



**Marion County
Board of County Commissioners**

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

APPLICATION COMPLETE
DATE COMPLETED 10/24/25
INITIALS EM
TENTATIVE MEETING DATES
P&Z PH 12/29/25
BCC/P&Z PH 1/20/26

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: COMMERCIAL VEHICLE DUMP TRUCK (2)
SPECIAL USE PERMIT.

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

Parcel account number(s): 3499-000-007

Property dimensions: 199.504 SQFT **Total acreage:** 4.58

Directions: 10750 SW 105 TH STREET OCALA FL 34481

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.

ALAIN ALBERTO - DARIANNY BERNARD

Property Owner name (please print)

10750 SW 105TH STREET OCALA FL 34481

Mailing Address

OCALA FL. 34481.

City, State, Zip code

(502) 936-1998

Phone number (include area code)

DARIANNY.dsm@comcast.com

E-mail address

DBernard.

Signature

Applicant or agent name (please print)

Mailing Address

City, State, Zip code

Phone number (include area code)

E-mail address

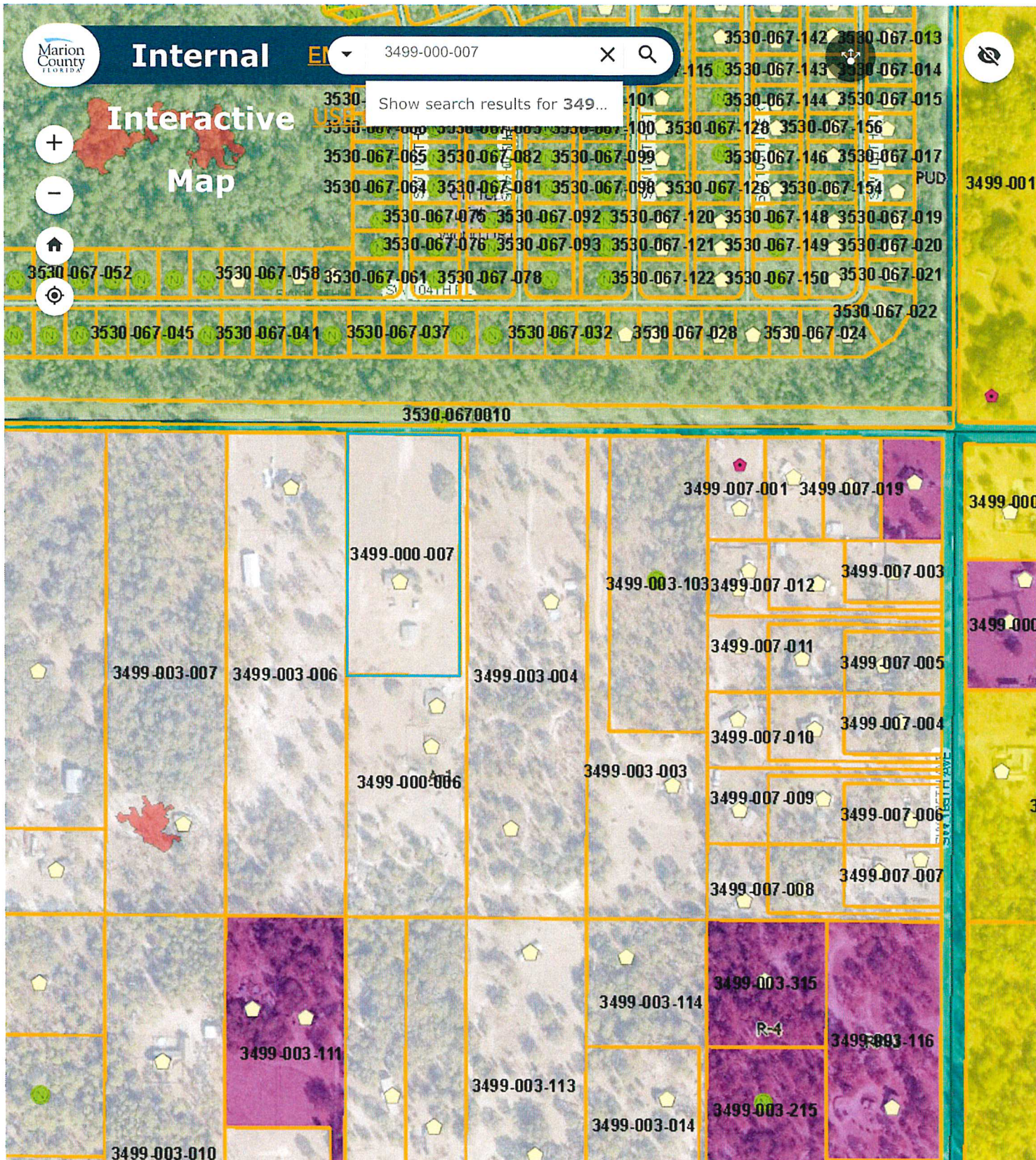
Signature

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.

