



**Marion County  
Board of County Commissioners**

Growth Services ■ Planning & Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2675  
Fax: 352-438-2676

APPLICATION COMPLETE  
DATE COMPLETED 4/8/2025  
INITIALS EM  
TENTATIVE MEETING DATES  
P&Z PH 6/30/2025  
BCC/P&Z PH 7/15 & 7/21/25

## APPLICATION FOR REZONING

Application No.: \_\_\_\_\_

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from R1

to R4, for the intended use of:

PLACING NEW MOBILE HOMES

**Legal description:** (please attach a copy of the deed and location map)

**Parcel account number(s):** 3500-001-046 AND 3500-001-040

**Property dimensions:** 150X 137 EACH **Total acreage:** .47 EACH

**Directions:** Head west on SW Hwy 484/80th Ave Rd toward SW 110th Ave, Turn right onto SW 110th Ave, SW 110th Ave turns left and becomes SW 109th Pl, Properties will be on the left at the end of the street.

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

SICUREZZA

**Property owner name (please print)**  
PO BOX 2301

**Mailing address**  
PALM SPRINGS, CA 92263

**City, state, zip code**  
305-494-8819

**Phone number (please include area code)**

Randy Barney

**Signature**

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

\*\*\*\*\*

FOR OFFICE USE ONLY

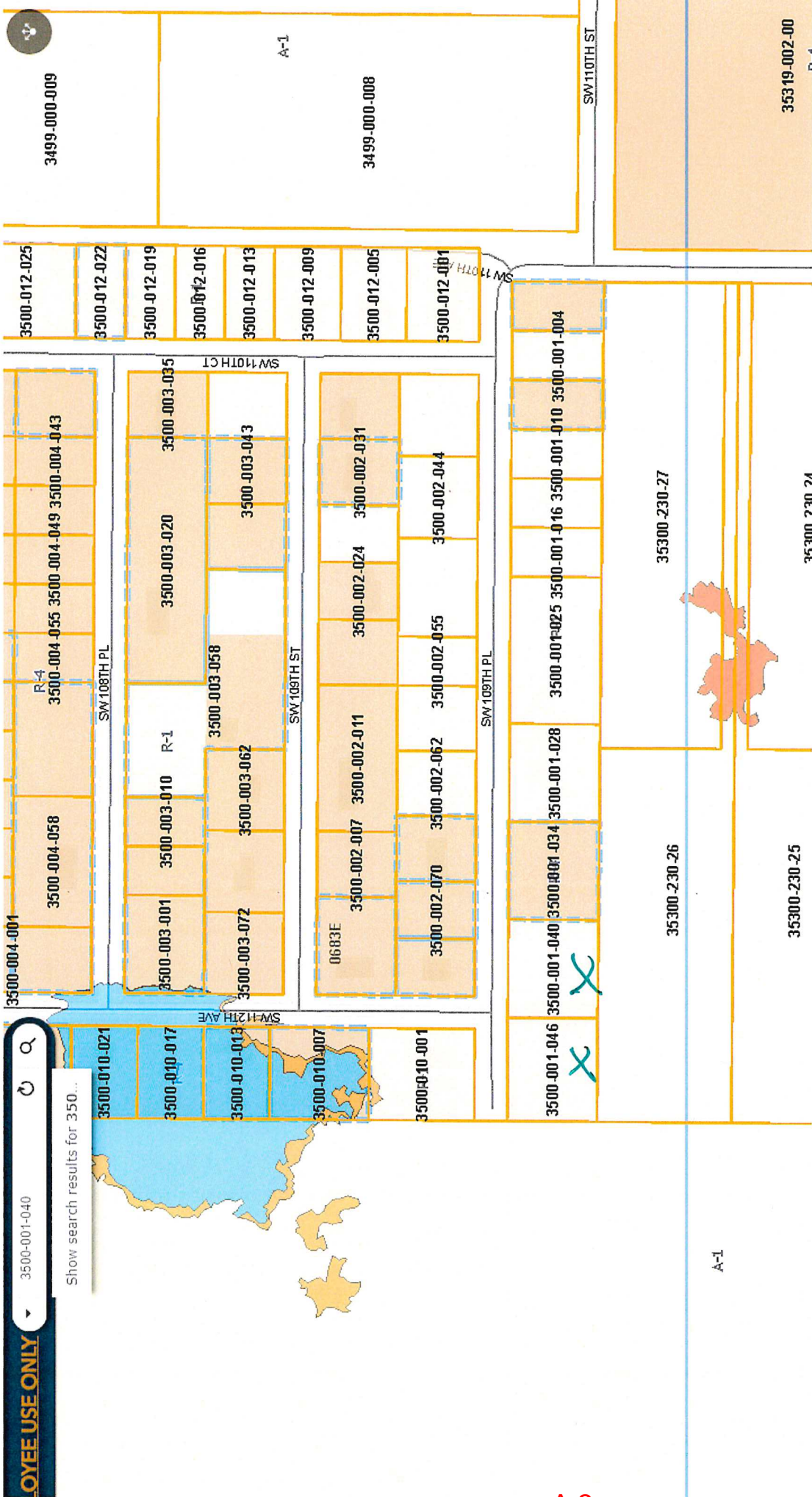
RECEIVED BY: EM DATE: 4/8/2025 ZONING MAP NO.: 96

