @ you have power. com*

*AR 32482*

Empowering Marion for Success

www.marioncountyfl.org



T: 321-282-1055 F: 321-282-1051  
Email: FDelFyette@YouHavePower.com

January 28, 2025

**VIA FEX EX OVERNIGHT**

Marion County Board  
of County Commissioners  
Planning & Zoning  
2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Attn: Application for Rezoning

RE: Our Client: Gary Martin  
Request for Zoning Change

To Whom It May Concern:

This firm represents Gary Martin regarding his request for a zoning change within Marion County. A fully executed Application for Rezoning along with our firm's check number 7574 in the amount of \$1,000.00 for the filing fee are enclosed.

Upon receipt of this Application, please place this matter on the Board's agenda for the very next public meeting and advise us of the date and time of same in writing.

Thank you in advance for your assistance with this matter.

Very Truly Yours,

*/s/ Fenya Maria DelFyette*  
Fenya Maria DelFyette, Esq.

Enclosures as noted

ONLY

3499-003-116



Show search results for 349...

3499-003-116

SW 105TH AVE

♂  
×

[Show search results for 349...](#)

A-4

3499-003-004

3499-000-006

3499-003-003

3499-007-010

3499-007-009

3499-007-008

3499-007

Parcels: 3499-003-116

Property Owner: MARTIN GARY J

Site Address: 10850 SW 105TH AVE

Acres: 4.60

Millage Group: 9,002

Year Built: 2,006

Confidential:

# Property Appraiser Record Card

Marion County Parcel Report

[Zoom to](#)

3499-003-Z10

3499-003-115

3499-003-214

3499-003-013

3499-003-015 3499-003-016

3499-003-016

0422-004-0

3499-004-112

004-011

3499-004-012

3499-004-111

15 HILLMS

35304-001-00

35306-000-00

0 35319-001-01

35308-001.00 35308.002.00

# Marion County Florida - Interactive Map



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Attachment A

Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Marion

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 03/13/2023 02:35:39 PM  
FILE #: 2023030258 OR BK 8000 PGS 284-285  
REC FEES: \$18.50 INDEX FEES: \$0.00  
DDS: \$0.70 MDS: \$0 INT: \$0

Please Return to:  
**GARY J. MARTIN  
AND JOHN R. MARTIN  
10850 SW 105TH AVE OCALA FL 34481.**

**PREPARED BY: FRANK ABRAMS 5416 PECAN RD, OCALA, FL. 34472**

**QUITCLAIM DEED WITH AN ENHANCED LIFE ESTATE**

**THIS QUITCLAIM DEED MADE ON THIS DATE OF :**

MARCH 13, 2023 BY GARY J. MARTIN AND  
JOHN R. MARTIN HERIN CALLED THE GRANTOR'S , GRANTEE'S AND LIFE  
TENANTS, RESIDING AT 10850 SW 105TH AVE OCALA FL 34481.  
HAVE CREATED AN ENHANCED LIFE ESTATE .

*Witnessed That The First Party, Grantors for and in consideration of the sum of  
TEN DOLLARS (\$10.00) in hand paid by the said second party, Grantee the  
receipt whereof is hereby acknowledged, does hereby remise, release, and quit-  
claim , sell , unto the said second party forever, all the right, title, interest, claim  
and demand with the said first party has in and to the following described lot,  
piece or parcel of land, lying and being in the County of Marion, State FLORIDA .*

**Parcel : 3499-003-116 ( Parent Parcel: 3499-003-016 )**

**Description Of Property: SEC 27 TWP 16 RGE 20 PLAT BOOK D PAGE 072  
SOUTHEASTERN TUNGLAND CO VACATED 05-R-157 BLK 3 LOT 16 EXC THE S  
642.30 FT THEREOF EXC E 15 FT OF LOT 16 EXC S 15 FT FOR RD ROW  
SUBJECT TO EASEMENT OVER N 40 FT.**