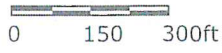
| STAFF/OFFICE USE ONLY | | | | | |
|--------------------------------|-----------------------------|------------------------------|---------------------------|----------------|--|
| Project No. <u>202510 0677</u> | Code Case No. <u>996765</u> | Application No. <u>33544</u> | | Rev: 07/1/2019 | |
| Rcvd by: <u>EM</u> | Rcvd Date: <u>10/24/25</u> | FLUM: <u>RL</u> | Zoning Map No.: <u>96</u> | | |

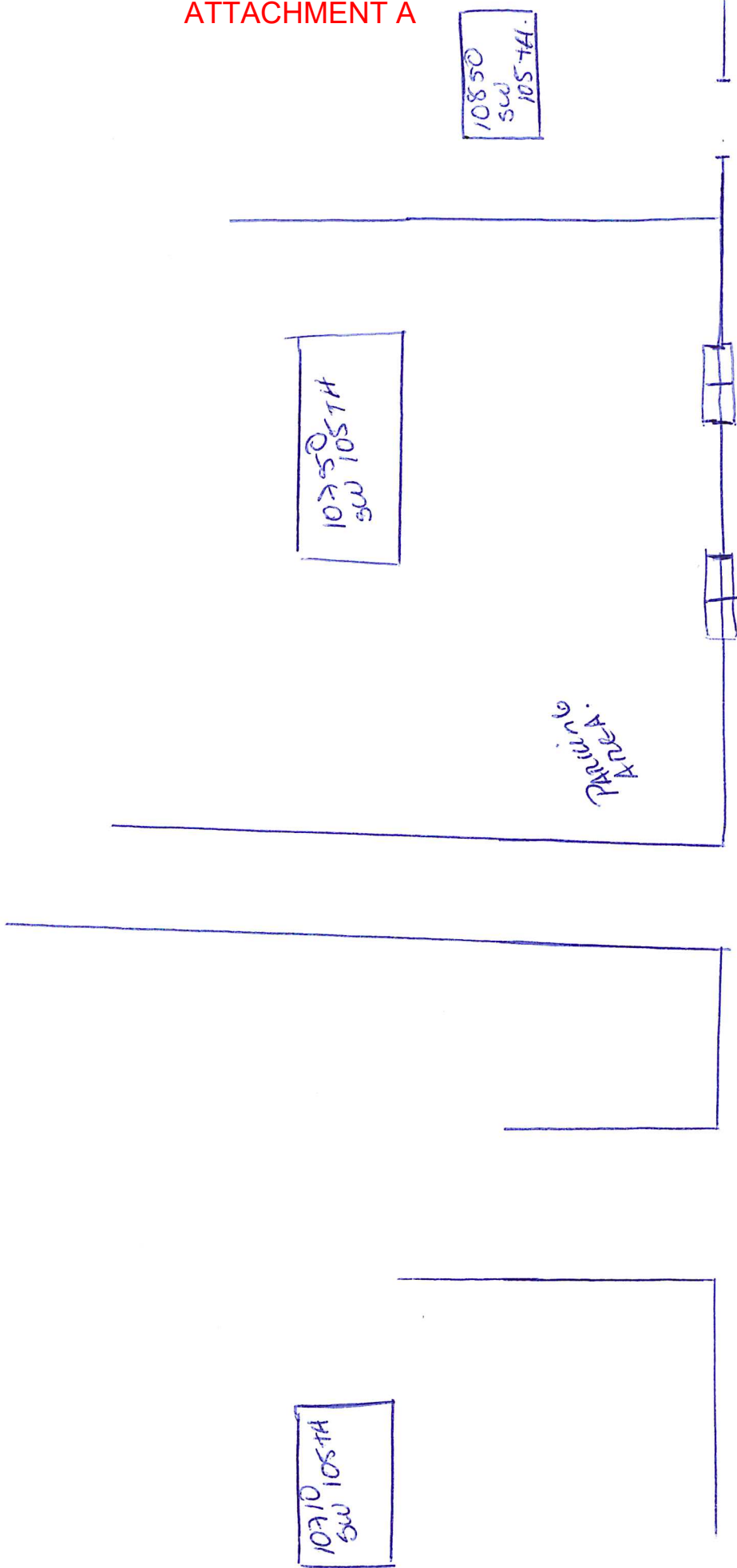
Special Use (Written Finding & Facts)

