



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 BM  
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: 199.50Y 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 SERRANO

Property Owner name (please print)

10750 SW 105TH STREET OCALA FL 34481

Mailing Address

OCALA FL 34481

City, State, Zip code

(352) 936-1998

Phone number (include area code)

DARIANNY.DSM@gmail.com

E-mail address

ALAIN ALBERTO - DARIANNY SERRANO

Signature

Applicant or agent name (please print)

Mailing Address

City, State, Zip code

Phone number (include area code)

E-mail address

Signature

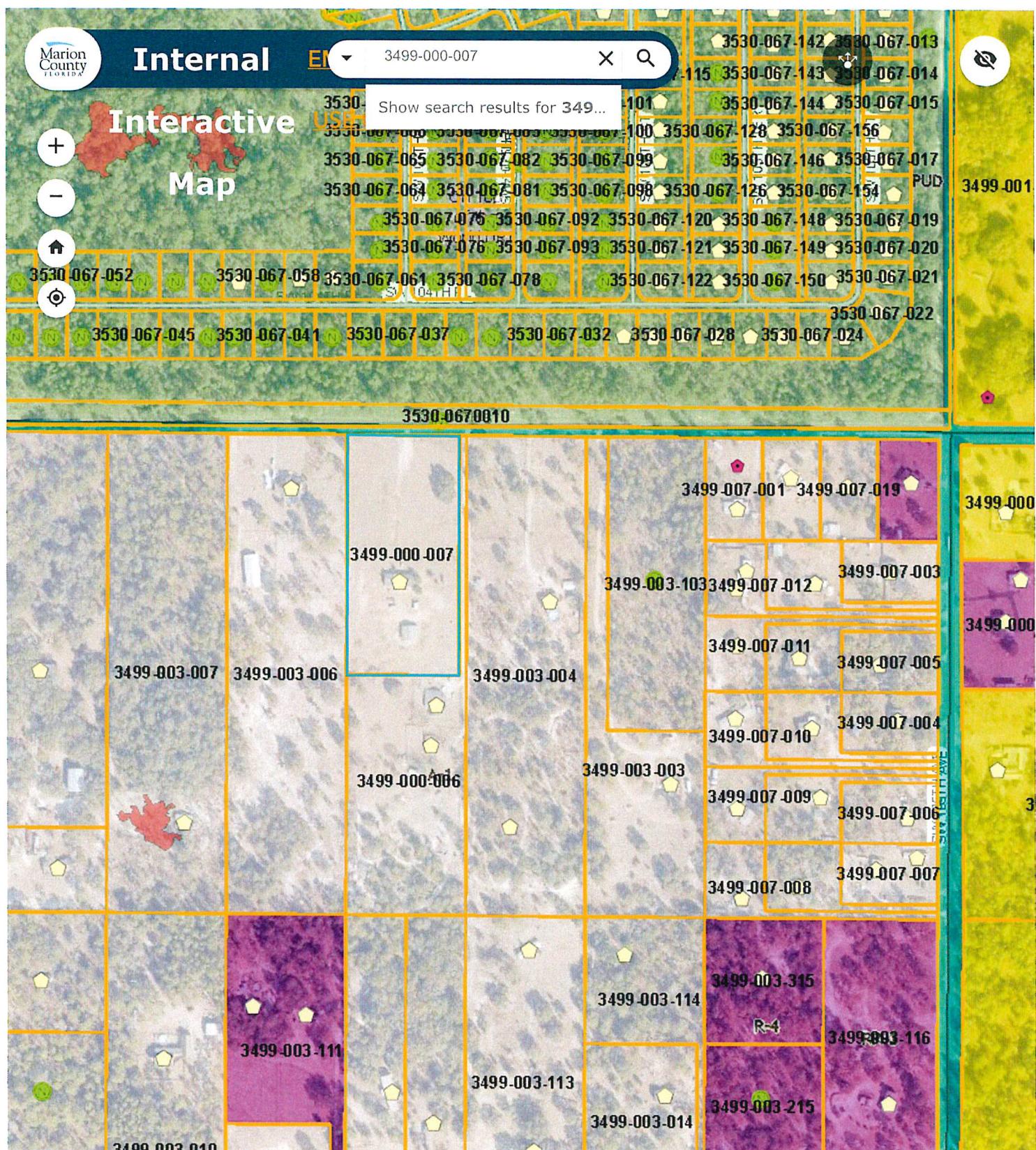
**PLEASE NOTE:** A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or denied. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct 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 10 0677</u>	Code Case No.: <u>996765</u>	Application No.: <u>33544</u>	<i>Marion</i>		
Rcvd by: <u>BM</u>	Rcvd Date: <u>10/24/25</u>	FLUM: <u>RL</u>	Zoning Map No.: <u>96</u>	Rev: 07/1/2019	

**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.

## ATTACHMENT A



-81.923259 29.530174 Degrees

0 150 300ft

ATTACHMENT A

10850  
SW  
105TH

10750  
SW  
105TH

Planning  
Area

10710  
SW  
105TH

Specific use permit 10750 SW 105 TH STREET OCSLA FL 34481

SPECIAL **ATTACHMENT A**  
USE PERMIT

ADDRESS 10750 SW 105TH STREET OCALA FL 34481

TRUCK.