AR 32712

Rev. 01/11/2021

Empowering Marion for Success

[www.marioncountyfl.org](http://www.marioncountyfl.org)





DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY  
 DATE: 03/16/2010 01:07:19 PM  
 FILE #: 2010023569 OR BK 05331 PG 0038

This Instrument Prepared by:

Joseph J. Lexa, Attorney at Law  
 Post Office Box 403046  
 Miami Beach, Florida 33140



RECORDING FEES 10.00

Property Appraiser Parcel Identification (Folio) Number(s):  
 3500-001-034; 3500-001-040

DEED DOC TAX 0.70

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed** Made and executed the 10th day of March, 2010, by

Sunshine State Land Investment Company, LLC, a Florida limited liability company,

whose address is: c/o P. O. Box 403046, Miami Beach, FL 33140  
 hereinafter called the grantor, to

Surete, LLC, a Florida limited liability company,

whose address is: 6538 Collins Ave., #389, Miami Beach, FL 33141

hereinafter called the grantee

(Wherever 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)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00\*\*\* and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Marion County, Florida, viz:

Lots 34, 35, 36, 37, 38 and 39, Block 1, of Rainbow Springs Heights, according to the plat thereof, as recorded in Plat Book F, page 94, in the Public Records of Marion County, Florida.  
 Parcel ID Number: 3500-001-034

Lots 40, 41, 42, 43, 44, and 45, Block 1, of Rainbow Springs Heights, according to the plat thereof, as recorded in Plat Book F, page 94, in the Public Records of Marion County, Florida.  
 Parcel ID Number: 3500-001-040

**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 for the current year and all subsequent years; and covenants, conditions, easements, restrictions, reservations and limitations of record, if any.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness Printed Name

Witness #2 Signature

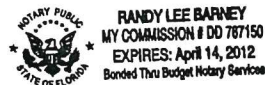
Witness Printed Name

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this 10<sup>th</sup> day of March, 2010, before me, an officer duly qualified to take acknowledgements, personally appeared, Joseph J. Lexa, Member-Manager of Sunshine State Land Investment Company, LLC, a Florida limited liability company, to be the person(s) described in and who executed the foregoing instrument and who acknowledged before me that they/he/she executed the same.

(SEAL)



In Witness Whereof the grantor duly hereunto set his/her hand and seal the day and year first above written.

Sunshine State Land Investment Company, LLC

By   
 Joseph J. Lexa, Member-Manager

Notary Public or Official authorized to take acknowledgements

Printed Name

My commission expires:

Personally known: ☒

Produced identification:

Identification produced:



This Instrument Prepared by and return to:  
(the enclosed self-addressed stamped envelope)  
Randy Barney  
P.O. Box 2301  
Palm Springs, CA 92263

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 01/19/2023 11:02:50 AM  
FILE #: 2023006747 OR BK 7964 PGS 967-968  
REC FEES: \$18.50 INDEX FEES: \$0.00  
DDS: \$0.70 MDS: \$0 INT: \$0

Property Appraiser Parcel Identification (Folio) Number(s):  
3500-001-034, 3500-001-040 and 3500-001-046

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Quit Claim Deed** Made and executed this 17 day of December, 2022, by

