



Marion County Board of County Commissioners

Growth Management ♦ Zoning

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

APPLICATION COMPLETE DATE COMPLETED 10/7/25 INITIALS EM TENTATIVE MEETING DATES P&Z PH 12/29/25 BCC/P&Z PH 1/20/26

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 R1 to RR1, To place a mobile home on property, for the intended use of: Residential

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

Parcel account number(s): 4663-000-00

Property dimensions: Total acreage: 0.77

Directions:

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf. email: GA.Fernandez@icloud.com

Property owner name (please print) Gustav Fernandez 9332 SE 151st Lane RD Mailing address Summerfield FL 34491 City, state, zip code 786 367 3695 Phone number (please include area code)

Applicant or agent name (please print) Gustavo Mendez 74999 SE 95th Avenue Mailing address Summerfield, FL 34491 City, state, zip code 352 273 5087 Phone number (please include area code)

Signature

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: EMM DATE: 10/7/25 ZONING MAP NO.: 238 Building Code case: 827351, James Rogers "Meeting Needs by Exceeding Expectations" AR: 33499 Rev. 07/02/2019

Mail body:

Gustavo Fernandez
9332 SE 151st Lane Rd
Summerfield, FL 34491
7863673695
Ga.fernandez@icloud.com

Date: ~~OCTOBER 11~~ 2025

To:
Marion County Growth Services – Planning & Zoning Department
2710 E. Silver Springs Blvd.
Ocala, FL 34470

Subject: Request for Rezoning from R1 to RR-1 – 14675 SE 70th Avenue Rd / 46163-000-00

Dear Planning & Zoning Director or Appropriate Official,

I am writing to respectfully request the rezoning of my property located at 14675 SE 70th Avenue Rd / 46163-000-00 from R1 (Single-Family Dwelling) to RR-1 (Rural Residential – 1 dwelling unit per acre).

When I purchased this property on September 19 2024, the Marion County Property Appraiser's records indicated that it was zoned for mobile home use. This information, along with the fact that a mobile home was already located on the site, led me to believe that such use was permitted.

After the closing, I discovered that the property's actual zoning is R1, which does not allow mobile homes. This discrepancy has created a hardship and does not reflect the reasonable expectations I had at the time of purchase, based on the County's own published records.

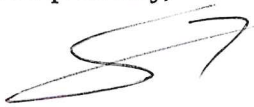
The requested rezoning to RR-1 would:

- Correct a misalignment between official public information and the property's actual zoning.
- Legitimize the existing residential use, including the mobile home currently on the property.
- Align with the character of the surrounding neighborhood, which includes other properties zoned for and occupied by mobile homes.

I am fully prepared to provide any additional documents, attend all required hearings, and work with the Planning & Zoning Department to complete this process.

