



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

APPLICATION COMPLETE

DATE COMPLETED 9/25/24 INITIALS [Signature]

TENTATIVE MEETING DATES

P&Z PH 11/25/24

CC/P&Z PH 12/17/24

RECEIVED

OCT 24 2024 11:45 a.m.

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 RI

to A1, for the intended use of:

Adding A mobile Home

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

Parcel account number(s): 12812-000-00

Property dimensions: 419' x 734' Total acreage: 6.69

Directions: N on BAINSVILLE Rd FROM 326, left onto 96 LN

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

Deborah Mintz Property owner name (please print) 9664 New Gainesville Rd Mailing address Ocala, FL 34482 City, state, zip code 352-502-6474 Phone number (please include area code)

[Signature] Signature

N/A Applicant or agent name (please print) Mailing address City, state, zip code Phone number (please include area code)

[Signature] demintz05452@yahoo.com 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: [Signature] DATE: 9/24/24 ZONING MAP NO.: 142

Rev. 01/11/2021

PROJECT: 2024090066 AN: 32040

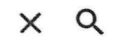
271



Internal Interactive

EMPLOYEE USE

12812-000-00



9713



A-1

Map

ONLY A-1

Show search results for 128...

A-1



4141



9664

4200

RI

0312E

A-1

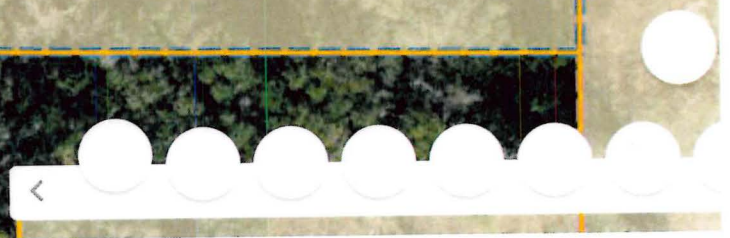
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4260

