



**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: Increase the capacity of number of residents of an Assisted living facility from six residents to sixteen residents.

Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** R-4

Parcel account number(s): 21384-000-00

Property dimensions: 3,763 SF **Total acreage:** 3.85

Directions: 3280 NW 16 Ave Ocala, FL 34475

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.**

Garnoche Fernandez

Property Owner name (please print)
3280 NW 16 Ave

Mailing Address
Ocala, FL 34475

City, State, Zip code
305.834.2896

Phone number (include area code)
ocfl305@gmail.com

E-mail address
[Signature]

Signature

Applicant or agent name (please print)

Mailing Address

City, State, Zip code

Phone number (include area code)

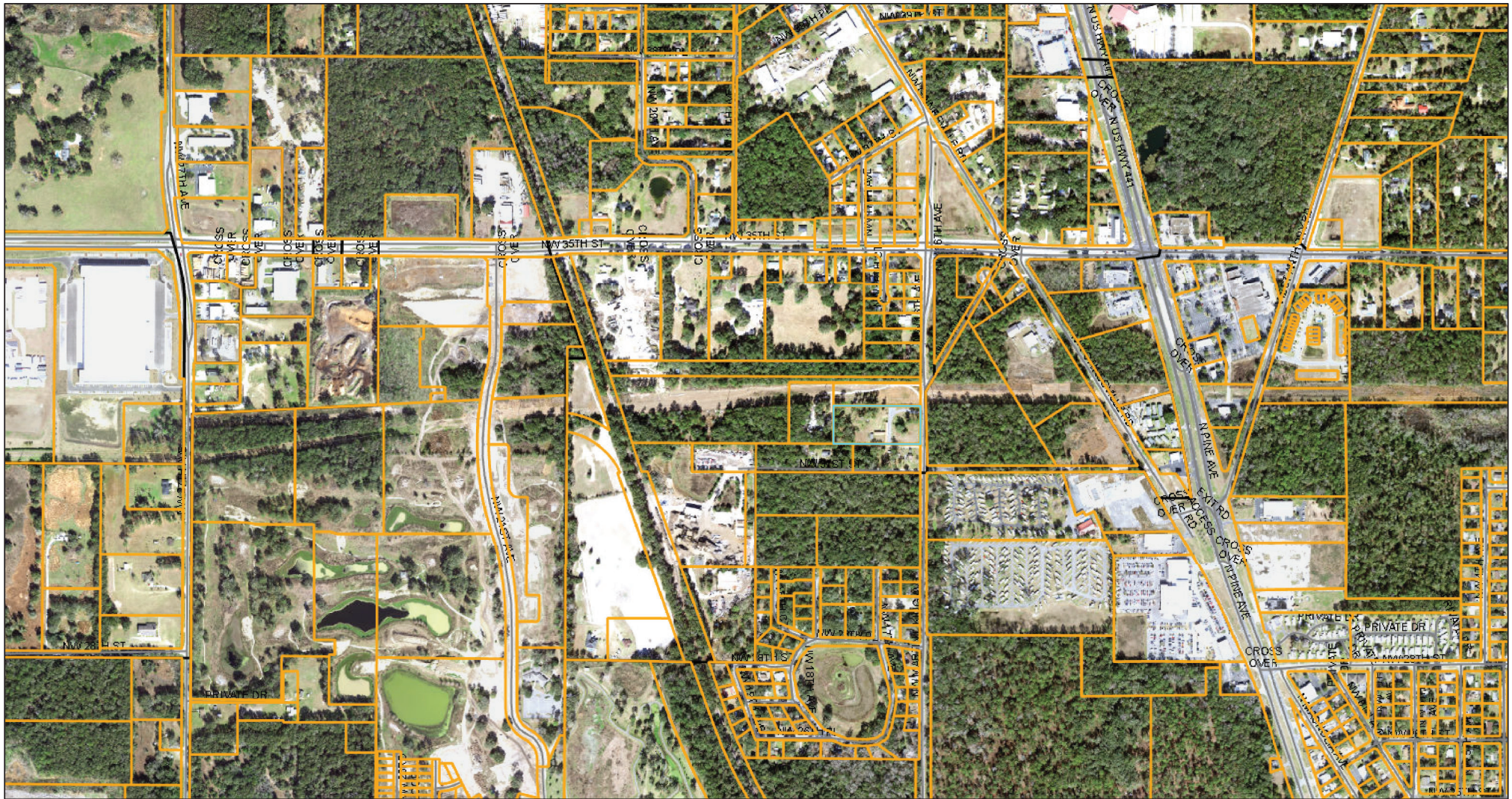
E-mail address

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>2018030040</u>	Code Case No.:	Application No.: <u>32155</u>	
Rcvd by: <u>CDR</u>	Rcvd Date: / /	FLUM: <u>HR</u>	Zoning Map No.: <u>161</u> Rev: 07/1/2019