**Surete, LLC, a Florida limited liability company,**  
who's address is: 130 Vista Monte, Palm Desert, CA 92260  
hereinafter called the grantor, to

**Sicurezza, LLC, a Florida limited liability company,**  
whose address is: c/o Randy Barney, Manager, P.O. Box 2301, Palm Springs, CA 92263  
hereinafter called the grantee

(Wherever 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)

**Witnesseth:** That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Marion, State of Florida, viz:

**Lots 34.35.36.37.38.39, Block 1, Rainbow Springs Heights, as recorded in Plat Book F, page 94, in the Public Records of Marion County, Florida.**

**Lots 40.41.42.43.44.45, Block 1, Rainbow Springs Heights, as recorded in Plat Book F, page 94, in the Public Records of Marion County, Florida.**

**Lots 46.47.48.49.50.51, Block 1, Rainbow Springs Heights, as recorded in Plat Book F, page 94, in the Public Records of Marion County, Florida.**

**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 first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

**In Witness Whereof,** the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature Calvin Lewis

Printed Name Thomas Nadzan

Witness Signature THOMAS NADZAN

Printed Name

Randy Barney  
Manager  
Surete, LLC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the comment to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )

COUNTY OF Riverside )

The foregoing instrument was acknowledged before me this 17 day of December, 2022 by Randy Barney, Manager, Surete LLC, personally appeared, who proved to me on the basis of satisfactory evidence to be the person(s) who name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)

See attached.  
Signature of Notary

## CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

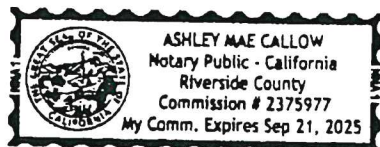
State of California

County of RIVERSIDE

On December 17, 2022 before me, Ashley Mae Callow, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Randy Barney  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Ashley Mae Callow  
 Signature of Notary Public

## OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

## Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: 12/17/22 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

## Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_





Department of State / Division of Corporations / Search Records / Search by Entity Name /

### Detail by Entity Name

Florida Limited Liability Company  
SICUREZZA, LLC

#### Filing Information

Document Number L10000026361  
FE/ EIN Number 27-2081343  
Date Filed 03/09/2010  
State FL  
Status ACTIVE

#### Principal Address

130 Vista Monte  
Palm Desert, CA 92260

Changed: 03/25/2014

#### Mailing Address

P.O. Box 2301  
% Michael Baugher  
Palm Springs, CA 92263

Changed: 01/23/2022

#### Registered Agent Name & Address

PATE, ROBERT N  
11250 Reveille Road  
Cooper City, FL 33026

Name Changed: 03/24/2011

Address Changed: 03/25/2014

#### Authorized Person(s) Detail

##### Name & Address

Title Manager

Baugher, Michael W  
130 Vista Monte  
Palm Desert, CA 92260

Title Manager

Barney, Randy  
P.O. Box 2301  
Palm Springs, CA 92263

#### Annual Reports

Report Year	Filed Date
2023	03/03/2023
2024	04/22/2024
2025	02/13/2025

#### Document Images

02/13/2025 -- ANNUAL REPORT	View image in PDF format
04/22/2024 -- ANNUAL REPORT	View image in PDF format
03/03/2023 -- ANNUAL REPORT	View image in PDF format
01/23/2022 -- ANNUAL REPORT	View image in PDF format
03/04/2021 -- ANNUAL REPORT	View image in PDF format
03/26/2020 -- ANNUAL REPORT	View image in PDF format
03/02/2019 -- ANNUAL REPORT	View image in PDF format
02/15/2018 -- ANNUAL REPORT	View image in PDF format
02/16/2017 -- ANNUAL REPORT	View image in PDF format
02/28/2016 -- ANNUAL REPORT	View image in PDF format
04/16/2015 -- ANNUAL REPORT	View image in PDF format
03/25/2014 -- ANNUAL REPORT	View image in PDF format
01/13/2013 -- ANNUAL REPORT	View image in PDF format
04/09/2012 -- ANNUAL REPORT	View image in PDF format
03/24/2011 -- ANNUAL REPORT	View image in PDF format
03/09/2010 -- Florida Limited Liability	View image in PDF format

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

3500-001-040

[GOOGLE Street View](#)

