



Marion County FLORIDA

Marion County Board of County Commissioners

Growth Management ♦ Zoning

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

RECEIVED

JUL 09 2024

Marion County Growth Service

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 B-4

to RR1, for the intended use of:

Residential home

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

Parcel account number(s): 2002-057-001

Property dimensions: 80 X 270 Total acreage: 0.50

Directions: SEC 25 TWP 15 RGE 19 PLAT BOOK G PAGE 65 RAINBOW PARK UNIT 2 REPLAT BK 57 LOT 1

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

@Claudia Mejia

Property owner name (please print)

19392 SW 77 LOOP

Mailing address

Dunnellon FL 34432

City, state, zip code

407 9229608

Phone number (please include area code)

Claudia P. Mejia

Signature

Applicant or agent name (please print)

Mailing address

City, state, zip code

Phone number (please include area code)

c_mejia.kismet2@hotmail.com

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: Chanel DATE: 7/9/24 ZONING MAP NO.: 58

Rev. 07/02/2019

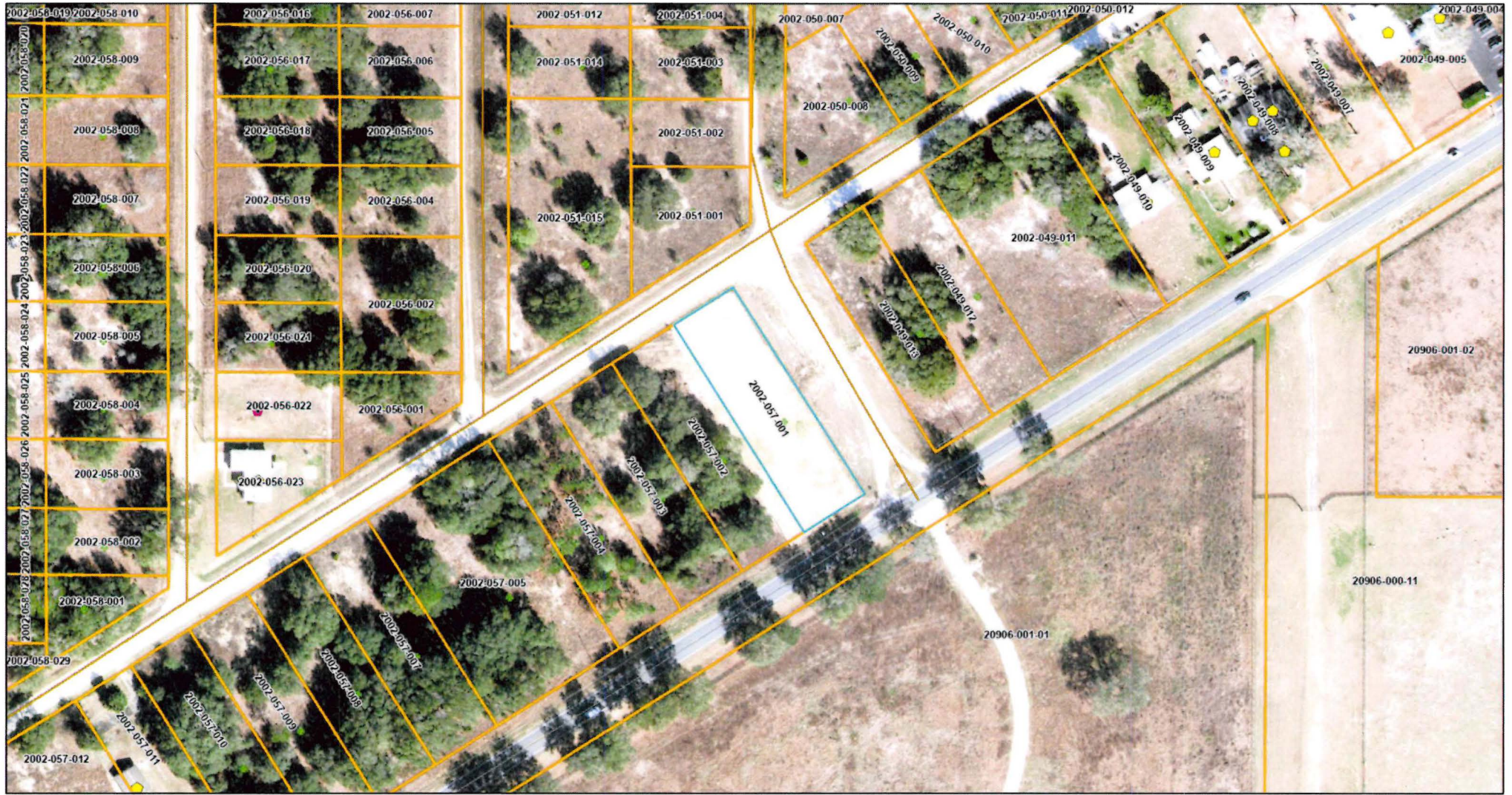
PROJECT: 2024070029 "Meeting Needs by Exceeding Expectations"