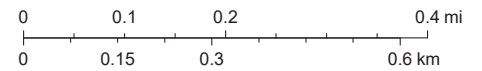
MCBCC Interactive Map - Internal



10/30/2024, 11:35:40 AM

- Parcels
- Municipalities
- Marion County
- Streets
- Aerial2023
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:9,172



Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Marion County BOCC

Attachment A

A-2

Attachment A

October 16, 2024

To: Marion County Board of County Commissioners.

Re: Request to increase the number of residents from six to sixteen of an assisted living facility.

Finding of Facts

Request to have in consideration increase the number of residents to sixteen residents, of the assisted living facility (Sunrise ALF. Inc.) Located at 3280 NW 16 Ave Ocala, FL 34475, already approved for six residents. The property was builder in 1974 and since that day it was doing business as a motel (Washington Motel) In October 2017 I bought the property with the intention to open an assisted living facility, idea that was classified as brilliant by the principal of the zoning department, Samuel D. Martsolf, he reported that the property was a focus of prostitution, control substance abuse, and code's violation. He supported my project from the beginning. The property was totally destroyed; it took me seven years to bring it back to life, it has a new principal entry gate, twenty three feet wide, locate at the north East of the facility and front the Martin Luther king Avenue, controlled by a remote control making easy the access to the property by the people who will live there and visitors, it has an asphalt driveway continue in a parking lot with nine space and also in to the room entries. The property is totally fenced. The installation has in total ten rooms, eight in the front side and two in the back. Each room has its own bathroom, ready for a TV service and in the front it has a covered area to sit. The new water service was installed, it is provided by the City of Ocala and also the property has its own well that provides seventeen water's gallons per minute. The waste removal will take place two times a week. The property is surrounded in majority by commercial properties. All inspections requested and approved by the building department and fire marshal of Marion County, were requested as an assisting living facility for occupancy of sixteen residents. I really appreciate if this request get approved as well the facility has capacity for more that sixteen residents, I will be able to provide services to more quantity of people, also I can be able to provided more jobs opportunities in the area, I will have a better profit and better opportunities to increase my business here in Ocala.

Thank you in advance.



Gavroche Fernandez

Attachment A

From: [Ocala FL](#)
To: [Brugnoli, Kathleen](#)
Subject: Re: Special Use Permit
Date: Friday, November 22, 2024 9:53:49 AM
Attachments: [MC-seal-4C-Rev-19_cba48ea3-e87b-450b-b0b9-d5aeaa4a09a8.png](#)

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.

Good morning, thank you for your attention to my request.

The garbage collection will be single for each room, and will be collected and disposed of as a single family home; the property has a commercial septic tank and has entry lights, at this moment I cannot have any sign until I get my license, what I have now is a coming soon sign. I include pictures to let you better have an idea about it.

Feel free to contact me if you have any additional questions.

Thank you in advance.

Gavroche.

On Thu, Nov 21, 2024 at 11:00 AM Brugnoli, Kathleen <Kathleen.Brugnoli@marionfl.org> wrote:

Good Morning, Mr. Fernandez!

I'm Kathleen, I'm the planner assigned to your special use permit case. I'm working on drafting up your report and had just a few questions for you as I start my research

1. Does a garbage collection service pick up from the location? Is there a Dumpster on-site or does each room have it's on garbage can for collection and removal similar to a single family home?
2. Is the property currently served by central sewer services with City of Ocala or is the property still on septic?
3. Are there any signs on the property? Is there any outdoor lighting?

