



**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 5/28/25
INITIALS EM

TENTATIVE MEETING DATES
P&Z PH 8/25/2025
BCC/P&Z PH 9/15 or 9/16/25

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: Park a SemiTruck in a residential Area.

Vin # of The Truck 9XPXD49X80D200079

The trailer will be park || IF Vin of The Trailer 5HAPA4826JAD4312

Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: R-1

Parcel account number(s): 3529-079-020

Property dimensions: 300 frontage X 125 Depth

Total acreage: .36 AC

Directions: _____

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.

Yander Hernandez / Imanuel Hernandez

Property Owner name (please print)

10330 SW 139th CT

Mailing Address

Dunnellon Florida 34432

City, State, Zip code

(561) 729 9345

Phone number (include area code)

ysmny23@yahoo.com

E-mail address

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>2025 05 0078</u>	Code Case No.: <u>975493</u>	Application No.: <u>32906</u>	
Rcvd by: <u>EM</u>	Rcvd Date: <u>5/28/25</u>	FLUM: <u>Rural</u>	Zoning Map No.: <u>78</u>
			Rev: 07/1/2019

Special Use Permit for an Over-the-Road Truck

1. To access the parking lot, the truck coming from SW 140th Ave. turn left onto SW 102nd St. At the stop sign for SW 139th St., turn right and in half a block, will enter the parking lot. Also to have access the parking lot by turning right from SW 140th Ave. toward SW 104th St. At the stop sign, turn left onto SW 139th St. This parking lot will use two nights a week. Because is an over the road truck.
+ trailer
2. The truck will reverse into the parking lot located on the west side of the property.
 - It has no odors.
 - It makes no noise that bothers neighbors.
 - When it arrives at the parking lot, it is either already loaded or empty. Loading or unloading are not taking place in that location.
3. This space will be used for truck parking only, but in the event there is trash, waste removal will be through Young's Garbage collection. There are dumpsters with lids in the back of the property so nothing will be seen.
+ trailer
4. If needed, there are hoses with access to water.
5. For truck use, there is a driveway on the right side of the property lot. The grass is kept cut and clean. There is a fence on the right side of the driveway.
+ trailer
6. There are no signs because it is access to private property. There are motion lights for when the truck arrives at night. There is a contract with Duke Energy, and on the property's post there is a large light for the truck's visibility when entering or exiting.
7. The truck's *land trailer* only use the driveway, and yes we are meeting the setback requirements an inspector has come out and approved it.
8. In the back of the parking lot, there is an empty lot. In the front of the parking lot, there are no neighbors, only empty lots. On the right side, looking from the front of the parking lot, there is another empty lot. On the second lot, there's a property where the neighbors have no problem with the truck parking in that space.
9. Yandy Fernández and Ismary Fernández, we are willing to comply with any requirements necessary to obtain this special permit.





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Yander Hernandez / Ismael Hernandez

Property Owner name (please print)

10330 SW 139th CT

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Dunnellon Florida 34432

City, State, Zip code

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Phone number (include area code)