**IT IS INTENDED THAT THIS DEED SHALL CONVEY TO GARY J. MARTIN  
AND JOHN R. MARTIN THE LIFE TENANT'S WHILE RETAINING FOR AND  
DURING THEIR LIFETIME AN ENHANCED LIFE ESTATE FOR THE ABOVE  
SAID PROPERTY.**

***They both have the exclusive possession, with full right, power, and  
authority to sell ,convey, mortgage, lease, or otherwise manage and  
dispose of the property in whole or in part, or grant any interest in the  
premises by gift or otherwise . The Grantor's reserve the right to  
cancel this deed by further conveyance which may destroy any and  
all rights the grantees may possess under this deed.***

THE GRANTOR'S WARRANTS THAT AT THE TIME OF THIS CONVEYANCE, THE SAID PROPERTY IS THE GRANTOR'S HOMESTEADED PROPERTY WITHIN THE MEANING SET FORTH IN THE OF STATE OF FLORIDA.

UPON GARY J. MARTIN'S DEATH , THE REMAINDER OF THE PROPERTY RIGHTS DESCRIBED HEREIN , SHALL BE FULLY VESTED TO JOHN R. MARTIN THE REMAINING LIFE TENANT AND BRYAN ARTHUR GARRISON THE REMAINDERMAN . JOHN R. MARTIN AND BRYAN ARTHUR GARRISON SHALL THEN CO-OWN THE PROPERTY AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.

IN WITNESS WHEREOF, The Said Grantor's GARY J. MARTIN AND JOHN R. MARTIN Have Signed And Sealed That Foregoing Statements As True, And Says Under Oath, Witness Our Hand This Date Of :

MARCH 13, 2023

Witnessed By :

Frank Abrams  
Frank Abrams

Gary J. Martin  
GARY J. MARTIN AS GRANTOR

Witnessed By :

Christy Schlick  
CHRISTY SCHLICK

John R. Martin  
JOHN R. MARTIN AS GRANTOR

County Of Marion , State Of Florida

Sworn And Subscribed To Me, A Notary Public, This Date Of :

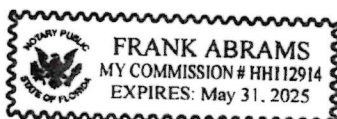
MARCH 13, 2023 Appeared GARY J. MARTIN AND JOHN R. MARTIN who are personally known by me, or proved by satisfactory evidence that these are their wishes.

Frank Abrams  
NOTARY PUBLIC , FRANK ABRAMS  
5416 PECAN RD. OCALA, FL. 34472

Personally Known By Me

IDENTIFICATION PRODUCED

{ Notarial Seal }



Attachment A

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY  
DATE: 10/19/2005 04:28:37 PM  
FILE #: 2005188166 OR BK 04214 PG 1665

Prepared By: JASON ARDIRE  
731 NW 99th CIR., PLANTATION, FL. 33324

RECORDING FEES 10.00

Parcel ID #: 3499-003-055/Cutout

DEED DOC TAX 0.70

RETURN TO: GARY MARTIN  
11282 SW 105th AV  
DUNNELLON FL 34432  
-116 ← JA-  
WARRANTY DEED

THIS INDENTURE, made this 31 day of August, 2005, Between JASON A. ARDIRE, Grantor, and GARY MARTIN whose Post Office Address is 11282 SW 105 AV DUNNELLON, FL 34432, Grantee.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

Lot 16, Block 3, SOUTHEASTERN TUNG LAND COMPANY SUBDIVISION, Less and Except the South 642.30 feet, as per plat thereof recorded in Plat Book D, Page 72, Public Records of Marion County, Florida, Less and Except the South 40 feet thereof, AND reserving unto Grantor an easement for ingress, egress and utilities over the North 40 feet thereof.