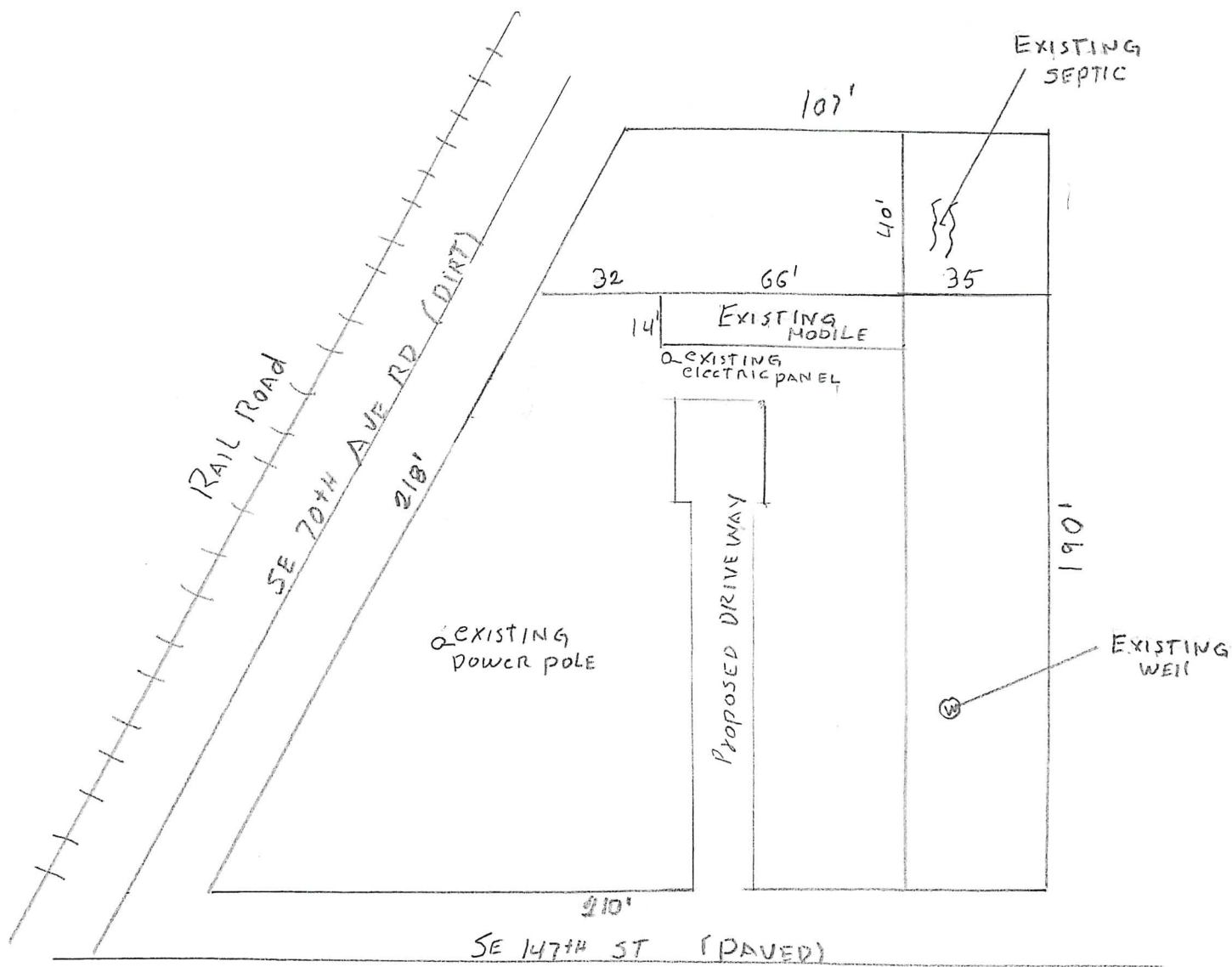
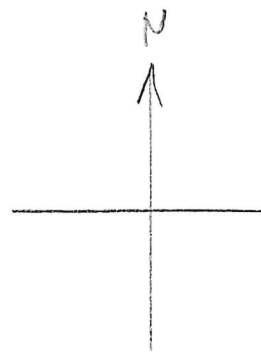
Thank you for your consideration of this request.