ysm423@yahoo.com

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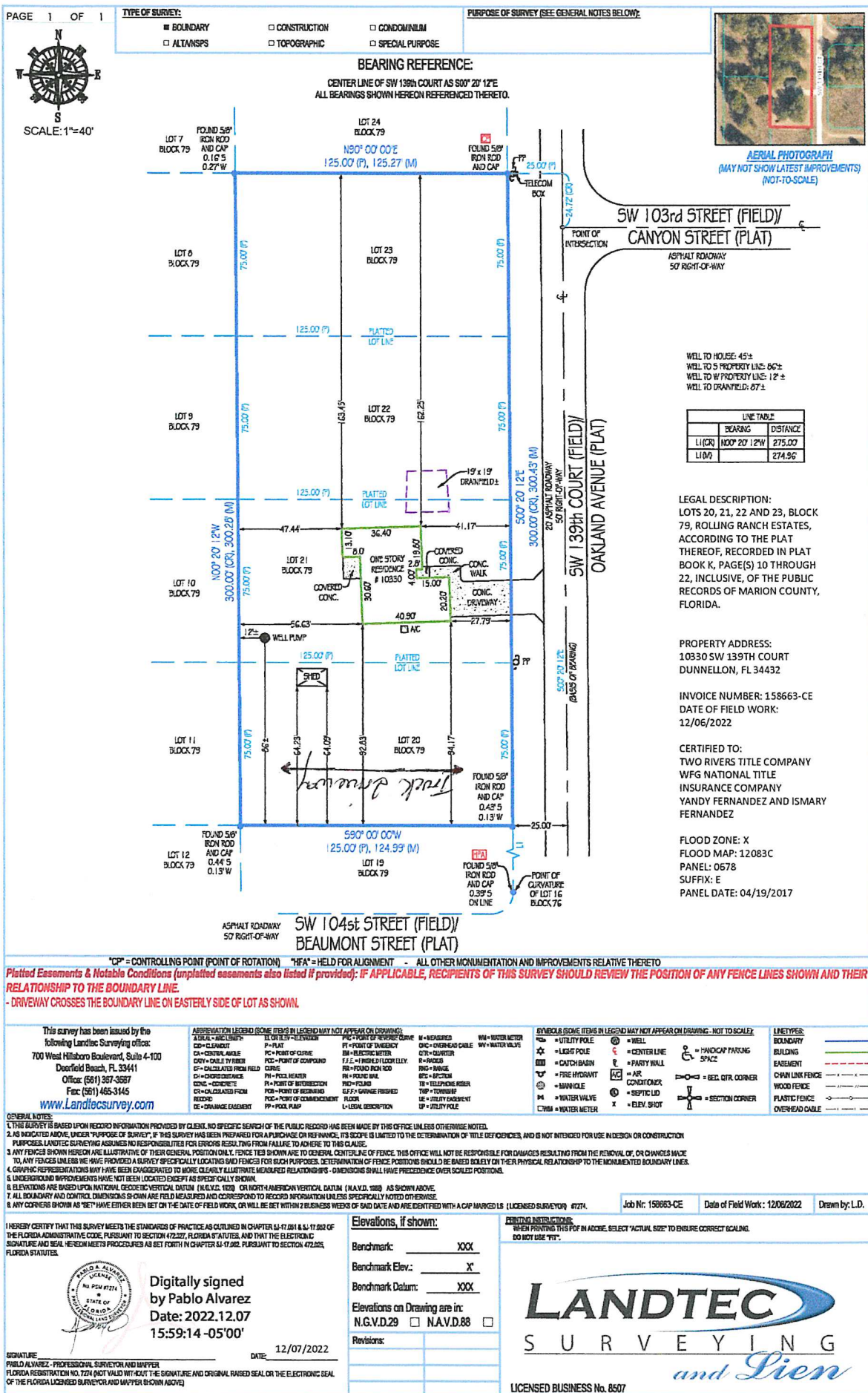
Signature