Prime Key: 837415

[MAP IT+](#)

Current as of 3/20/2025

[Property Information](#)

SICUREZZA LLC  
C/O RANDY BARNEY  
PO BOX 2301  
PALM SPRINGS CA 92263

[Taxes / Assessments:](#)

Map ID: 96

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)

PC: 00

Acres: .47

Situs: 11212 SW 109TH PL DUNNELLON

[2024 Certified Value](#)

Land Just Value	\$16,005
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$16,005
Total Assessed Value	\$16,005
Exemptions	\$0
Total Taxable	\$16,005

[Ex Codes:](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$16,005	\$0	\$0	\$16,005	\$16,005	\$0	\$16,005
2023	\$16,005	\$0	\$0	\$16,005	\$16,005	\$0	\$16,005
2022	\$14,550	\$0	\$0	\$14,550	\$8,908	\$0	\$8,908

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7964/0967</a>	12/2022	05 QUIT CLAIM	8 ALLOCATED	U	V	\$100
<a href="#">5331/0038</a>	03/2010	07 WARRANTY	0	U	V	\$100
<a href="#">4140/1620</a>	08/2005	61 FJDGMNT	0	U	V	\$100
<a href="#">3741/1800</a>	06/2004	34 TAX	2 V-SALES VERIFICATION	U	V	\$15,100
<a href="#">AV02/0290</a>	11/2002	EI E I	0	U	V	\$100
<a href="#">1371/1580</a>	07/1986	07 WARRANTY	0	U	V	\$100
<a href="#">0639/0250</a>	04/1974	02 DEED NC	0	U	V	\$500

[Property Description](#)

SEC 28 TWP 16 RGE 20  
PLAT BOOK F PAGE 094  
RAINBOW SPRINGS HEIGHTS  
BLK 1 LOTS 40.41.42.43.44.45

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		150.0	137.0	R1	150.00 FF							

# Attachment A Application Package

Neighborhood 8483 - RAINBOW SPRINGS HEIGHTS VAC

Mkt: 7 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
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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

3500-001-046

[GOOGLE Street View](#)

Prime Key: 837423

[MAP IT+](#)

Current as of 3/20/2025

Property Information

SICUREZZA LLC  
C/O RANDY BARNEY  
PO BOX 2301  
PALM SPRINGS CA 92263

Taxes / Assessments:

Map ID: 96

Millage: 9002 - UNINCORPORATEDM.S.T.U.

PC: 00

Acres: .39

Situs: 11252 SW 109TH PL DUNNELLON

2024 Certified Value

Land Just Value	\$13,338
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$13,338
Total Assessed Value	\$13,338
Exemptions	\$0
Total Taxable	\$13,338

Ex Codes:History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$13,338	\$0	\$0	\$13,338	\$13,338	\$0	\$13,338
2023	\$13,338	\$0	\$0	\$13,338	\$13,338	\$0	\$13,338
2022	\$12,125	\$0	\$0	\$12,125	\$7,425	\$0	\$7,425

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7964/0967</a>	12/2022	05 QUIT CLAIM	8 ALLOCATED	U	V	\$100
<a href="#">5331/0039</a>	03/2010	07 WARRANTY	0	U	I	\$100
<a href="#">3711/0369</a>	05/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$48,000
<a href="#">3001/0461</a>	07/2001	31 CERT TL	0	U	I	\$100
<a href="#">2868/1683</a>	11/2000	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$32,000
<a href="#">SR96/0777</a>	02/1997	EI E I	0	U	I	\$12,116
<a href="#">2291/1321</a>	09/1996	07 WARRANTY	6 V-PERSONAL PROPERTY	U	V	\$15,500

Property Description

SEC 28 TWP 16 RGE 20  
PLAT BOOK F PAGE 094  
RAINBOW SPRINGS HEIGHTS  
BLK 1 LOTS 46.47.48.49.50.51

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		125.0	136.0	R1	125.00 FF							

# Attachment A Application Package

Neighborhood 8483 - RAINBOW SPRINGS HEIGHTS VAC

Mkt: 7 70

## Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00		UT	99	1995	1	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1995	1	0.0	0.0

## Appraiser Notes

## Planning and Building

### \*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
2018070264	11/7/2018	11/7/2018	DEMOLITION OF SINGLE WIDE MOBILEHOME.