

ATTACHMENT A - Application Package



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: Request Approval to construct 40x40 Enclosed structure for boat, ATV storage. No water necessary. Electric service will be required. New structure will be put this vacant land

Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: R4

Parcel account number(s): 1132-012-003

Property dimensions: 154x110' Total acreage: .38

Directions: From Ocala take Hwy 40 to NE Hwy 314. Approx 15 miles turn left on NE 127th Str or FR 88. Approx 2 miles turn right on NE 212 Terrace, Right on NE 133rd St, left on 215th Ave, Right on 135th

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. (continue on pag 4)

Property Owner name (please print) Troy Mann, Dena Futch

Mailing Address 21461 NE 136 ST

City, State, Zip code Salt Springs, FL. 32134

Phone number (include area code) (352) 239-4600

E-mail address troy.mann20@gmail.com

Signature Troy M Dena Futch

Applicant or agent name (please print) Cyndi Volz

Mailing Address 15290 NE 216th Court

City, State, Zip code Salt Springs Fla 32134

Phone number (include area code) 850 251-1915

E-mail address Cyndi.Volz@yahoo.com

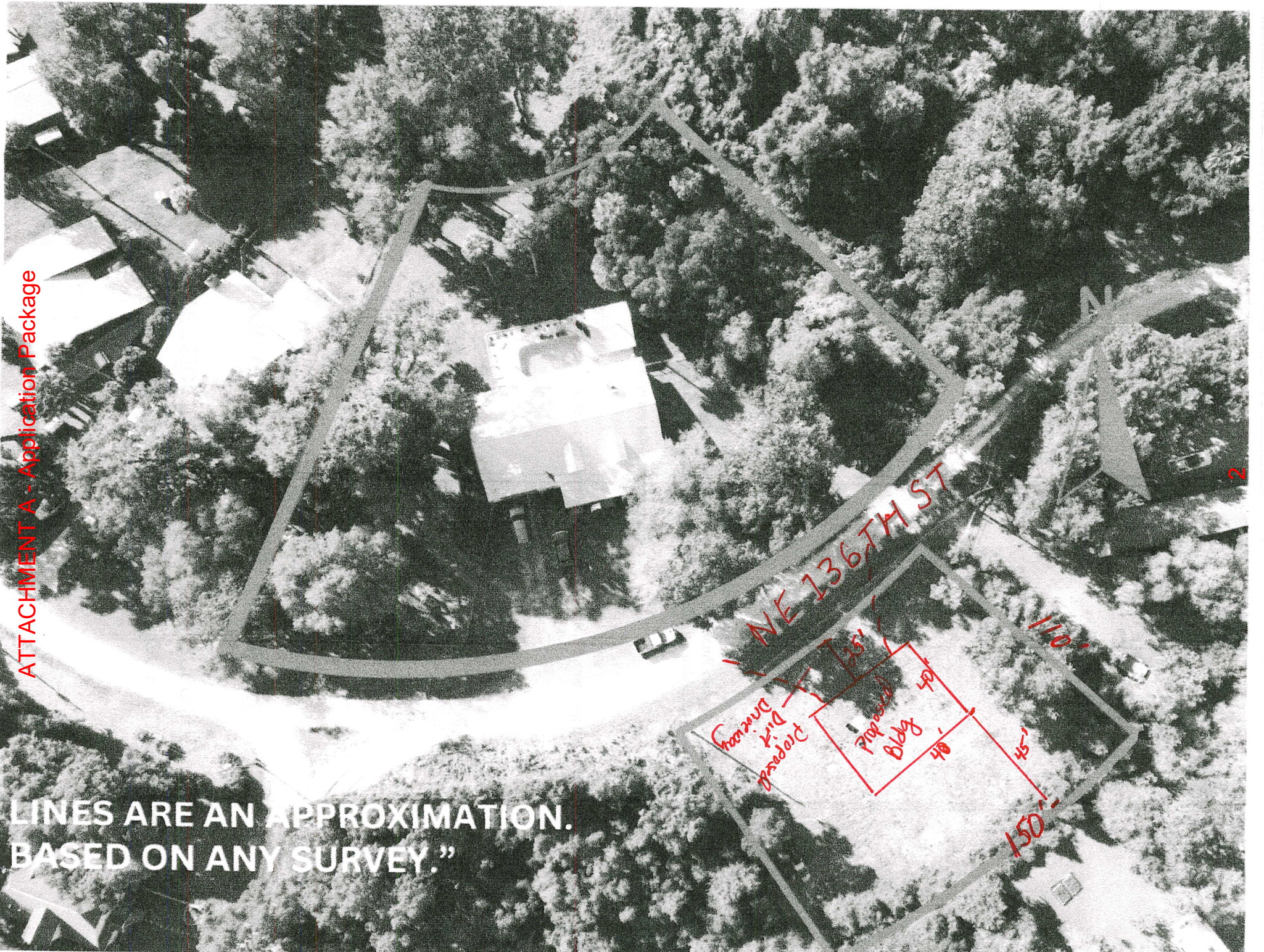
Signature Cyndi Volz

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.

Table with 4 columns: Project No., Code Case No., Application No., Zoning Map No. Handwritten values: 2024040102, FLUM: RL, 32154, 358

Forest Lake BLK L Lots 3+4

BK K Pg 4



LINES ARE AN APPROXIMATION.
BASED ON ANY SURVEY."

NE 136TH ST

Proposed
Driv. Driveway

Proposed
Bldg

135'

40'

45'

150'

110'

Finding of facts

Parcel ID # 1132-012-003

- 1. Provision for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire or catastrophe.**
 - a. Describe the access from the roads to the subject property.**

To access the subject property adjacent to the owners primary residence, you would enter from Ne 136th St.
 - b. Describe the access from the roads to each accessory structure on subject property.**

There is no other accessory structures on the subject property.
- 2. Provision for off-street parking and loading areas, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the Sup on adjoining properties and properties generally in the surrounding area.**
 - a. Describe how parking is provided at subject property.**

Parking would take place in the barn or in the grass North of the barn.
 - b. Describe how loading areas are provided at the subject property.**