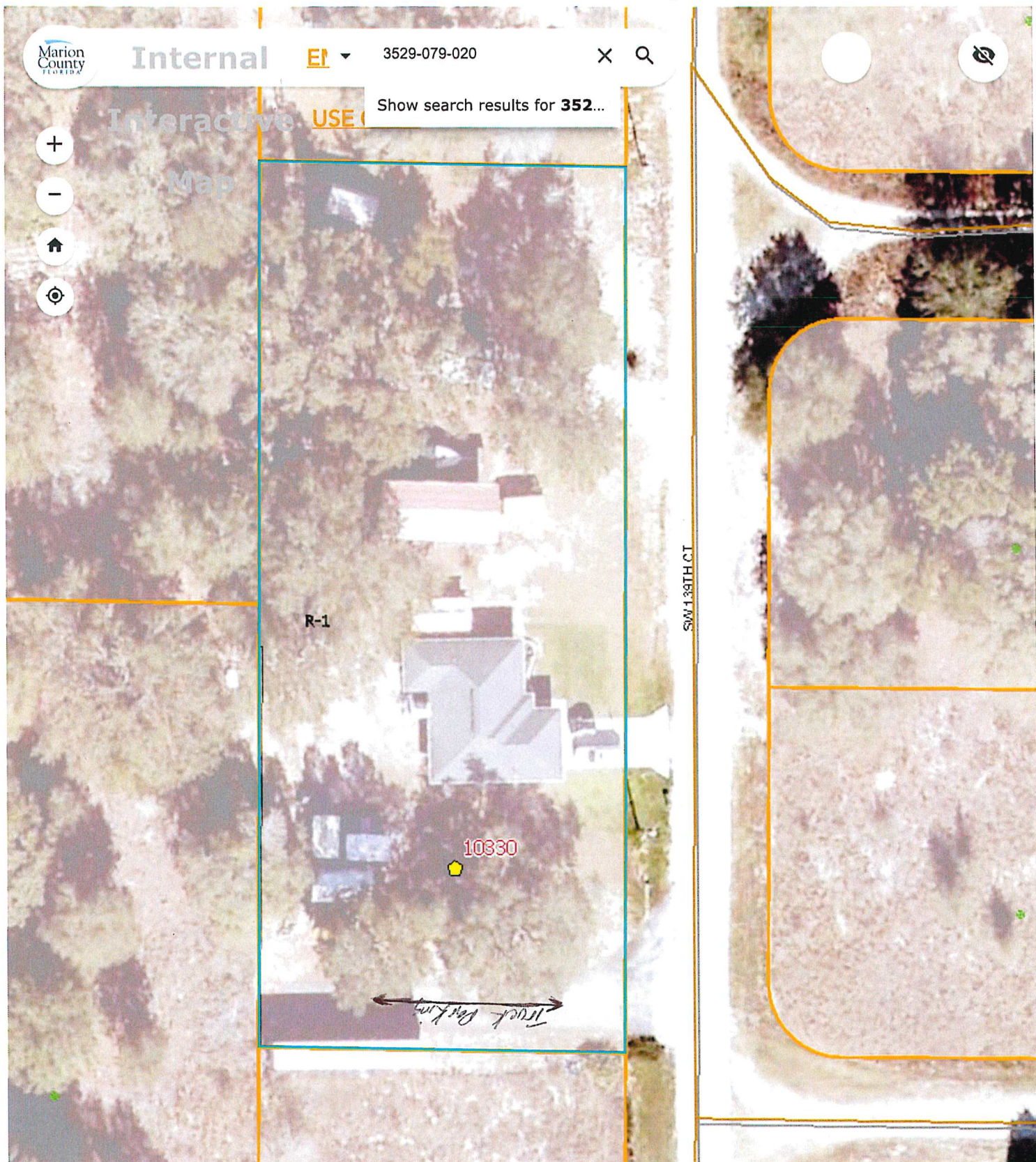
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Prepared by and return to:

Jennifer Siviter
Two Rivers Title Company, LLC
40 NJ-36
West Long Branch, NJ 07764

File Number: TFL00734
Consideration : \$255,000.00

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 10th day of January, 2023, between **Christian M Batiste a/k/a Chris Batiste**, a single person, and **Deinna R. Drew**, a single person, whose post office address is 3331 St James Ave, Deltona, FL 32738, grantor, and **Yandy Fernandez and Ismary Fernandez**, a married couple, whose post office address is 10330 SW 139th Court, Dunnellon, FL 34432, grantee:

(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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Marion County, Florida**, to-wit:

ALL that certain lot, parcel or tract of land, situate and lying in the City of Dunnellon, in the County of Marion, State of FL, and being more particularly described as follows:

LOTS 20, 21, 22 AND 23, BLOCK 79, ROLLING RANCH ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK K, PAGE(S) 10 THROUGH 22, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL ID: R3529-079-020

FOR INFORMATIONAL PURPOSES ONLY: Being known as 10330 SW 139th Court, Dunnellon, FL 34432.

Parcel Identification Number: R3529-079-020

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, 2021.