I appreciate your help, let me know if you have any questions for me and I'll be happy to assist

Thank you,

Attachment A



Kathleen Brugnoli

Planner

Growth Services

Marion County Board of County Commissioners

2710 E. Silver Springs Blvd.

Ocala, FL 34470

Main: 352-438-2675 | Direct: 352-438-2686

[Empowering Marion for Success!](#)

Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

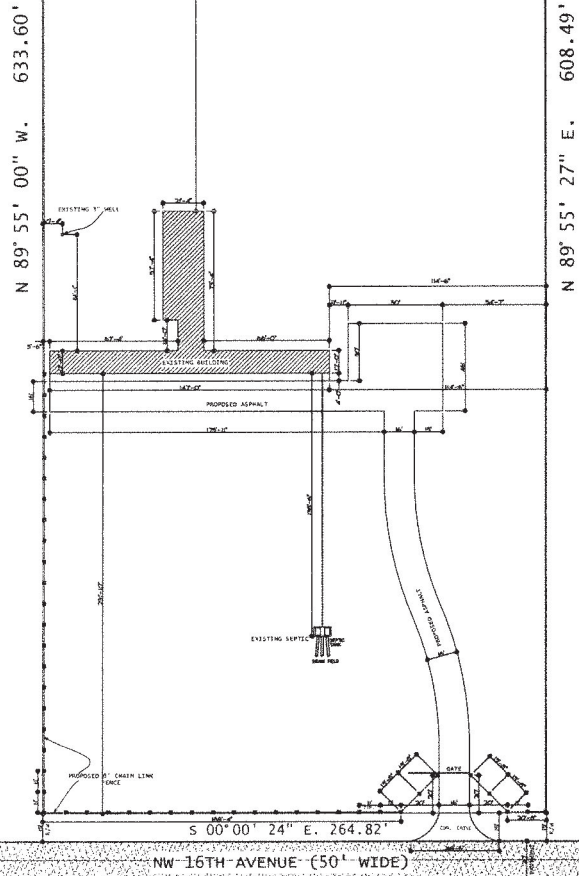
SITE PLAN

SCALE: 1" = 30'-0"

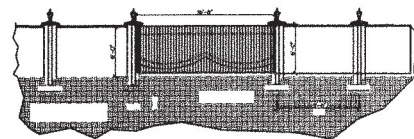


N 00° 09' 38" E. 265.15'

PARCEL No. 21384-000-00
3.70 +/- ACRES



PROPOSED GATE COLUMN SECTION



Mr. Gavroche Fernandez		
DRAWN BY JAMES TERNEUS	SCALE (TYPICAL) 3/16" = 1'-0"	LOCATION 3280 NW 16TH AVE. OCALA FL