The only loading area would be in front of the barn on the grass.
 - c. Describe how SUP may cause economic, noise, glare or odor effects to the neighboring properties or surrounding area.**

The SUP would not cause anymore economic, noise, or odor effects that a normal residence would cause. The Glare would be minimal to surrounding properties due to there being trees and scrub bushes between the barn and neighboring properties to the North, East, and South.
- 3. Provisions for refuse and service area, with particular reference to the items in (1) and (2) above.**
 - a. Describe how waste removal takes place.**

There will not be any waste accumulated at this property.
- 4. Provision for utilities (including water and sewer), with reference to locations, availability, and compatibility.**
 - a. Describe how utilities are provided to the subject property.**

There are not any utilities on the property at this time. But there is a powerline that runs down Ne 136th St that feeds the rest of the houses in the neighborhood. A well would have to be drilled for water, and septic system installed for sewer.
- 5. Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary.**

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- a. Describe if there is any landscape, fencing, screening, or buffering around the subject property.

There is a dense scrub forest between the properties to the East and South. And a fence and some trees between the neighbor to the North.

6. Provision for signs, if any, and exterior lighting with consideration given to glare, traffic safety, economic effects, and compatibility and harmony with properties in the surrounding area.

- a. Describe if there will be any signs or exterior lighting as part of the SUP.

There will not be any signs or exterior lighting as part of the SUP.

7. Provision for required yards and other green space.

- a. Describe how much of the site will remain undeveloped.

Approximately 75% of the land will remain undeveloped.

- b. Are you meeting setback requirements?

Yes, set back requirements are met.

8. Provision for general compatibility with adjacent properties and other properties in the surrounding area.

- a. Describe the general surrounding properties and how the proposed SUP will fit with existing uses.

The property to the North is a residential home. The Property to the West is the residential home of the owners of the subject property. The Property to the South is a cabin with minimal use. The property to the East is a residential home.