Subject to taxes for 2005 and subsequent years, and easements and restrictions of record. Grantor warrants that the property herein conveyed is not his homestead as contemplated by the Florida Constitution, nor is it contiguous thereto. No title search was requested or reviewed in the preparation of this Warranty Deed which is based on information provided by the Grantees.

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. 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:

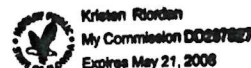
Maria Labarga  
MARIA Labarga  
Sandra E. Watson  
Sandra E. Watson

Jason Ardire  
JASON A. ARDIRE  
731 NW 99th Circle, Plantation, FL 333324

STATE OF FLORIDA  
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Jason A. Ardire, who produced Florida Driver Licenses for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same. WITNESS my hand and official seal this 31 day of August, 2005.

Kristen Riordan  
Notary Public, State of  
My commission expires:





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

3499-003-116

[GOOGLE Street View](#)

Prime Key: 3449801

[MAP IT+](#)

Current as of 12/11/2024

[Property Information](#)

MARTIN GARY J  
MARTIN JOHN R  
10850 SW 105TH AVE  
OCALA FL 34481-7600

[Taxes / Assessments:](#)

Map ID: 96

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 02

Acres: 4.60

Situs: Situs: 10850 SW 105TH AVE  
OCALA

[2024 Certified Value](#)

Land Just Value	\$89,240		
Buildings	\$128,994		
Miscellaneous	\$5,113		
Total Just Value	\$223,347		
Total Assessed Value	\$105,251	Impact	
Exemptions	(\$55,000)	<a href="#">Ex Codes:</a> 01 35 38	(\$118,096)
Total Taxable	\$50,251		
School Taxable	\$75,251		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$89,240	\$128,994	\$5,113	\$223,347	\$105,251	\$55,000	\$50,251
2023	\$78,200	\$137,525	\$5,993	\$221,718	\$102,185	\$55,000	\$47,185
2022	\$78,200	\$92,562	\$4,792	\$175,554	\$99,209	\$50,500	\$48,709

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8000/0284</a>	03/2023	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
<a href="#">5066/0587</a>	07/2008	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
<a href="#">4408/0430</a>	04/2006	08 CORRECTIVE	0	U	V	\$100
<a href="#">4316/0745</a>	01/2006	08 CORRECTIVE	7 PORTIONUND INT	U	V	\$100
<a href="#">4214/1665</a>	08/2005	07 WARRANTY	0	U	V	\$100
<a href="#">4163/0188</a>	08/2005	07 WARRANTY	0	U	V	\$100
<a href="#">4163/0187</a>	08/2005	07 WARRANTY	7 PORTIONUND INT	U	V	\$100
<a href="#">4149/0989</a>	08/2005	07 WARRANTY	7 PORTIONUND INT	U	V	\$100

[Property Description](#)

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SEC 27 TWP 16 RGE 20  
 PLAT BOOK D PAGE 072  
 SOUTHEASTERN TUNGLAND CO  
 VACATED 05-R-157  
 BLK 3 LOT 16  
 EXC THE S 642.30 FT THEREOF  
 EXC E 15 FT OF LOT 16  
 EXC S 15 FT FOR RD ROW  
 SUBJECT TO EASEMENT OVER N 40 FT

