



Marion County Board of County Commissioners

MC GROWTH SERVICES

MC GROWTH SERVICES

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: Parking a commercial vehicle exceeding 10,000 lbs and The Trailer

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

Parcel account number(s): 0174500101

Property dimensions: Total acreage: 3.50

Directions: 11250 NW 200TH ST Micanopy FL 32667

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.

Property Owner name (please print) 11250 NW 200TH ST

Applicant or agent name (please print)

Mailing Address Micanopy FL 32667

Mailing Address

City, State, Zip code 754-234-6781

City, State, Zip code

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

Phone number (include area code)

E-mail address

E-mail address

Signature

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.

Table with 4 columns: Project No., Code Case No., Application No., Zoning Map No. and Rev. Date. Contains handwritten values: 2007 070034, FLUM: RL, 32159, 83, Rev: 07/1/2019.

A-1

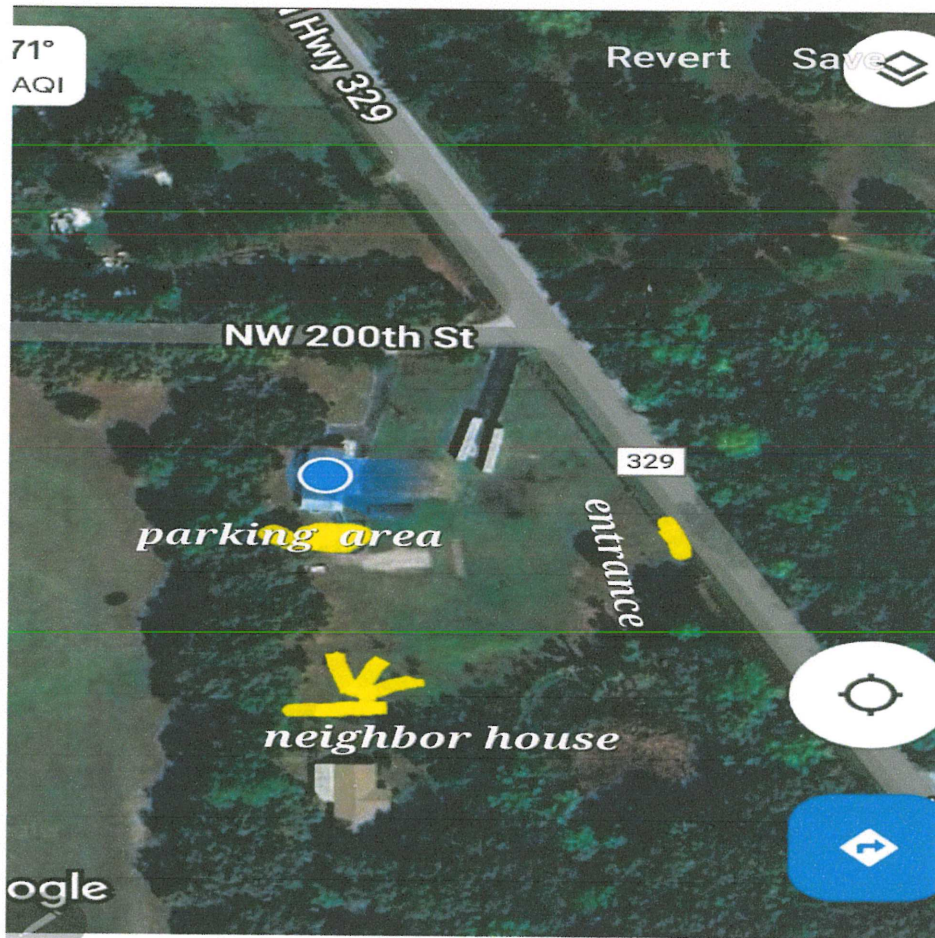
PID 01745-001-01

## ATTACHMENT A

### **Special Use (Written Findings & facts**

- 1. Access to the property will be located off of Hwy 329 and 250ft south off of NW 200TH st**
- 2. The parking area will be on the far back of the property approximately 300 ft east from the entrance. and 200ft north of the only neighbors house near of the property**
- 3.The only house closer to the property is fully close with vegetation, the back, front and across the street is fully cover with vegetation no other house or building are on the surrounding area**
- 4 the vehicle will be cover with the existing house and existen vegetation**
- 5 only the 2015 Freightliner Cascadia VIN#3AKJGLD55SFP7086 and trailer Utility VIN#1UYVS25398G339097 will be parking on the property**
- 6 no unlading or any commercial activity will be conducted anytime on the property .**
- 7 Yes, we would be willing to meet any special conditions necessary to get this special use permit**