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

Signed, sealed and delivered in our presence:

Jennifer L. Siviter
Witness Name: Jennifer L. Siviter

By: [Signature]
Christian M Batiste a/k/a Chris Batiste

By: [Signature]
Deinna R. Drew

[Signature]
Witness Name: Jackie Neira

STATE OF FLORIDA
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of January, 2023, by **Christian M Batiste a/k/a Chris Batiste and Deinna R. Drew.**
December, 2022 [Signature]



Jennifer L. Siviter
(Signature of Notary Public - State of Florida)
Jennifer L. Siviter
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced DL-FL

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

3529-079-020

[GOOGLE Street View](#)

Prime Key: [1948321](#)

[MAP IT+](#)

Current as of 5/27/2025

[Property Information](#)

FERNANDEZ YANDY
FERNANDEZ ISMARY
10330 SW 139TH CT
DUNNELLON FL 34432-4954

[Taxes / Assessments:](#)

Map ID: 78

[Millage:](#) 5072 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 01

Acres: .86

Situs: 10330 SW 139TH CT
DUNNELLON

[2024 Certified Value](#)

Land Just Value	\$41,736		
Buildings	\$170,003		
Miscellaneous	\$1,326		
Total Just Value	\$213,065	Impact	
Total Assessed Value	\$125,649	Ex Codes: 01 38	(\$87,416)
Exemptions	(\$50,000)		
Total Taxable	\$75,649		
School Taxable	\$100,649		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$41,736	\$170,003	\$1,326	\$213,065	\$125,649	\$50,000	\$75,649
2023	\$36,660	\$178,532	\$1,594	\$216,786	\$216,786	\$0	\$216,786
2022	\$25,662	\$135,932	\$1,559	\$163,153	\$121,353	\$50,000	\$71,353

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7949/1189	12/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$255,000
7697/0430	02/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$235,000
6499/1682	12/2016	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$5,000

4572/0098	08/2006	07 WARRANTY	0	U	V	\$100
4498/0312	06/2006	62 DISTR	0	U	V	\$100
4492/0115	10/2005	74 PROBATE	0	U	V	\$100
1313/1957	10/1985	07 WARRANTY	0	U	V	\$5,000

Property Description

SEC 30 TWP 16 RGE 20
 PLAT BOOK K PAGE 010
 ROLLING RANCH ESTATES
 BLK 79 LOTS 20.21.22.23

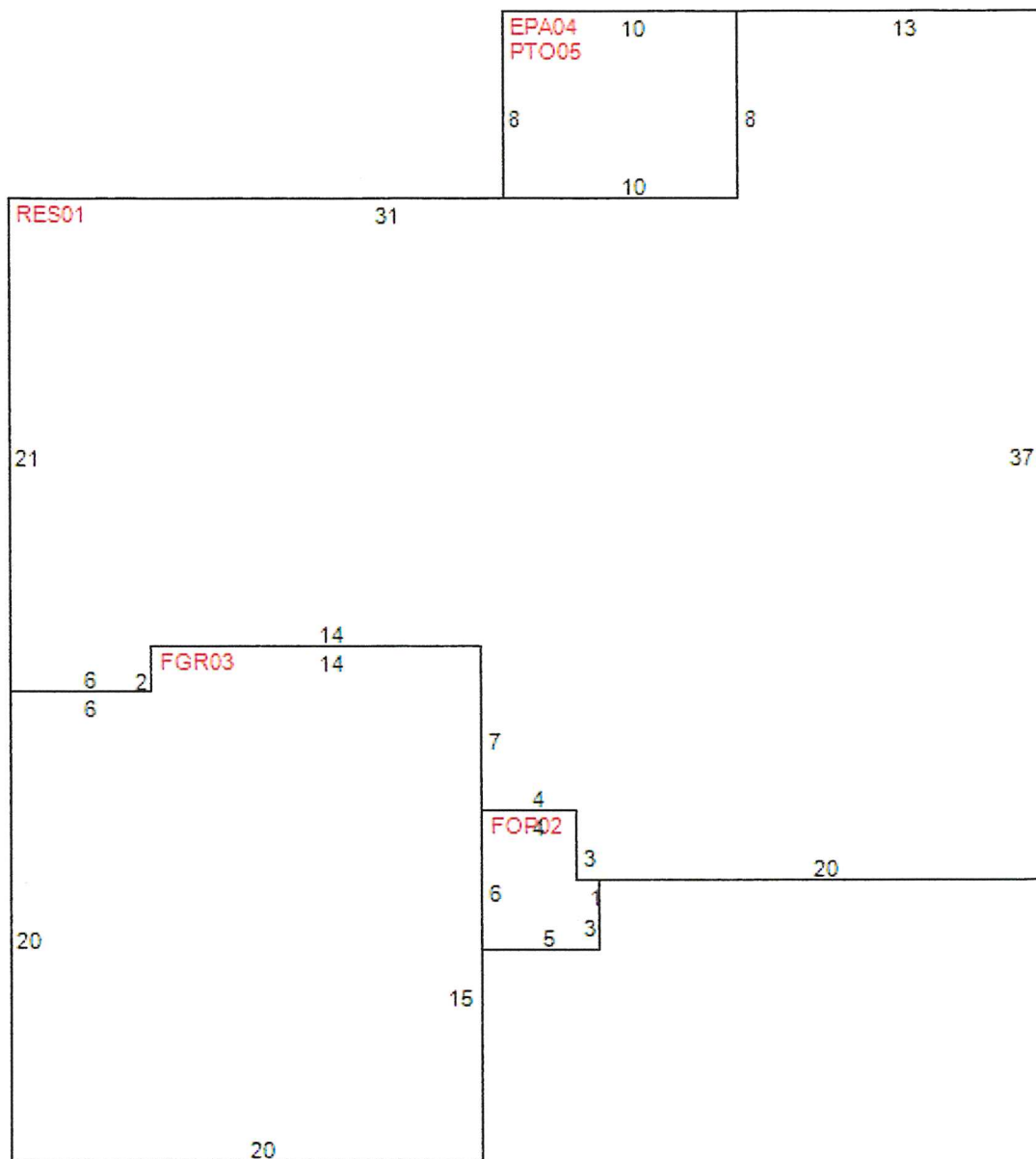
Parent Parcel: [3529-000-004](#)