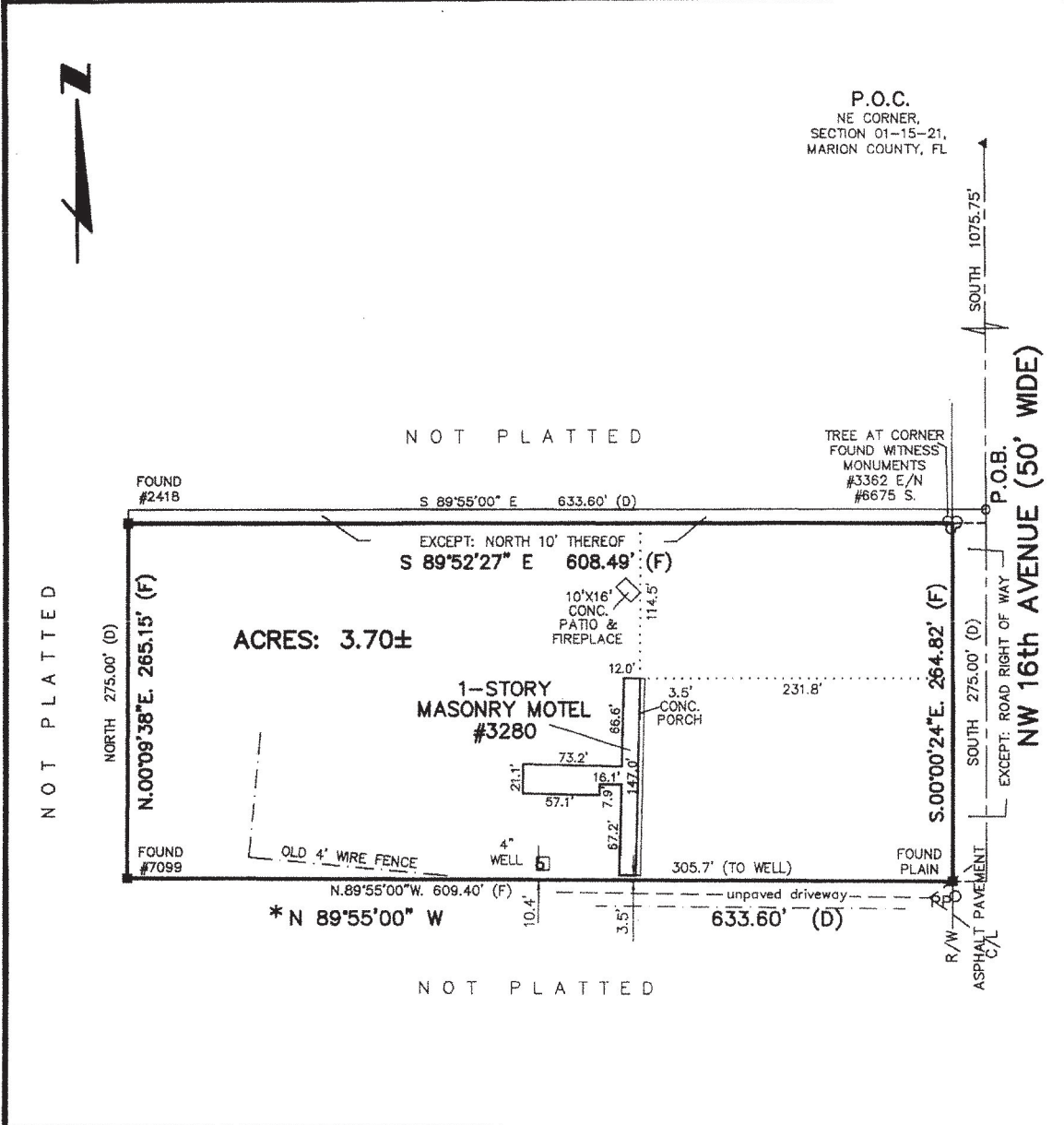
	DESIGNER	Terneus Drafting Inc.
		1420 SE 150TH ST. Summerfield, FL 34491 352-804-1364

Attachment A

BOUNDARY SURVEY
 CERTIFIED TO:

GAVROCHE FERNANDEZ
 21810 SW 113th AVENUE
 MIAMI, FL 33170
 miami3718p@yahoo.es / 305.834.2896

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 NO ONE OTHER THAN THE PARTY OR PARTIES NAMED ABOVE SHALL RELY ON THIS SURVEY.



ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT IS PROHIBITED.
 THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

DESCRIPTION: (AS PER O.R. 6672/369)

SEC 01 TWP 15 RGE 21
 COM AT THE NE COR OF SEC 1 TH S 1075.75 FT TO THE POB TH CONT S 275 FT TH N 89-55-00 W 633.60 FT
 TH N 275 FT MOL TO A PT W OF THE POB TH S 89-55-00 E 633.60 FT TO THE POB EXC N 10 FT THEREOF &
 EXC RD ROW.