AR: 31763

www.marioncountyfl.org

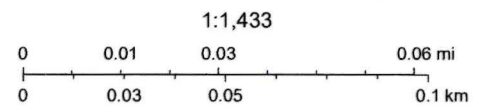
Attachment A

MCBCC Interactive Map - Internal



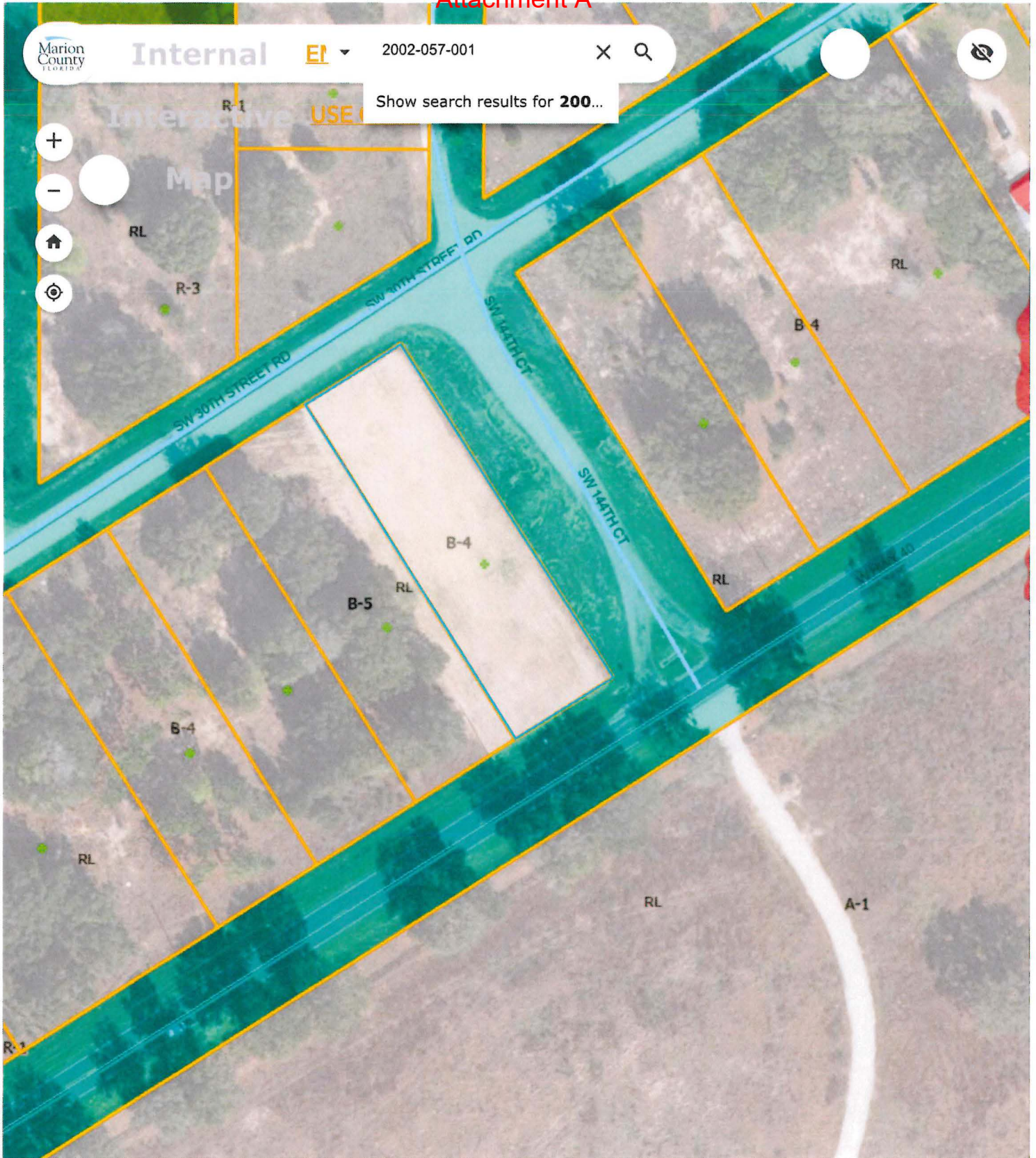
7/11/2024, 12:02:49 PM

- Parcels Labels
- Parcels
- Address Points
- Structure - Addressed
- No Address
- Vacant with Address
- Marion County
- County Road Maintenance
- OCE Maintained Unpaved
- Not Maintained
- Aerial2023
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Marion County IT GIS Team, Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