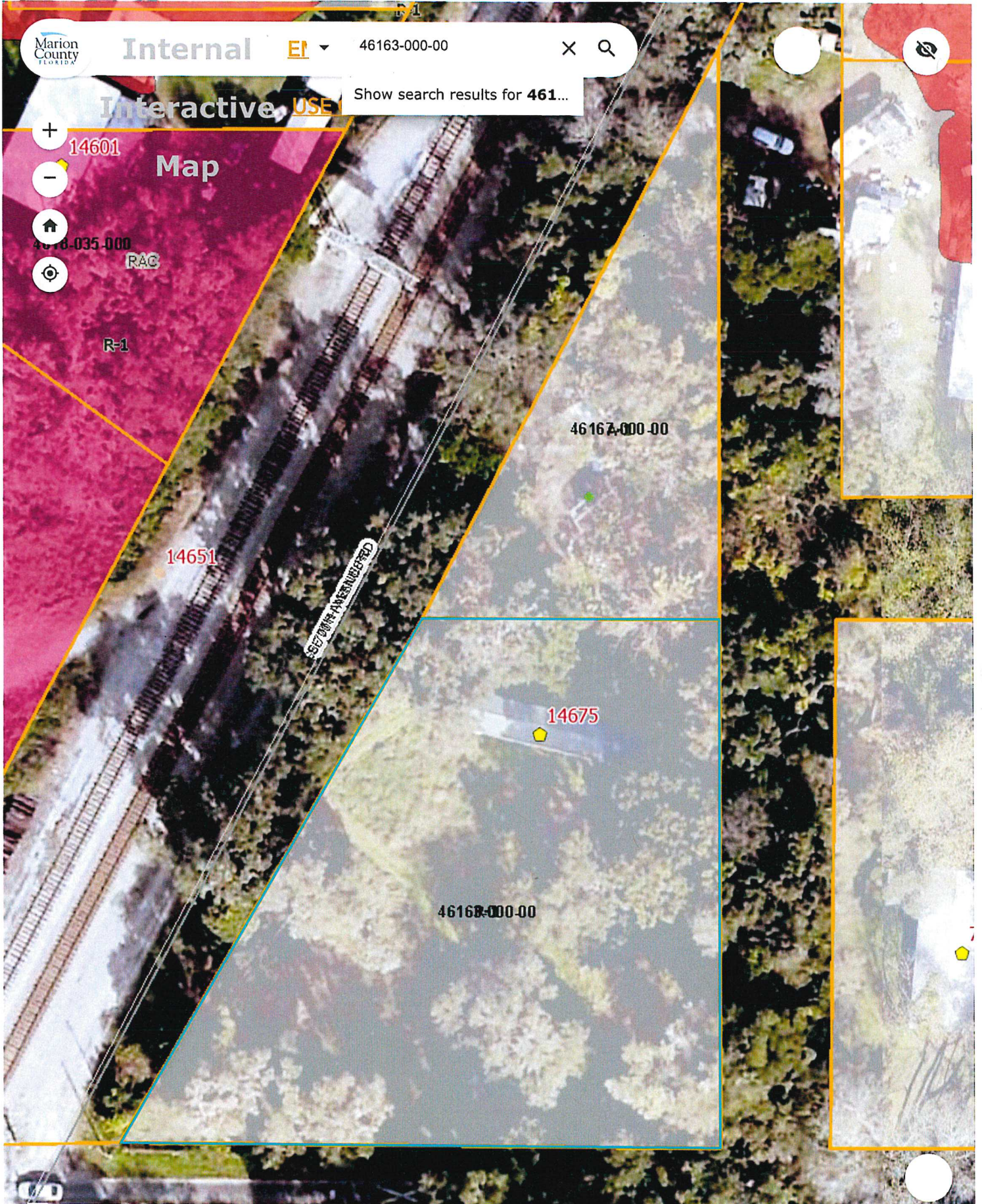
Respectfully,



Gustavo Fernandez

ATTACHMENT A





Prepared by:
Cindy Martin
Atlas Title Agency, LLC
1279 East Silver Springs Boulevard
Ocala, Florida 34470

File Number: 24-3189

General Warranty Deed

Made this September 19, 2024 A.D. By **John Nunez**, hereinafter called the grantor, to **Gustavo Fernandez and Gustavo Mendez**, whose post office address is: 9332 SE 151st Lane Rd., Summerfield, FL 34491, 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:

Commencing 40 feet West of the Southwest corner of Lot 11, Dillard's Subdivision, in the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 17 South, Range 23 East, Marion County, Florida; thence North 190 feet; thence West 107.7 feet; thence South 24° West 218 feet to Newsome Street; thence East 60 feet; thence North 24° East 90 feet; thence East 60 feet; thence South 24° West 90 feet to the Point of Beginning.

Commencing 60 feet East of Railroad right of way on North side of Newsome Street, Dillard's Subdivision in the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 17 South, Range 23 East, Marion County, Florida; thence North 24° East 90 feet; thence East 60 feet; thence South 24 ° West 90 feet; thence West 60 feet to the Point of Beginning.