# Satellite plan view



ATTACHMENT A



Parking area view to the main road

Only neighbor private vegetation view



Hwy 329 view



ATTACHMENT A

Truck VIN 3AKJGLD55FSFP7086



ATTACHMENT A

Prepared by and return to:

Gina Preston  
Brick City Title Insurance Agency, Inc.  
521 NE 25th Avenue  
Ocala, FL 34470  
(352) 622-8732  
File No 20-1886

Parcel Identification No 01745-001-01

[Space Above This Line For Recording Data]

**WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 23 day of July, 2020 between Allstate Servicing Inc., a Florida Corporation, whose post office address is PO Box 4737, Ocala, FL 34478, Grantor, to Yohan Perez a/k/a Yohan Smartin Perez Hernandez, and Lesli Cartagena a/k/a Lesli Zucet Cartagena Mejia, whose post office address is 11250 Northwest 200th Street, Micanopy, FL 32667, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

Commence at the Northeast corner of Section 21, Township 12 South, Range 20 East, Marion County, Florida; thence along North line of said section S. 90 degrees 00'00" W. a distance of 1322.95 feet; thence departing said North line along the West line of the Northeast 1/4 of the Northeast 1/4 of said section S. 00 degrees 13'19" E, a distance of 25.25 feet to the Point of Beginning, said point also being on the South right of way line of N.W. 200 Street; thence continue along said line 443.88 feet; thence departing said West line N. 89 degrees 54'56" E, a distance of 461.32 feet to a point on the Westerly right of way line of County Road 329; thence N. 28 degrees 08'40" W along the said Westerly right of way line of County Road 329 a distance of 502.96 feet to the intersection of the Southerly right of way line of N.W. 200 Street; thence S. 89 degrees 54'58" W along said Southerly right of way line of N.W. 200 Street, a distance of 225.77 feet to the Point of Beginning.

Together with a 1997 Skyline Manufactured Home with ID#2G610990JA & #2G610990JB.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

ATTACHMENT A

Prepared by and return to:

Gina Preston  
Brick City Title Insurance Agency, Inc.  
521 NE 25th Avenue  
Ocala, FL 34470  
(352) 622-8732  
File No 20-1886

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ATTACHMENT A

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

Signed, sealed and delivered in our presence:

[Signature]  
WITNESS SIGNATURE

ANA M LOPEZ  
PRINTED NAME

[Signature]  
WITNESS SIGNATURE

Jim Cochran  
PRINTED NAME

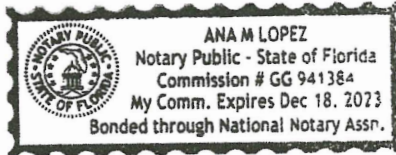
Allstate Servicing Inc., a Florida Corporation

By: [Signature]  
Matthew S. Tabacchi, President

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 23 day of July, 2020 by Matthew S. Tabacchi President of Allstate Servicing Inc., a FL Corporation, on behalf of the Corporation.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally known: X  
OR Produced Identification: \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_



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**

01745-001-01

[GOOGLE Street View](#)

Prime Key: 3649401

[MAP IT+](#)

Current as of 10/29/2024

[Property Information](#)

PEREZ YOHAN SMARTIN  
 CARTAGENA MEJIA LESLI ZUCET  
 11250 NW 200TH ST  
 MICANOPY FL 32667-7611

[Taxes / Assessments:](#)

Map ID: 83

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 02

Acres: 3.50

Situs: Situs: 11250 NW 200TH ST  
 MICANOPY

[2024 Certified Value](#)