**Parent Parcel:** 3499-003-016

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

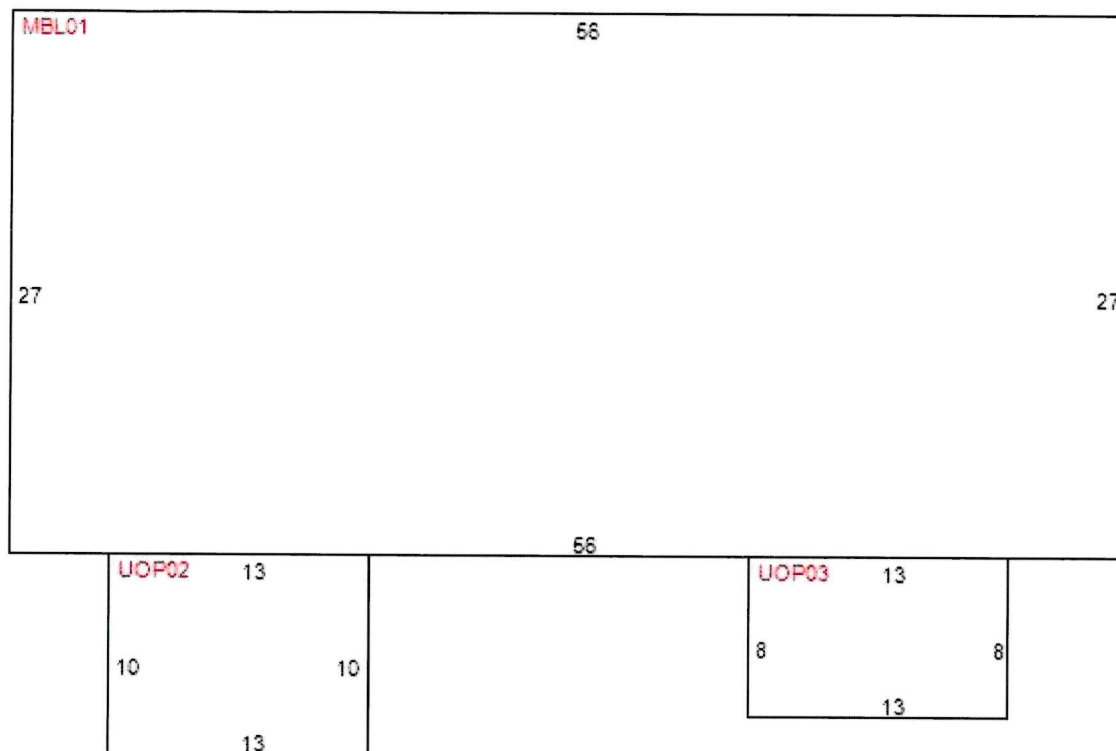
Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0200		.0	.0	R4	4.60 AC							
9994		462.0	.0	R4	1.00 UT							
Neighborhood 9243A - SOUTHEASTERN TUNG OIL MBL												
Mkt: 7 70												

[Traverse](#)

**Building 1 of 1**

MBL01=U27R56D27L56.R5  
 UOP02=D10R13U10L13.R32

UOP03=D8R13U8L13.

Building Characteristics

**Improvement** MH - MOBILE - MOBILE HOME RESID  
**Effective Age** 4 - 15-19 YRS  
**Condition** 0  
**Quality Grade** 600 - AVERAGE  
**Inspected on** 5/16/2022 by 218

**Year Built** 2006  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 2 - MBL HOME  
**Base Perimeter** 166

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0121	- MH VINYL SIDING	1.00	2006	N	0 %	0 %	1,512	1,512
UOP 0201	- NO EXTERIOR	1.00	2021	N	0 %	0 %	130	130
UOP 0301	- NO EXTERIOR	1.00	2021	N	0 %	0 %	104	104

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

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Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	2006	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	2006	2	0.0	0.0
UDU UTILITY-UNFINS	160.00	SF	40	2009	1	10.0	16.0
048 SHED OPEN	200.00	SF	15	2008	1	10.0	20.0
048 SHED OPEN	216.00	SF	15	2008	1	12.0	18.0
DCK DECK-WOOD	520.00	SF	40	2008	1	13.0	40.0
UOP PORCH-OPEN-UNF	144.00	SF	40	2015	1	12.0	12.0
UOP PORCH-OPEN-UNF	192.00	SF	40	2015	1	12.0	16.0
UOP PORCH-OPEN-UNF	156.00	SF	40	2015	1	12.0	13.0
048 SHED OPEN	264.00	SF	15	2015	1	11.0	24.0

Appraiser NotesPlanning and Building\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
M032511	3/1/2006	7/1/2006	MBL