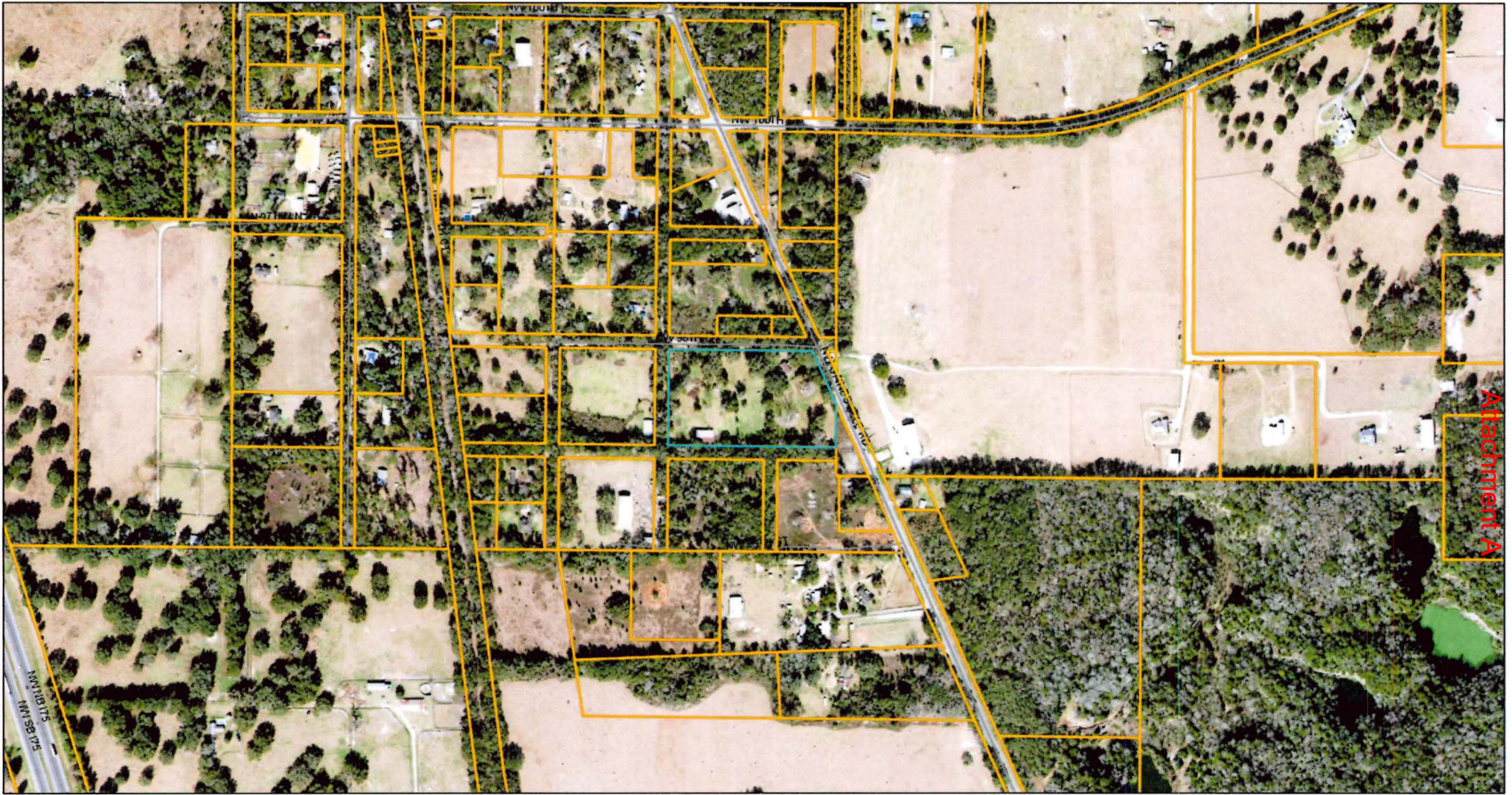
Attachment A  
NW GAINESVILLE RD

A-2

loading...



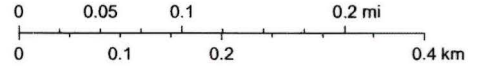
# MCBCC Interactive Map - Internal



9/25/2024, 8:27:51 AM

1:5,733

- |                                      |  |                     |                |                        |                     |                             |
|--------------------------------------|--|---------------------|----------------|------------------------|---------------------|-----------------------------|
| Parcels Labels                       | Cemetery - Confidential Address            | ER                  | House Boat     | Payphone               | Tower               | Water Treatment Plant       |
| Parcels                              | CP   | Elevator            | LAW            | Prison                 | Telephone Equipment | Waste Water Treatment Plant |
| Address Points                       | CSIGN                                      | Fire Station        | Lift Station   | In-Office Use Only     | Trailhead           | * <all other values>        |
| Structure - Addressed                | Telephone Equipment - Confidential Address | Fire Tower          | Miscellaneous  | In-Office Use Only     | Unverified Point    | Marion County               |
| BRAMP                                | Vacant - Confidential Address              | Government Building | No Address     | Railroad Equipment     | Vacant with Address | Streets                     |
| Structure - Confidential Address     | CWELL                                      | GAS                 | PA             | School                 | WRA/DRA             | Aerial2023                  |
| Gate - Confidential Address          | DA   | GATE                | PARK           | SIGN                   | WELL                | Red: Band_1                 |
| Miscellaneous - Confidential Address | Electric Meter                             | Hospital            | Parking Garage | Sewage Treatment Plant | Water Meter         | Green: Band_2               |
|                                      |  |                     | Post Office    | Substation             | Water Tower         | Blue: Band_3                |



Marion County IT GIS Team, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, OCE.



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**

12812-000-00

[GOOGLE Street View](#)

Prime Key: 232793

[MAP IT+](#)

Current as of 9/25/2024

Property Information

MINTZ DEBORAH ELLEN  
 9664 NW GAINESVILLE RD  
 OCALA FL 34482

Taxes / Assessments:

Map ID: 142

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 01

Acres: 6.58

More Situs

Situs: Situs: 9664 NW GAINESVILLE RD OCALA

Current Value

Land Just Value	\$144,760		
Buildings	\$88,715		
Miscellaneous	\$12,221		
Total Just Value	\$245,696		
Total Assessed Value	\$191,569	Impact	(\$54,127)
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38	
Total Taxable	\$141,569		
School Taxable	\$166,569		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$98,700	\$78,083	\$12,370	\$189,153	\$185,989	\$50,000	\$135,989
2022	\$98,700	\$69,402	\$12,470	\$180,572	\$180,572	\$50,000	\$130,572
2021	\$78,960	\$53,033	\$12,619	\$144,612	\$144,612	\$0	\$144,612