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		300.0	125.0	R1	300.00	FF							
Neighborhood 9316 - ROLLING RANCH ESTATES													
Mkt: 7 70													

Traverse**Building 1 of 1**

RES01=U7L14D2L6U21R31U8R13D37L20U3L4.
 FOP02=R4D3R1D3L5U6.
 FGR03=U7L14D2L6D20R20U15.U7L20U19R31
 EPA04=U8L10D8R10.
 PTO05=U8L10D8R10.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 1 - 00-04 YRS
Condition 1
Quality Grade 600 - AVERAGE
Inspected on 6/8/2023 by 118

Year Built 2017
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 166

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 01	34 - WD FRAME-STUCO	1.00	2017	N	0 %	0 %	1,180	1,180

FOP 0201 - NO EXTERIOR	1.00	2017	N	0 %	0 %	27	27
FGR 03 ³⁴ - WD FRAME-STUCO	1.00	2017	N	0 %	0 %	428	428
EPA 0401 - NO EXTERIOR	1.00	2017	N	0 %	0 %	80	80
PTO 0501 - NO EXTERIOR	1.00	2017	N	0 %	0 %	80	80

Section: 1**Roof Style:** 10 GABLE**Roof Cover:** 08 FBRGLASS

SHNGL

Heat Meth 1: 20 HEAT PUMP**Heat Meth 2:** 00**Foundation:** 6 MONOLITC SLAB

A/C: Y

Floor Finish: 24 CARPET**Wall Finish:** 16 DRYWALL-PAINT**Heat Fuel 1:** 10 ELECTRIC**Heat Fuel 2:** 00**Fireplaces:** 0**Bedrooms:** 3**4 Fixture Baths:**

0

3 Fixture Baths:

2

2 Fixture Baths:

0

Extra Fixtures: 2**Blt-In Kitchen:** Y**Dishwasher:** Y**Garbage Disposal:** Y**Garbage Compactor:**

N

Intercom: N**Vacuum:** NMiscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	2017	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	2017	2	0.0	0.0
159 PAV CONCRETE	715.00	SF	20	2017	3	0.0	0.0

Appraiser NotesPlanning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2025020583	2/10/2025	5/6/2025	DRIVEWAY PERMIT FOR DRIVEWAY THAT WAS ALREADY BUILT
2017050349	5/1/2017	8/1/2017	SCREEN ON SLAB
2016121722	12/1/2016	7/28/2017	SFR
2023100934	-	12/19/2023	ADD A DOOR AND AND A WINDOW TO THE GARAGE FL14911; FL15474.