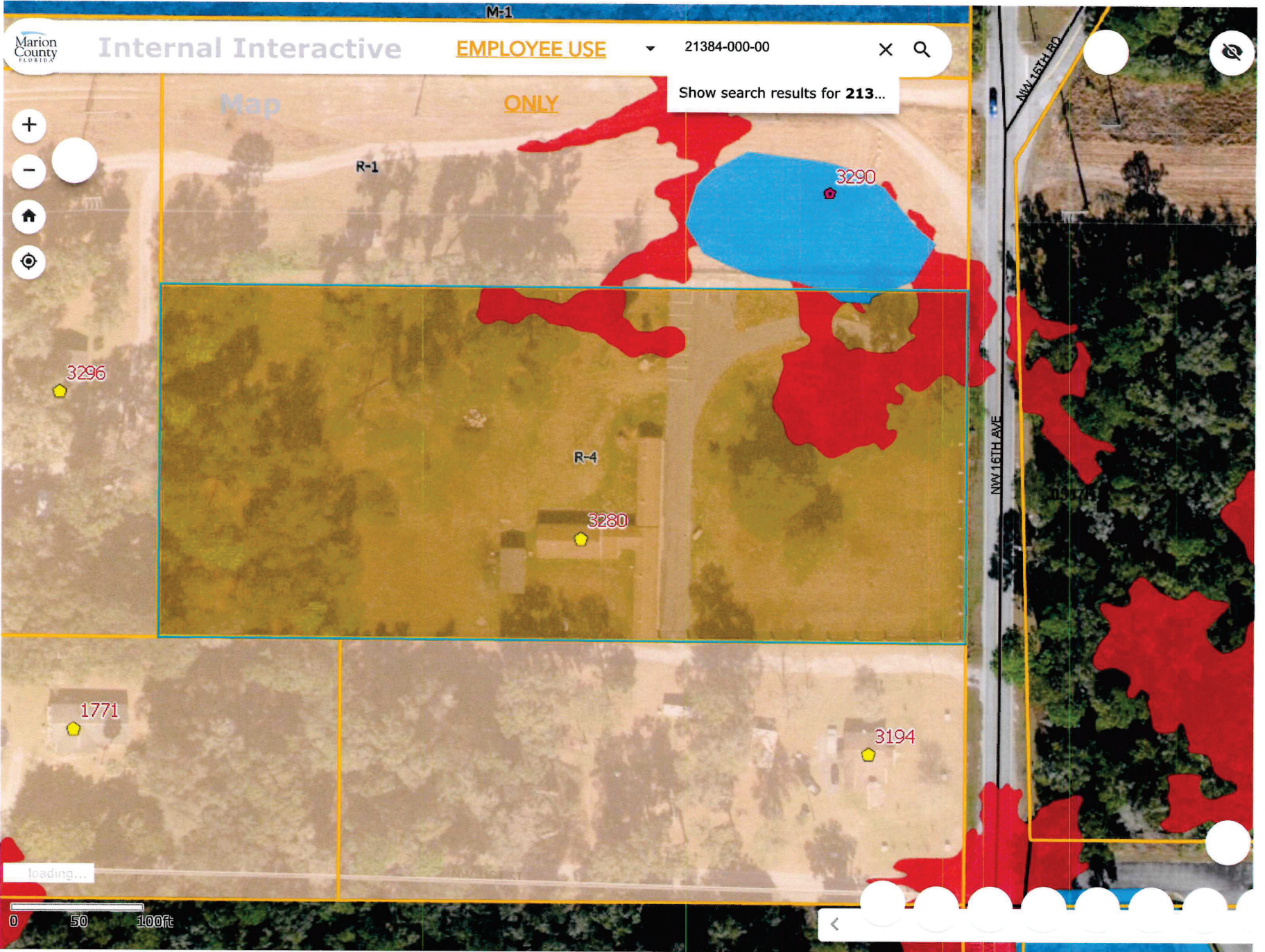
NOTE: SEE REVERSE SIDE FOR SURVEY REPORT.

SURVEY DATE: DECEMBER 28, 2017

C & A SURVEY, INC.