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7862/0524</a>	08/2022	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
<a href="#">7175/1863</a>	04/2020	07 WARRANTY	8 ALLOCATED	Q	I	\$260,000
<a href="#">6522/0506</a>	01/2017	07 WARRANTY	8 ALLOCATED	Q	I	\$113,000
<a href="#">5632/0497</a>	02/2012	07 WARRANTY	8 ALLOCATED	Q	I	\$85,000
<a href="#">4303/0030</a>	01/2006	07 WARRANTY	8 ALLOCATED	U	V	\$265,000
<a href="#">4303/0028</a>	01/2006	07 WARRANTY	8 ALLOCATED	U	I	\$195,000
<a href="#">4303/0026</a>	01/2006	07 WARRANTY	8 ALLOCATED	U	I	\$235,000
<a href="#">4303/0024</a>	10/2005	08 CORRECTIVE	0	U	I	\$100
<a href="#">3078/0677</a>	05/2001	07 WARRANTY	0	U	I	\$100

A-5

<a href="#">2973/1285</a>	05/2001	51 AGR-DED	2 V-SALES VERIFICATION	U	I	\$120,000
<a href="#">2959/1110</a>	05/2001	61 FJGMNT	0	U	I	\$100
<a href="#">3078/0675</a>	03/2001	05 QUIT CLAIM	0	U	I	\$100
<a href="#">2853/1286</a>	09/2000	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$84,900

Property Description

SEC 10 TWP 14 RGE 21  
 PLAT BOOK E PAGE 029  
 TOWN OF MARTIN  
 BKS 34.35 LYING W OF OLD US HWY &  
 ALL OF BALDWIN ALLEY AS PER PLAT OF BLK XXXV OF STATION OF  
 MARTIN (A-127) &  
 THAT PT OF GROVE ST THAT LIES S OF BAY ST & N OF MAPLE ST  
 LOCATED IN MARTINS SUB (E-29) BOTH CLOSED BY RESOLUTIONS IN  
 OR BK 1558 PGS 1870 & 1871

Land Data - Warning: Verify Zoning

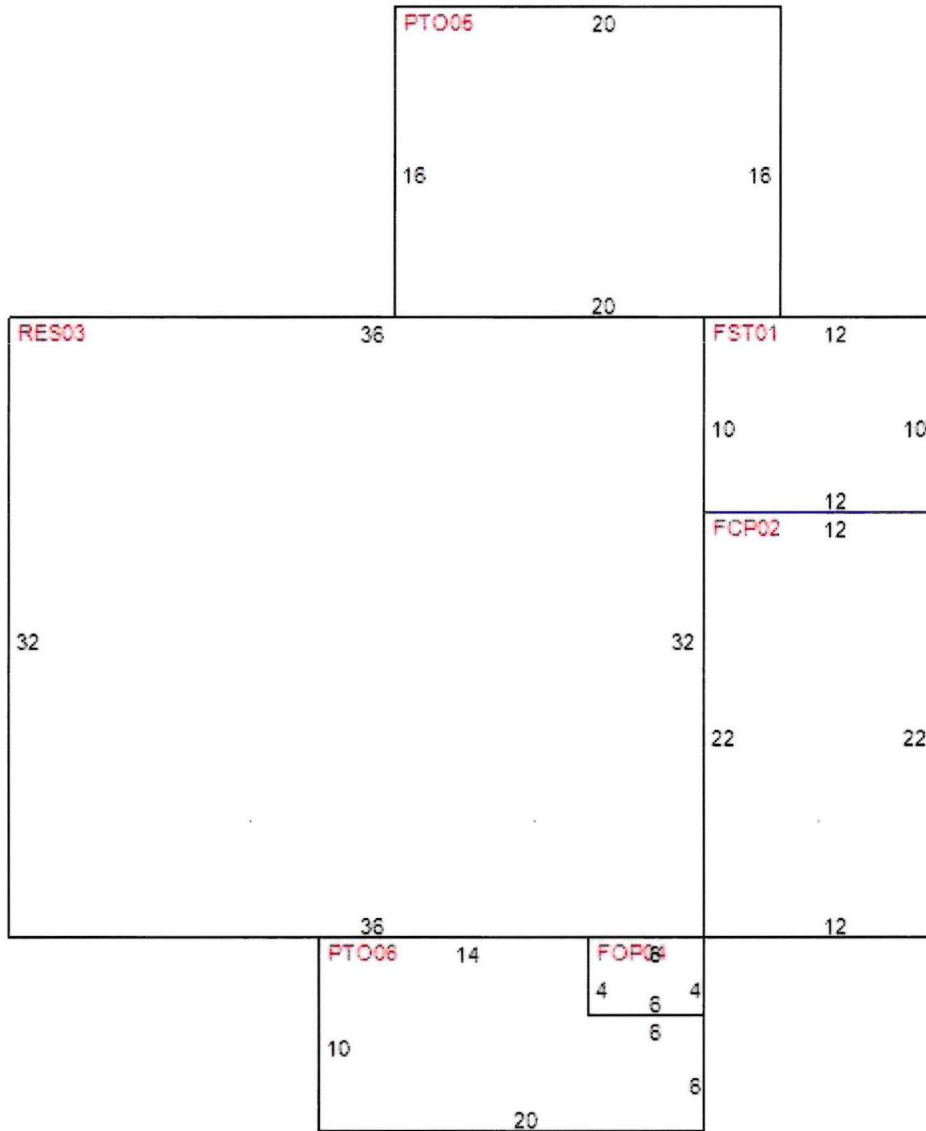
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		350.0	321.0	R1	2.58	AC	22,000.0000	1.00	1.00	1.00	56,760	56,760
9902		417.0	417.0	RI	4.00	AC	22,000.0000	1.00	1.00	1.00	88,000	88,000
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 1280 - MARTINS SUB											Total Land - Class \$144,760	
Mkt: 8 70											Total Land - Just \$144,760	