- STERLING Dump TRUCK. 2005 RED

VIN NUMBER. 2FZHAZC695AU11879.

- FREIGHTLINER Dump TRUCK 1999 BLUE

VIN NUMBER: 1FV7F0Y93XLB19810

COMPANY: NUCET TRANSPORTATION



Darianny Serrano and Alain Alberto

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

Date Sat 1/3/2026 9:51 PM

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

You don't often get email from darianny.dsm@gmail.com. [Learn why this is important](#)

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Por medio de la presente, deseamos informarles que sí continuaremos con la aplicación para el permiso especial de parqueo para los dos camiones dentro del Condado de Marion, conforme a los requisitos y regulaciones establecidas por su oficina. Nuestro objetivo es cumplir plenamente con todas las normativas aplicables y colaborar en todo lo necesario para completar correctamente el trámite. Agradeceremos nos indiquen los próximos pasos a seguir o si existe alguna otra idea que nos pueda ayudar alcanzar dicho permiso aquí le adjunto una idea de una cerca de madera que nos puede ayudar a ocultar un poco los camiones





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.

# ATTACHMENT A

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

Print Name: Ada Perez  
Address: 6 Cornell St  
Amsterdam NY

State of New York

County of Saratoga

Rosely M. Tirado  
2nd Witness Signature

Print Name: Rosely M. Tirado  
Address: 12 Cornell St. Apt. 1  
Amsterdam, NY 12010

The Forgoing 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

M.S.T.U.

PC: 02

Acres: 4.58

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

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	<a href="#">Ex Codes:</a>
Total Taxable	\$0
	\$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
<a href="#">8639/1451</a>	06/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$300,000
<a href="#">4897/1252</a>	09/2007	26 TRUSTEE	0	U	I	\$100
<a href="#">4113/0343</a>	06/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$195,000
<a href="#">4020/0326</a>	05/2005	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
<a href="#">3024/1239</a>	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

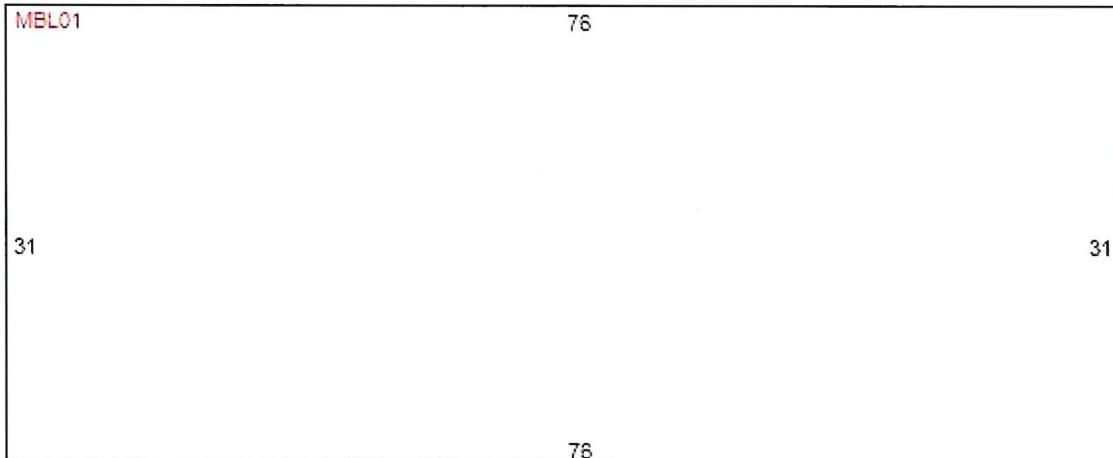
## Land Data - Warning: Verify Zoning

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												
Mkt: 7 70												
Total Land - Class \$116,790												
Total Land - Just \$116,790												

## Traverse

### Building 1 of 1

MBL01=U31R76D31L76.



76

31

76

## Building Characteristics

Improvement	MH - MOBILE - MOBILE HOME RESID	Year Built 2002
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	1	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	2/1/2019 by 216	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
MBL 0121 - MH		VINYL SIDING	1.00	2002	N	0 %	0 %	2,356	2,356
<b>Section: 1</b>									
<b>Roof Style:</b> 10 GABLE <b>Roof Cover:</b> 08 FBRGLASS SHNGL <b>Heat Meth 1:</b> 22 DUCTED FHA <b>Heat Meth 2:</b> 00 <b>Foundation:</b> 3 PIER A/C: Y									
<b>Floor Finish:</b> 24 CARPET <b>Wall Finish:</b> 18 DRYWALL-PAPER <b>Heat Fuel 1:</b> 10 ELECTRIC <b>Heat Fuel 2:</b> 00 <b>Fireplaces:</b> 0									
<b>Bedrooms:</b> 4 <b>4 Fixture Baths:</b> 1 <b>3 Fixture Baths:</b> 1 <b>2 Fixture Baths:</b> 0 <b>Extra Fixtures:</b> 3									
<b>Blt-In Kitchen:</b> Y <b>Dishwasher:</b> Y <b>Garbage Disposal:</b> N <b>Garbage Compactor:</b> N <b>Intercom:</b> N <b>Vacuum:</b> 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				
Misc - Just Value	\$8,664	2/1/2019			
Land - Just Value	\$116,790	2/13/2025			
Total Just Value	\$207,903	.			