Attachment A



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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

2024 Property Record Card
Real Estate

2002-057-001

Prime Key: 486914

[Beta MAP IT+](#)

Current as of 7/11/2024

[Property Information](#)

TLC GROUP SERVICES LLC
 1205 BERMUDA LAKES LN APT 208
 KISSIMMEE FL 34741-2162

[Taxes / Assessments:](#)

Map ID: 58

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 00

[Acres:](#) .50

[2023 Certified Value](#)

Land Just Value	\$15,400
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$15,400
Total Assessed Value	\$15,400
Exemptions	\$0
Total Taxable	\$15,400

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$15,400	\$0	\$0	\$15,400	\$15,400	\$0	\$15,400
2022	\$11,060	\$0	\$0	\$11,060	\$3,201	\$0	\$3,201
2021	\$2,910	\$0	\$0	\$2,910	\$2,910	\$0	\$2,910

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7892/0471	09/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$39,900
7748/0789	04/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$25,000
5725/1827	05/2012	07 WARRANTY	0	U	V	\$100
3395/0974	04/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$6,500

[Property Description](#)

SEC 25 TWP 15 RGE 19
 PLAT BOOK G PAGE 65
 RAINBOW PARK UNIT 2 REPLAT
 BK 57 LOT 1

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

A-4

Attachment A

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		80.0	270.0	B4	2.00	LT						
Neighborhood 3995 - RAINBOW PARK VAC												
Mkt: 4 70												
Miscellaneous Improvements												
Type		Nbr Units	Type	Life	Year In	Grade	Length	Width				
Appraiser Notes												
Planning and Building												
** Permit Search **												
Permit Number	Date Issued			Date Completed			Description					

Prepared by and return to:

Cristina M. Rubio

Attorney at Law

Ochoa & Rubio, PA

10 SE Central Parkway Suite 420

Stuart, FL 34994

772-607-1324

File Number: SantiagoTLC

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **30th** day of **September, 2022** between **Edwin Febus Santiago, a married man** whose post office address is **5024 Culpepper PL, Wesley Chapel, FL 33544**, grantor, and **TLC Group Services LLC, a Florida Limited Liability Company** whose post office address is **1205 Bermuda Lakes Ln , Apt. 208 , Kissimmee, FL 34741**, 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 **Marion County, Florida** to-wit:

Lot 1, Block 57, A SUBDIVISION OF BLOCKS 49 AND 57, RAINBOW PARK UNIT NO. 2, according to the Plat thereof, as recorded in Plat Book G, Page 65, Public Records of Marion County, Florida.

Parcel Identification Number: 2002-057-001

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 5024 Culpepper PL, Wesley Chapel, FL 33544.

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**.

DoubleTime®

Attachment A

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:

[Signature]
Witness Name: Cheryl Bailey
[Signature]
Witness Name: Edwin Febus

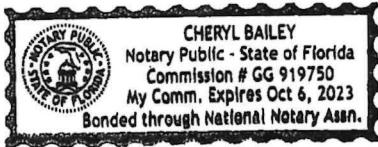
[Signature] (Seal)
Edwin Febus Santiago

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of September 2022 by Edwin Febus Santiago, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: Cheryl Bailey
My Commission Expires: Oct 6th, 2023





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
TLC GROUP SERVICES, LLC

Filing Information

Document Number	L16000215676
FEI/EIN Number	81-4574316
Date Filed	11/28/2016
Effective Date	11/28/2016
State	FL
Status	ACTIVE

Principal Address

18508 SOUTH WEST 44ST
DUNNELLO, FL 34432

Changed: 02/24/2023

Mailing Address

18508 SOUTH WEST 44ST
DUNNELLO, FL 34432

Changed: 02/24/2023

Registered Agent Name & Address

MEJIA, CLAUDIA PATRICIA
18508 SOUTH WEST 44ST
DUNNELLO, FL 34432

Name Changed: 10/04/2021

Address Changed: 02/24/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

SZPIGA, JOSEPH
18508 SOUTH WEST 44ST
DUNNELLO, FL 34432

Title AMBR

Attachment A

MEJIA, CLAUDIA PATRICIA
18508 SOUTH WEST 44ST
DUNNELLON, FL 34432

Annual Reports

Report Year	Filed Date
2022	01/27/2022
2023	02/24/2023
2024	03/05/2024

Document Images

03/05/2024 -- ANNUAL REPORT	View image in PDF format
02/24/2023 -- ANNUAL REPORT	View image in PDF format
01/27/2022 -- ANNUAL REPORT	View image in PDF format
10/04/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/07/2021 -- ANNUAL REPORT	View image in PDF format
06/03/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/11/2017 -- ANNUAL REPORT	View image in PDF format
11/28/2016 -- Florida Limited Liability	View image in PDF format