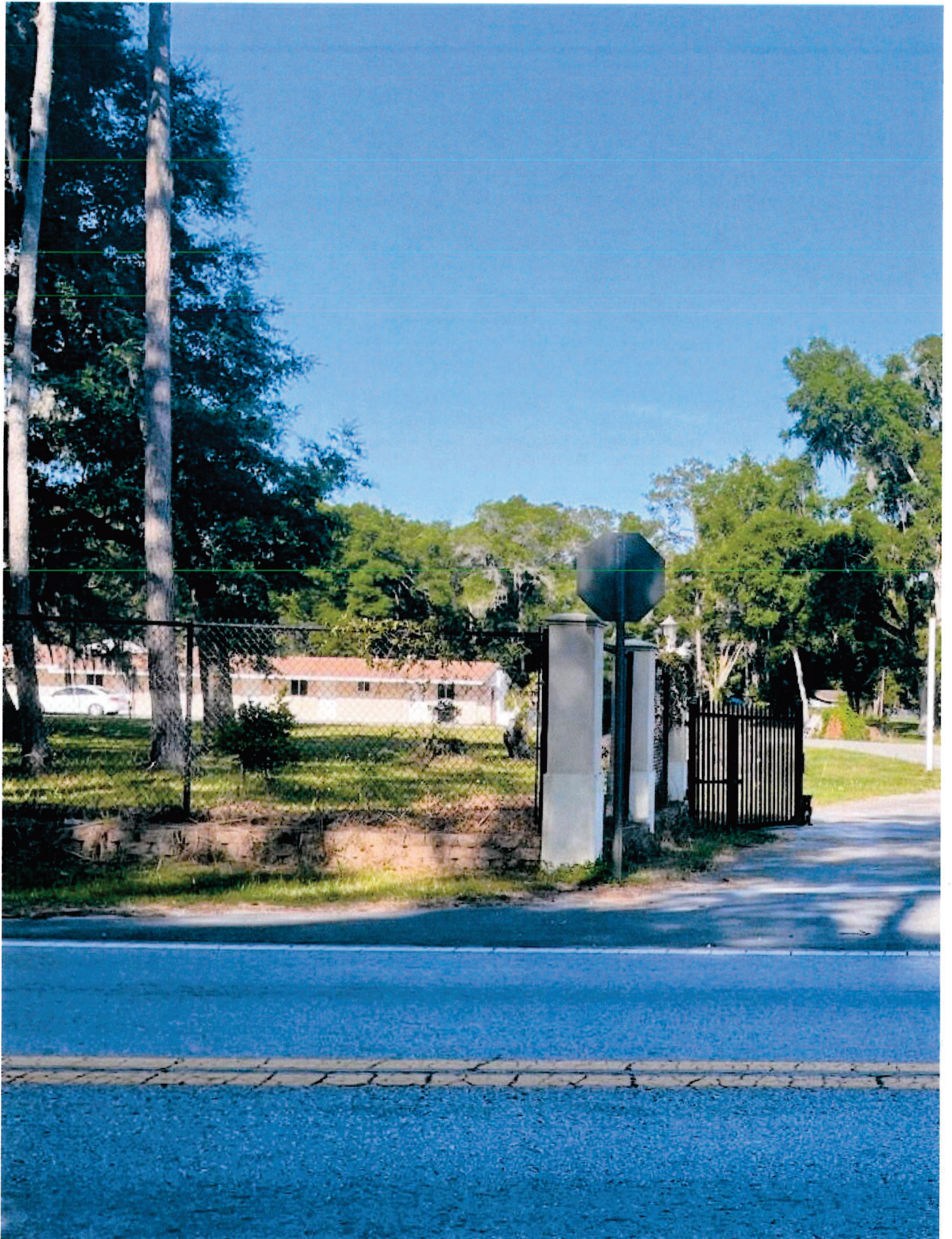
ANDREW W. CARBAUGH - PSM #6787
 3106 E. FORT KING STREET OCALA, FLORIDA 34470
 VOICE: 352.694.6566 FAX: 352.694.6567 www.CandAsurvey.com

SCALE: 1"=100'
 F.B.: 353 PG.: 70
 FILE: 117708









Attachment A

PREPARED BY; AND RECORD; AND RETURN TO:
CFJV INVESTMENTS LLC
DONALD JOHNSON
5953 FEATHER LN., SANFORD, FL 32771

SEND TAX BILLS TO:
GAVROCHE FERNANDEZ
21810 SW 113TH AVE.
MIAMI, FL 33170

Property Identification No. #: 21384-000-00

QUIT CLAIM DEED

Made this 30th Day October, 2017 by CFJV INVESTMENTS LLC, 5953 Feather Ln., Sanford, FL 32771 hereinafter called the "Grantor", GAVROCHE FERNANDEZ, 21810 SW 113TH AVE. MIAMI, FL 33170, 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 AND ZERO CENTS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to, all that certain land situate in Marion County, Florida, to wit, as per Tax Deed dated August 7, 2017;

LEGAL DESCRIPTION: SEE EXHIBIT "A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. 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 of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever. 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:

Witness #1 Signature

MARK HUTNER

Witness #1 Printed Name

Witness #2 Signature

ANDY R. FERNANDEZ

Witness #2 Printed Name

CFJV INVESTMENTS LLC

By: [Signature] AS AUTHORIZED MEMBER

Name: T.F.Y. Investors LLC, As Authorized Member

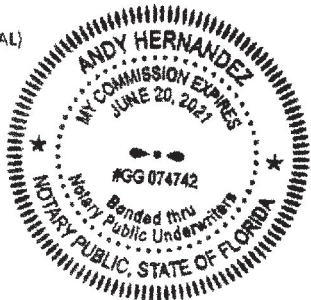
By: DEVIN COLLIGAN, As Authorized Member