1. The property located at 10750 SW 105th Street has three different access routes from SW Highway 200, SW 110th St, and SW Highway 484. There will be an entrance for truck access and a separate one for property access that does not interfere with traffic or any neighbor's entrance.
2. The parking area will be properly prepared with Millin asphalt fill, cleanliness will be maintained throughout the property at the front and its surroundings with appropriate lighting, and each vehicle will be equipped with the corresponding personal protective equipment (PPE) for everyone's safety.
3. Waste collection will be carried out through Young Garbage every Wednesday. In the area, we will have a trash container, always following environmental regulations.
4. The electricity company will be Duke Energy
5. The property at the front will be fenced and the grass maintenance will be taken care of, complying with all codes and ordinances.
6. The area will remain lit, which will help illuminate 105th Street, which currently has no lighting.
7. We will keep the grass well-trimmed to maintain a clean space, as well as take care of the area's maintenance.
8. The neighboring properties are far apart, as are their homes; still, we will adhere to the schedules for parking, always trying not to disturb the neighbors.
9. Yes, we would be willing to meet any special conditions necessary to obtain this special use permit.



-81.923259 29.530174 Degrees





SPECIAL USE PERMIT 10750 SW 105 TH STREET Ocala FL 34481

ATTACHMENT A
SPECIAL USE PERMIT

ADDRESS 10750 SW 105TH STREET Ocala FL 34481

TRUCK.

- Sterling Dump TRUCK. 2005 RED
VIN NUMBER: 2FZHAZCK95AU11879.

- FREIGHTLINER Dump TRUCK 1999 BLUE
VIN NUMBER: 1FU7F0Y93XLB19810

COMPANY: MULET TRANSPORTATION.



Darianny Serrano and Alain Alberto

From Darianny Serrano Mulet <darianny.dsm@gmail.com>

Date Thu 12/11/2025 8:40 AM

To Rivera, Jared <Jared.Rivera@marionfl.org>

[You don't often get email from darianny.dsm@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Buenos días, después de pensar bien, lo que vamos a hacer es que nos resulte un poco más económico, esta es la idea que tengo para mostrarle si usted cree que no se puede nos dice que estamos tratando de hacerlo antes de la reunión. Muchas gracias





Enviado desde mi iPhone



Prepared by and Return to:
Angela Young , an employee of
First International Title, LLC
4701 SW College Road

Suite 103
Ocala, FL 34474

File No.: 255331-53

WARRANTY DEED

This indenture made on **June 11, 2025** by **Jennifer Meyers, a single woman**, whose address is: 279 Ballou Rd , Port Corners, NY 12859 hereinafter called the "grantor", to **Alain Alberto Gonzalez, a single man and Darianny Serrano Mulet, a single woman**, whose address is: 10750 SW 105th Street, Ocala, FL 34481, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

The North 1/2 of Lot 5, Block 3, SOUTHEASTERN TUNGLAND COMPANY SUBDIVISION , according to the Plat thereof, recorded in Plat Book D, Page(s) 72 of the Public Records of Marion County, Florida, less and except the East 20 feet thereof.

Together with that certain 2002 HOMES OF MERIT mobile home, VIN # FLHML3F158025825A and FLHML3F158025825B, Title No. 85485935 and 85484970, situate thereon.
Parcel Identification Number: **3499-000-007**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2024.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Jennifer Meyers
Jennifer Meyers

Signed, sealed and delivered in our presence:

Ada Perez
1st Witness Signature

Rosely M. Tirado
2nd Witness Signature

Print Name: Ada Perez

Print Name: Rosely M. Tirado

Address: 6 Cornell st
Amsterdam N.Y.