Subject to covenants, restrictions, easements, limitation and reservations of record (if any) and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 46163-000-00

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 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, 2023.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

Prepared by:
Cindy Martin
Atlas Title Agency, LLC
1279 East Silver Springs Boulevard
Ocala, Florida 34470

File Number: 24-3189

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 Cynthia J. Martin
Witness Printed Name Cynthia J. Martin
Address 1279 E. Silver Springs Blvd.
Ocala, FL 34470

John Louis Nunez (Seal)
John Louis Nunez

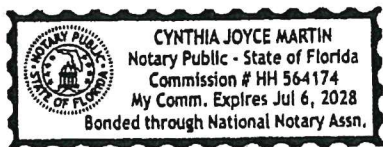
Signature MV
Witness Printed Name Marie Vazoulas
Address 1279 E. Silver Springs Blvd.
Ocala, FL 34470

Address 15620 SW 22 ND COURT RD
Ocala FL 34473

State of Florida

County of Marion

The foregoing instrument was acknowledged before me this 19th day of September, 2024, by means of X physical presence or _____ online notarization by John Nunez, who is/are personally known to me or who has produced FL DL as identification.



Cynthia J. Martin
Notary Public
Print Name: Cynthia J. Martin
My Commission Expires: 7/6/2028

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

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

X 46163-000-00

GOOGLE Street View

Prime Key: 1125570

MAP IT+

Current as of 8/20/2025

Property Information

FERNANDEZ GUSTAVO
 MENDEZ GUSTAVO
 9332 SE 151 ST LANE RD
 SUMMERFIELD FL 34491-4474

Taxes / Assessments:

Map ID: 238

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 00

Acres: .77

Situs: 14675 SE 70TH AVENUE RD
 SUMMERFIELD

2024 Certified Value

Land Just Value	\$19,617		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$19,617		
Total Assessed Value	\$17,880	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$1,737)
Total Taxable	\$17,880		
School Taxable	\$19,617		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$19,617	\$0	\$0	\$19,617	\$17,880	\$0	\$17,880
2023	\$19,617	\$0	\$0	\$19,617	\$16,255	\$0	\$16,255
2022	\$19,617	\$0	\$0	\$19,617	\$14,777	\$0	\$14,777

Property Transfer History

<u>Book/Page</u>	<u>Date</u>	<u>Instrument</u>	<u>Code</u>	<u>Q/U</u>	<u>V/I</u>	<u>Price</u>
<u>8430/1441</u>	09/2024	07 WARRANTY	9 UNVERIFIED	Q	V	\$30,000
<u>6760/0329</u>	05/2018	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$5,000
<u>5054/1764</u>	05/2008	08 CORRECTIVE	0	U	V	\$100
<u>5039/1103</u>	05/2008	08 CORRECTIVE	0	U	V	\$100
<u>5014/0700</u>	04/2008	05 QUIT CLAIM	0	U	V	\$100
<u>3578/1337</u>	11/2003	31 CERT TL	0	U	V	\$100
<u>2870/1160</u>	11/2000	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$857
<u>2720/1650</u>	11/1999	61 FJDGMNT	0	U	I	\$100
<u>2676/2008</u>	07/1999	34 TAX	0	U	I	\$6,000
<u>UNRE/INST</u>	09/1984	71 DTH CER	0	U	I	\$100
<u>0579/0293</u>	07/1973	05 QUIT CLAIM	0	U	I	\$100

ATTACHMENT A

Property Description

SEC 17 TWP 17 RGE 23
 COM 40 FT W OF THE SW COR OF LOT 11 DILLARDS SUB IN NW 1/4 OF
 SW 1/4 OF SEC 17 TH N 190 FT TH W 107.7 FT TH S 24-00-00 W 218 FT
 TO NEWSOME ST TH E 60 FT TH N 24-00-00 E 90 FT TH E 60 FT TH
 S 24-00-00 W 90 FT TO THE POB &
 COM 60 FT E OF RR ROW ON THE N SIDE OF NEWSOME ST DILLARD SUB
 IN THE NW 1/4 OF S/W 1/4 OF SEC 17 TH N 24-00-00 E 90 FT TH E 60 FT
 TH S 24-00-00 W 90 FT TH W 60 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0002		.0	.0	R4	.77	AC						
Neighborhood 9486												
Mkt: 10 70												

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description