State of Florida

County of MIAMI-DADE

The foregoing instrument was acknowledged before me this 30th day of OCTOBER, 2017, by DEVIN SEBASTIAN COLLIGAN, As Authorized Member, CFJV INVESTMENTS LLC, who is personally known to me, or by evidence of government issued identification: TYPE: Florida Drivers License NO#: C425-177-89-146-0

(SEAL)



[Signature]
(Notary Public)
Printed Name: ANDY R. FERNANDEZ
My Commission Expires: 6/20/21



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

21384-000-00

[GOOGLE Street View](#)

Prime Key: 546372

[MAP IT+](#)

Property Information

FERNANDEZ GAVROCHE
21810 SW 113TH AVE
MIAMI FL 33170-2904

Taxes / Assessments:

Map ID: 161

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 12

Acres: 3.85

Situs: Situs: 3280 NW 16TH AVE
OCALA

Current Value

Land Just Value	\$156,063		
Buildings	\$64,499		
Miscellaneous	\$29,372		
Total Just Value	\$249,934		
Total Assessed Value	\$194,752	Impact	
Exemptions	(\$50,000)	Ex Codes: 01 38	(\$55,182)
Total Taxable	\$144,752		
School Taxable	\$169,752		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$156,063	\$64,499	\$29,372	\$249,934	\$194,752	\$50,000	\$144,752
2023	\$96,808	\$63,478	\$3,700	\$163,986	\$163,986	\$50,000	\$113,986
2022	\$66,006	\$47,804	\$3,700	\$117,510	\$98,673	\$0	\$98,673

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6672/0368	10/2017	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	I	\$55,000
6622/0900	06/2017	34 TAX	2 V-SALES VERIFICATION	U	I	\$25,500
5469/0447	12/2003	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
1874/1306	10/1992	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$65,000
1859/0372	09/1992	31 CERT TL	0	U	I	\$60,000
1014/1854	03/1980	25 PER REP	0	U	V	\$100

Property Description

SEC 01 TWP 15 RGE 21

Attachment A

Structure	4 - MASONRY NO PILAST	Year Built 1974
Effective Age	9 - 40-99 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	200 - LOW	Obsolescence: Locational 0%
Inspected on	9/6/2023 by 117	Base Perimeter 484

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C
1	8.0	1.00	1974	0	3,175	M00 MINIMUM FINISH	56 % Y N
						M01 RESIDENTIAL	44 % Y Y
2	7.5	1.00	1974	0	588	CAN CANOPY-ATTACHD	100 % N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 1	4 Fixture Baths: 0	2 Fixture Baths: 1
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 9	Extra Fixtures: 2

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
192 SEPTIC COMMERC	2,500.00	GL	99	1976	3	0.0	0.0	
259 WELL 04-12IN	1.00	UT	99	1976	1	0.0	0.0	
144 PAVING ASPHALT	11,309.00	SF	5	2023	3	0.0	0.0	
105 FENCE CHAIN LK	1,756.00	LF	20	2020	3	0.0	0.0	
UDG GARAGE-UNFINSH	512.00	SF	40	2020	1	32.0	16.0	
Total Value -							\$29,372	

Appraiser Notes

FKA: WASHINGTON MOTEL

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2023022082	4/8/2024	4/11/2024	REPERMIT 2020120260 INSTLL NEW RES R-4 SPRINKLER SYS
2020120260	12/10/2020	-	INSTALLATION OF NEW 13R RESIDENTIAL FIRE SPRINKLER SYSTEM
2018041522	6/27/2018	4/18/2024	REPLACE WINDOWS DOORS PLUMBING & ELECTRICAL FIX; ROOF & ADD
200308910	8/18/2003	9/22/2003	DEMO OF SFR
2001100363	10/5/2001	10/25/2002	REPAIR REPLACE, CODE VIO
OC01761	8/1/1978	-	?

Cost Summary

Buildings R.C.N.	\$219,554	11/2/2023				
Total Depreciation	(\$153,687)					
Bldg - Just Value	\$65,867		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$29,372	11/2/2023	1	\$219,554	(\$153,687)	\$65,867
Land - Just Value	\$156,063	6/28/2024				
Total Just Value	\$251,302					