Land Just Value	\$50,920		
Buildings	\$105,272		
Miscellaneous	\$0		
Total Just Value	\$156,192	Impact	
Total Assessed Value	\$98,772	<a href="#">Ex Codes:</a> 01 38	(\$57,420)
Exemptions	(\$50,000)		
Total Taxable	\$48,772		
School Taxable	\$73,772		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$50,920	\$105,272	\$0	\$156,192	\$98,772	\$50,000	\$48,772
2023	\$44,848	\$101,251	\$0	\$146,099	\$95,895	\$50,000	\$45,895
2022	\$32,668	\$83,260	\$0	\$115,928	\$93,102	\$50,000	\$43,102

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7235/1836</a>	07/2020	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$105,000
<a href="#">7235/1834</a>	07/2020	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
<a href="#">6056/1198</a>	06/2014	31 CERT TL	0	U	I	\$65,100
<a href="#">4896/0981</a>	09/2007	05 QUIT CLAIM	0	U	V	\$100
<a href="#">2677/1775</a>	04/1999	71 DTH CER	0	U	V	\$100
<a href="#">2359/0931</a>	04/1997	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100

[Property Description](#)

SEC 21 TWP 12 RGE 20

ATTACHMENT A

COM AT NE COR OF SEC 21 TH S 90 W 1322.95 FT TH S 00-13-19  
E 25.25 FT TO POB TH S 443.83 FT TH N 89-54-56 E 461.32 FT  
TH N 28-28-40 W 502.96 FT TH S 89-54-58 W 225.77 FT TO POB.

Parent Parcel: 01745-001-00

Land Data - Warning: Verify Zoning

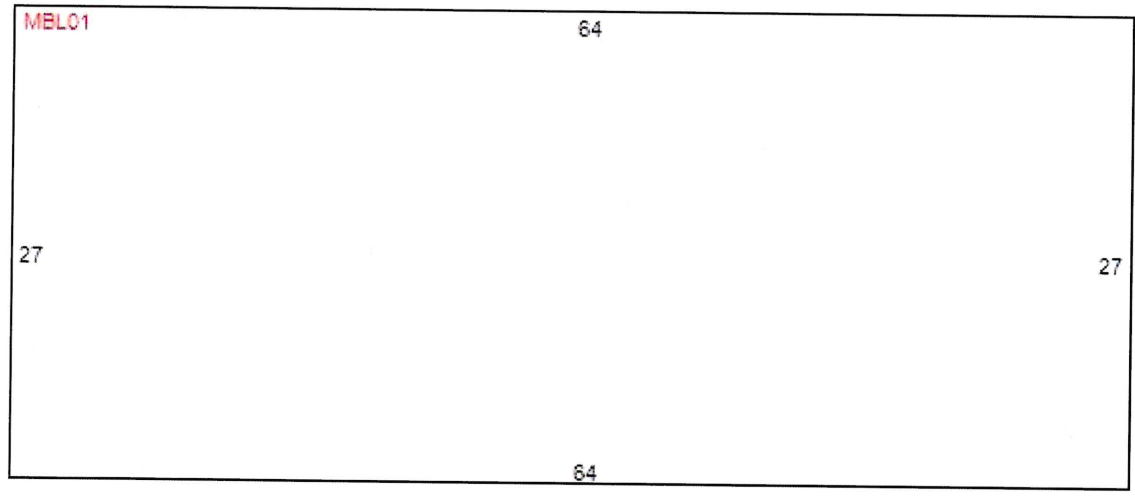
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0200		.0	.0	A1	3.00	AC						
9640		.0	.0	A1	.50	AC						

Neighborhood 0170 - AC N318 S320 W329  
Mkt: 1 70

Traverse

**Building 1 of 1**

MBL01=R64U27L64D27.