Address: 12 Cornell St. Apt. 1
Amsterdam, NY 12010

State of New York

County of Saratoga

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on June 11, 2025, by Jennifer Meyers, who () is/are personally known to me or who () produced a valid NYS Driver License as identification.

Rosely M. Tirado
Notary Public Signature
Printed Name: Rosely M. Tirado
My Commission Expires: 09/03/2028

(NOTARY SEAL)
Rosely M. Tirado
Notary Public, State of New York
01T10028398
Qualified in Montgomery County
Commission Expires 09/03/2028



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

3499-000-007

[GOOGLE Street View](#)

Prime Key: 836842

[MAP IT+](#)

Property Information

GONZALEZ ALAIN ALBERTO
MULET DARIANNY SERRANO
10750 SW 105TH ST
OCALA FL 34481-7656

Certified Taxes / Assessments:
Map ID: 96
Millage: 9002 - UNINCORPORATED

M.S.T.U.
PC: 02
Acres: 4.58

Situs: 10750 SW 105TH ST OCALA

Current Value

| | |
|----------------------|-----------|
| Land Just Value | \$116,790 |
| Buildings | \$153,831 |
| Miscellaneous | \$8,664 |
| Total Just Value | \$279,285 |
| Total Assessed Value | \$279,285 |
| Exemptions | \$0 |
| Total Taxable | \$279,285 |

Ex Codes:

History of Assessed Values

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|-----------|------------|-----------|--------------|------------|-------------|
| 2025 | \$116,790 | \$153,831 | \$8,664 | \$279,285 | \$279,285 | \$0 | \$279,285 |
| 2024 | \$88,852 | \$175,644 | \$10,397 | \$274,893 | \$121,457 | \$50,000 | \$71,457 |
| 2023 | \$77,860 | \$189,834 | \$10,526 | \$278,220 | \$117,919 | \$50,000 | \$67,919 |

Property Transfer History

| Book/Page | Date | Instrument | Code | Q/U | V/I | Price |
|---------------------------|---------|-------------|------------------------|-----|-----|-----------|
| 8639/1451 | 06/2025 | 07 WARRANTY | 4 V-APPRAISERS OPINION | Q | I | \$300,000 |
| 4897/1252 | 09/2007 | 26 TRUSTEE | 0 | U | I | \$100 |
| 4113/0343 | 06/2005 | 07 WARRANTY | 2 V-SALES VERIFICATION | Q | I | \$195,000 |
| 4020/0326 | 05/2005 | 07 WARRANTY | 7 PORTIONUND INT | U | I | \$100 |
| 3024/1239 | 09/2001 | 07 WARRANTY | 2 V-SALES VERIFICATION | Q | V | \$20,000 |