Traverse

**Building 1 of 1**

FST01=L12D10R12U10.D10  
 FCP02=D22L12U22R12.U8L12U2  
 RES03=L36D32R36U32.D32  
 FOP04=D4L6U4R6.U32R4  
 PTO05=U16L20D16R20.L4D36

PTO06=D6L20U10R14D4R6.



Building Characteristics

<b>Improvement</b>	1F - SFR- 01 FAMILY RESID	<b>Year Built</b> 1967
<b>Effective Age</b>	4 - 15-19 YRS	<b>Physical Deterioration</b> 0%
<b>Condition</b>	2	<b>Obsolescence: Functional</b> 0%
<b>Quality Grade</b>	400 - FAIR	<b>Obsolescence: Locational</b> 0%
<b>Inspected on</b>	8/7/2018 by 211	<b>Architecture</b> 0 - STANDARD SFR
		<b>Base Perimeter</b> 136

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
FST 01	24 - CONC BLK-PAINT	1.00	1967	N	0 %	0 %	120	120
FCP 02	01 - NO EXTERIOR	1.00	1967	N	0 %	0 %	264	264
RES 03	24 - CONC BLK-PAINT	1.00	1967	N	0 %	0 %	1,152	1,152
FOP 04	01 - NO EXTERIOR	1.00	1967	N	0 %	0 %	24	24
PTO 05	01 - NO EXTERIOR	1.00	1967	N	0 %	0 %	320	320
PTO 06	01 - NO EXTERIOR	1.00	1967	N	0 %	0 %	176	176

**Section: 3**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 24 CARPET	<b>Bedrooms:</b> 3	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 1	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00			<b>Garbage Compactor:</b> N

A-7

Foundation: 7 BLK PERIMETER  
A/C: Y

Heat Fuel 2: 00  
Fireplaces: 0

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
256 WELL 1-5 BTH	1.00	UT	99	1973	1	0.0	0.0	
190 SEPTIC 1-5 BTH	1.00	UT	99	1973	1	0.0	0.0	
112 FENCE WIRE/BD	1,342.00	LF	10	1988	3	0.0	0.0	
144 PAVING ASPHALT	720.00	SF	5	1988	1	0.0	0.0	
190 SEPTIC 1-5 BTH	1.00	UT	99	2007	2	0.0	0.0	
256 WELL 1-5 BTH	1.00	UT	99	2007	2	0.0	0.0	
UDU UTILITY-UNFINS	475.00	SF	40	2005	1	25.0	19.0	
048 SHED OPEN	4,380.00	SF	15	1998	3	73.0	60.0	
114 FENCE BOARD	2,601.00	LF	10	2002	2	0.0	0.0	
Total Value -							\$12,221	