Building Characteristics

**ATTACHMENT A**

**Improvement** MH - MOBILE - MOBILE HOME RESID  
**Effective Age** 6 - 25-29 YRS  
**Condition** 1  
**Quality Grade** 600 - AVERAGE  
**Inspected on** 9/3/2020 by 211

**Year Built** 1997  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 2 - MBL HOME  
**Base Perimeter** 182

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	1997	N	0 %	0 %	1,728	1,728

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 24 CARPET	<b>Bedrooms:</b> 3	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 1	<b>Dishwasher:</b> Y
<b>Heat Meth 1:</b> 20 HEAT PUMP	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 1	<b>Garbage Disposal:</b> Y
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 3 PIER	<b>Fireplaces:</b> 1	<b>Extra Fixtures:</b> 3	<b>Intercom:</b> N
<b>A/C:</b> Y			<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	2008	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	2008	2	0.0	0.0

Appraiser Notes

EST INT  
 REMOVED OPEN SHEDS

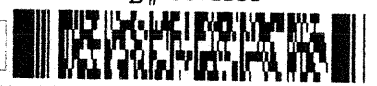
Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
2018090784	9/13/2018	6/26/2019	REROOF (SHINGLES OFF & ON) ON MOBILE HOME FL10124.1 GAF TIMB
M070673	7/1/2007	7/1/2008	MBL

T# 1402951543  
B# 3871553

Identification Number 3AKJGLD55FSFP7086	Year 2015	Make FRHT	Body TR	WT-L-BHP 17500	Vessel Regis. No.	Title Number 141259217
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Registered Owner: **YOHAN SMARTIN PEREZ HERNANDEZ**  
Date of Issue **01/27/2021**

**11250 NW 200TH STREET  
MICANOPY, FL 32667**

Lien Release  
Interest in the described vehicle is hereby released  
By \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

**IMPORTANT INFORMATION**

- When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
- Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
- Remove your license plate from the vehicle.
- See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: <http://www.hsmv.state.fl.us/html/titinf.html>

Mail To:  
**YOHAN SMARTIN PEREZ HERNANDEZ  
11250 NW 200TH STREET  
MICANOPY, FL 32667**

STATE OF FLORIDA

# CERTIFICATE OF TITLE

Identification Number 3AKJGLD55FSFP7086	Year 2015	Make FRHT	Body TR	WT-L-BHP 17500	Vessel Regis. No.	Title Number 141259217
Prev State MN	Color RED	Primary Brand	Secondary Brand	No of Brands	Use PRIVATE	Prev Issue Date
Odometer Status or Vessel Manufacturer or OH use EXEMPT			Engine Drive	Hull Material	Prop	Date of Issue 01/27/2021

Lien Release  
Interest in the described vehicle is hereby released  
By \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

Registered Owner  
**YOHAN SMARTIN PEREZ HERNANDEZ  
11250 NW 200TH STREET  
MICANOPY, FL 32667**

1st Lienholder  
NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE



FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

*Robert R. Kynoch*

*Terry L. Rhodes*

Robert R. Kynoch  
Director

Terry L. Rhodes  
Executive Director

Control Number **148585487**  
14 / 1 148585487

**TRANSFER OF TITLE BY SELLER** (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.  
This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name: \_\_\_\_\_ Address: \_\_\_\_\_  
Seller Must Enter Selling Price: \_\_\_\_\_ Seller Must Enter Date Sold: \_\_\_\_\_

I/We state that this  5 or  6 digit odometer now reads | | | | | | | | | |  (no tenths) miles, date read \_\_\_\_\_ and I hereby certify that to the best of my knowledge the odometer reading:  
 1. reflects ACTUAL MILEAGE.  2. is IN EXCESS OF ITS MECHANICAL LIMITS.  3. is NOT THE ACTUAL MILEAGE.

**UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.**

SELLER Must Sign Here: \_\_\_\_\_  
Print Here: \_\_\_\_\_

CO-SELLER Must Sign Here: \_\_\_\_\_  
Print Here: \_\_\_\_\_

Selling Dealer's License Number: \_\_\_\_\_ Tax No.: \_\_\_\_\_ Tax Collected: \_\_\_\_\_  
Auction Name: \_\_\_\_\_ License Number: \_\_\_\_\_

PURCHASER Must Sign Here: \_\_\_\_\_  
Print Here: \_\_\_\_\_

CO-PURCHASER Must Sign Here: \_\_\_\_\_  
Print Here: \_\_\_\_\_

**NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.**

STATE OF FLORIDA