Property Description

SEC 27 TWP 16 RGE 20
PLAT BOOK D PAGE 072
SOUTHEASTERN TUNGLAND CO
BLK 3 N 1/2 OF LOT 5 &
EXC E 20 FT

ATTACHMENT A

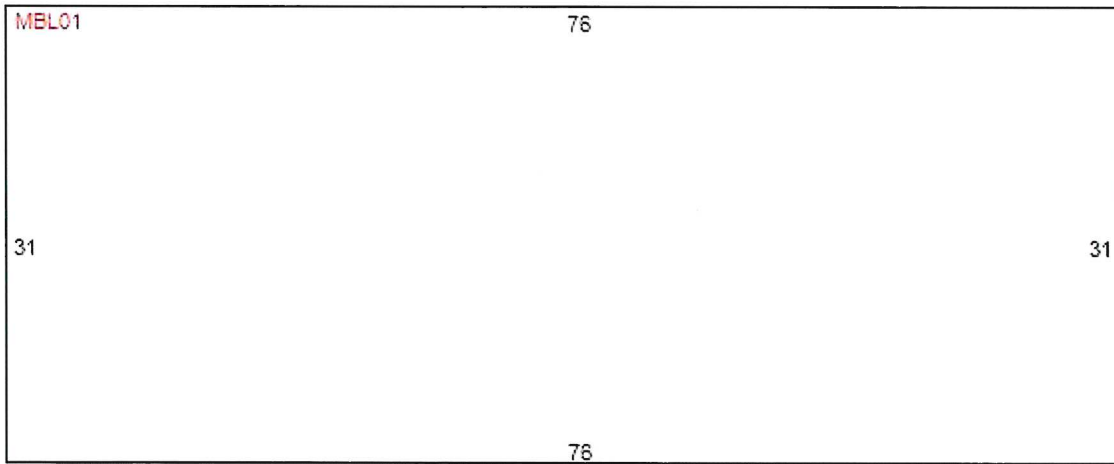
Land Data - Warning: Verify Zoning

| Use | CUse | Front | Depth | Zoning | Units | Type | Rate | Loc | Shp | Phy | Class Value | Just Value |
|--------------------|------|-------|-------|--------|-------|------|-------------|------|------|------|------------------------------|------------|
| 0200 | | 307.0 | 650.0 | A1 | 4.58 | AC | 25,500.0000 | 1.00 | 1.00 | 1.00 | 116,790 | 116,790 |
| 9994 | | .0 | .0 | A1 | 1.00 | UT | .0000 | 1.00 | 1.00 | 1.00 | | |
| Neighborhood 9243A | | | | | | | | | | | Total Land - Class \$116,790 | |
| Mkt: 7 70 | | | | | | | | | | | Total Land - Just \$116,790 | |

Traverse

Building 1 of 1

MBL01=U31R76D31L76.



Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 600 - AVERAGE
Inspected on 2/1/2019 by 216

Year Built 2002
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 214

ATTACHMENT A

| Type ID | Exterior Walls | Stories | Year Built | Finished Attic | Bsmt Area | Bsmt Finish | Ground Floor Area | Total Flr Area |
|---------|-------------------|---------|------------|----------------|-----------|-------------|-------------------|----------------|
| MBL0121 | - MH VINYL SIDING | 1.00 | 2002 | N | 0 % | 0 % | 2,356 | 2,356 |

Section: 1

| | | |
|--|---|--|
| Roof Style: 10 GABLE Roof Cover: 08 FBRGLASS SHNGL Heat Meth 1: 22 DUCTED FHA Heat Meth 2: 00 Foundation: 3 PIER A/C: Y | Floor Finish: 24 CARPET Wall Finish: 18 DRYWALL-PAPER Heat Fuel 1: 10 ELECTRIC Heat Fuel 2: 00 Fireplaces: 0 | Bedrooms: 4 4 Fixture Baths: 1 3 Fixture Baths: 1 2 Fixture Baths: 0 Extra Fixtures: 3 Blt-In Kitchen: Y Dishwasher: Y Garbage Disposal: N Garbage Compactor: N Intercom: N Vacuum: N |
|--|---|--|

Miscellaneous Improvements

| Type | Nbr | Units | Type | Life | Year In | Grade | Length | Width |
|--------------------|----------|-------|------|------|---------|-------|-----------------------|-------|
| 190 SEPTIC 1-5 BTH | 1.00 | | UT | 99 | 2002 | 2 | 0.0 | 0.0 |
| 256 WELL 1-5 BTH | 1.00 | | UT | 99 | 2002 | 2 | 0.0 | 0.0 |
| ADU UTILITY-ALUM | 160.00 | | SF | 40 | 2002 | 1 | 16.0 | 10.0 |
| 105 FENCE CHAIN LK | 1,914.00 | | LF | 20 | 2002 | 1 | 0.0 | 0.0 |
| 009 BARN HORSE | 1,296.00 | | SF | 40 | 2006 | 2 | 36.0 | 36.0 |
| | | | | | | | Total Value - \$8,664 | |

Appraiser Notes

UDU N/A ON SKIDS 10X13

Planning and Building

** Permit Search **

| Permit Number | Date Issued | Date Completed | Description |
|---------------|-------------|----------------|---|
| 2021092599 | 9/24/2021 | 4/15/2022 | REMOVE AND REPLACE SHINGLES ON AN SFR. FL#5444.1-R14 FL#2 |
| M030788 | 3/1/2002 | 4/1/2002 | MBL |

Cost Summary

| | | | | | |
|--------------------|------------|-----------|-----------------|------------|---------------------|
| Buildings R.C.N. | \$161,664 | 1/26/2023 | | | |
| Total Depreciation | (\$79,215) | | | | |
| Bldg - Just Value | \$82,449 | | Bldg Nbr | RCN | Depreciation |
| Misc - Just Value | \$8,664 | 2/1/2019 | 1 | \$161,664 | (\$79,215) |
| Land - Just Value | \$116,790 | 2/13/2025 | | | |
| Total Just Value | \$207,903 | . | | | |