Appraiser Notes

EST INT

Planning and Building  
\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
2018091426	9/24/2018	6/3/2019	SHINGLE TEAR OFF- SHINGLE RE-ROOF FL16306.1
2018041566	-	4/27/2018	WINDOWS/DOORS/HVAC/ 14 SEER 2 TON LENNOX

Cost Summary

Buildings R.C.N.	\$102,659	10/15/2018				
Total Depreciation	(\$28,745)					
Bldg - Just Value	\$73,914			<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>
Misc - Just Value	\$12,221	10/15/2018		1	\$102,659	(\$28,745)
Land - Just Value	\$144,760	4/11/2024				<b>Depreciated</b>
Total Just Value	\$230,895					\$73,914



Attachment A

ENHANCED LIFE ESTATE WARRANTY DEED

THIS INSTRUMENT PREPARED BY/RETURN TO:  
MICHAEL A. HOLLANDER, ESQ.  
HOLLANDER LAW, LLC  
225 NE 8<sup>th</sup> AVENUE  
OCALA, FL 34470  
PARCEL ID NO: 12812-000-00

TITLE NOT EXAMINED

THIS WARRANTY DEED, executed on the 3<sup>rd</sup> day of August, 2022, by **DEBORAH ELLEN MINTZ**, a widow, whose post office address is 9664 NW Gainesville Road, Ocala, Florida 34482 herein referred to as the Grantor, and **DEBORAH ELLEN MINTZ**, a widow, whose post office address is 9664 NW Gainesville Road, Ocala, Florida 34482 to as the Grantee, a life estate, without any liability for waste, with full power and authority to sell, convey, mortgage, lease, and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remainderman, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the life tenant, the remainder, if any, to **TREVOR ERIC MINTZ**, a single man, whose post office address is 9664 NW Gainesville Road, Ocala, Florida 34482.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations, to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby acknowledges, has granted, bargained, and sold to the Grantees, the following described land, situate, lying and being in MARION County, Florida:

**SEE ATTACHED EXHIBIT A**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, in fee simple forever.

AND the Grantor hereby covenants with 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; and that the Grantor does hereby fully warrant the title to the said land and will defend the same against the lawful claims of all persons whomsoever.

Whenever used herein the terms "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.

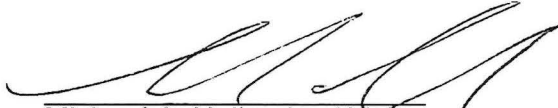
Attachment A

IN WITNESSES WHEREOF, Grantor signed and sealed this warranty deed the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Shayna Chambers, Witness

  
DEBORAH ELLEN MINTZ, Grantor

  
Michael A. Hollander, Witness

STATE OF FLORIDA  
COUNTY OF MARION

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 **DEBORAH ELLEN MINTZ**, known to be the person described in or who have produced a driver's license as identification and who did take an oath and who executed the foregoing instrument and he acknowledged before me that he executed same.

Witness my hand and official seal in the county and state last aforesaid this 3<sup>rd</sup> day of August, 2022.

  
NOTARY PUBLIC



# Attachment A

## EXHIBIT A

### Parcel 1

All of Block 35, TOWN OF MARTIN, according to the plat recorded in Plat Book E, Page 29, of the Public Records of Marion County, Florida, lying West of Old U.S. Highway 441.

AND

All of Block 34, TOWN OF MARTIN, according to the plat recorded in Misc. Book A, Page 449 and Plat Book E, Page 29, of the Public Records of Marion County, Florida.

AND

All of Baldwin Alley, Block XXXV, STATION OF MARTIN, according to the plat recorded in Plat Book A, Page 127, of the Public Records of Marion County, Florida and that portion of Grove Street that lies South of Bay Street and North of Maple Street, located in TOWN OF MARTIN, according to the plat recorded in Plat Book E, Page 29, of the Public Records of Marion County, Florida; together with both of which were closed by Resolutions recorded in Official Records Book 1556, Page 1870 and Official Records Book 1556, Page 1871, of the Public Records of Marion County, Florida.

AND

### Parcel 2

All of Block 33, TOWN OF MARTIN, according to the plat recorded in Misc. Book A, Page 449 and Plat Book E, Page 29, of the Public Records of Marion County, Florida.