9. Provision for meeting any special requirements required by the site analysis for the particular use involved.

- a. Describe if you will be willing to meet any special conditions necessary to obtain this special use permit.

Driving Directions Continued
from page 1

Left on NE 136th St.

Owners Residence is on the right
vacant lot is across the street.

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Prepared by: Troy Mann

After Recording Return To

Troy Mann
21461 NE 136 ST
Salt Springs, Florida
32134



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 01/10/2022 11:33:58 AM
FILE #: 2022004059 OR BK 7669 PGS 1490-1491
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$105.00 MDS: \$0 INT: \$0

Space Above This Line for Recorder's Use

FLORIDA GENERAL WARRANTY DEED

State of Florida

Marion County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of fifteen thousand Dollars (\$15,000.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Kenneth C Thommes, a Married individual, residing at 36229 Quest Road, Hillman, Minnesota, 56338.

The receipt whereof is hereby witnessed and acknowledged, the undersigned hereby grants, bargains, and sells to:

Troy Mann, a single individual, residing at 21461 NE 136 ST, Salt Springs, Florida, 32134

Dena Futch, a single individual, residing at 21461 NE 136 ST, Salt Springs, Florida, 32134

(hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Marion County, Florida, to-wit:

Lots 3 and 4, Block L, Forest Lake, according to plat thereof recorded in Plat Book K, pages 4, 4A and 4B, public records of Marion County, Florida

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Kenneth C Thommes Date 1-8-22
Grantor's Signature
Kenneth C Thommes
36229 Quest Road, Hillman, Minnesota, 56338



Gina M. Rush (handwritten signature)

In Witness Whereof,

Synthia A. Seppelt Date 1/8/2022
Witness's Signature
Name of Witness
36229 Quest Rd
Street Address
Hillman, MN 56338
City, State, Zip Code

Gina M. Rush Date 1/8/2022
Witness's Signature
Name of Witness
23590 NE 124th Pl. Rd
Street Address
Salt Springs FL 32134
City, State, Zip Code

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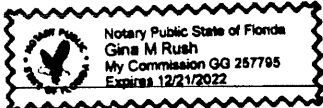
NOTARY ACKNOWLEDGMENT

State of Florida)

County of Marion)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of January, 2022, by Thomas Clarence who is personally known to me or who has produced Florida Drivers license as identification.

Gina M Rush



(SEAL)

Notary Public

My Commission Expires: 12/21/2022



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

1132-012-003

[GOOGLE Street View](#)

Prime Key: 2009080

[MAP IT+](#)

Current as of 10/30/2024

Property Information

MANN TROY
FUTCH DENA
21461 NE 136TH ST
SALT SPRINGS FL 32134-5871

Taxes / Assessments:

Map ID: 358

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 00

Acres: .38

Situs: Situs: 21478 NE 136TH ST SALT SPRINGS

2024 Certified Value

Land Just Value	\$19,188		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$19,188	Impact	
Total Assessed Value	\$18,845	<u>Ex Codes:</u>	(\$343)
Exemptions	\$0		
Total Taxable	\$18,845		
School Taxable	\$19,188		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$19,188	\$0	\$0	\$19,188	\$18,845	\$0	\$18,845
2023	\$17,132	\$0	\$0	\$17,132	\$17,132	\$0	\$17,132
2022	\$17,132	\$0	\$0	\$17,132	\$16,584	\$0	\$16,584

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7669/1490	01/2022	07 WARRANTY	9 UNVERIFIED	Q	V	\$15,000
1341/1814	04/1986	07 WARRANTY	0	Q	V	\$8,000

Property Description

SEC 21 TWP 13 RGE 25
PLAT BOOK K PAGE 004
FOREST LAKE
BLK L LOTS 3.4.
Parent Parcel: 1132-000-000

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Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		77.0	110.0	R4	77.00	FF							
0001		77.0	110.0	R4	77.00	FF							
Neighborhood 1156 - LAKE KERR FOREST LAKE INTERIOR													
Mkt: 10 70													

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description