



Marion County Board of County Commissioners

Growth Services ♦ Planning & Zoning

2710 E. Silver Springs Blvd. Ocala, FL 34470 Phone: 352-438-2600 Fax: 352-438-2601

www.marioncountyfl.org

APPLICATION COMPLETE DATE COMPLETED 1/31/24 INITIALS [Signature] TENTATIVE MEETING DATES P&Z PH 3/25/24 BCC/P&Z PH 4/16/24

RECEIVED

JAN 31 2024

APPLICATION FOR REZONING

Application No.: _____

Marion County Growth Service

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article Five, Zoning, on the below described property and area, from B-1 to R-4, for the intended use of: Mobile home

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

Parcel account number(s): 9042-1672-01

Property dimensions: 56' Total acreage: .33

Directions: 11036 SE Hwy 464C Ocala, FL 32179

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

Wanda Roman

Property owner name (please print)

120 Viola St.

Mailing address

Kissimmee, FL 34741

City, state, zip code

407-764-0579

Phone number (please include area code)

Printing.your@yahoo.com

Email Address

[Signature]

Signature

Applicant or agent name (please print)

Mailing address

City, state, zip code

Phone number (please include area code)

Email Address

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, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: C. Daugh DATE: 1-30-24 ZONING MAP NO.: 312

REV: 04/2015

Code 920015 - James Rogers

PROJECT: 2024010686 Ari 3115

"Meeting Needs by Exceeding Expectations"



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

9042-1672-01
[GOOGLE Street View](#)

Prime Key: 2519304

[Beta MAP IT+](#)

Current as of 1/31/2024

Property Information

ROMAN-AVILES WANDA
 120 VIOLA ST
 KISSIMMEE FL 34741-5540

Taxes / Assessments:

Map ID: 312

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 02

Acres: .33

Situs: 14610 SE 112TH PL OCALA

2023 Certified Value

Land Just Value	\$9,500	
Buildings	\$0	
Miscellaneous	\$0	
Total Just Value	\$9,500	Ex Codes:
Total Assessed Value	\$9,500	
Exemptions	\$0	
Total Taxable	\$9,500	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$9,500	\$0	\$0	\$9,500	\$9,500	\$0	\$9,500
2022	\$7,000	\$0	\$0	\$7,000	\$3,993	\$0	\$3,993
2021	\$5,000	\$0	\$0	\$5,000	\$3,630	\$0	\$3,630

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8040/0695	05/2023	07 WARRANTY	0	U	V	\$100
7803/1448	06/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$8,000
5352/1975	04/2010	08 CORRECTIVE-	0	U	V	\$100
5336/1011	03/2010	07 WARRANTY	8 ALLOCATED	Q	V	\$32,000
3984/1645	03/2005	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$14,900
1786/0065	09/1991	26 TRUSTEE	2 V-SALES VERIFICATION	U	V	\$15,600
1716/1292	02/1991	05 QUIT CLAIM	0	U	V	\$100

Property Description

SEC 28 TWP 16 RGE 24
 PLAT BOOK J PAGE 394

SILVER SPRINGS SHORES UNIT 42
BLK 1672 LOT 1

Parent Parcel: 9042-1672-00

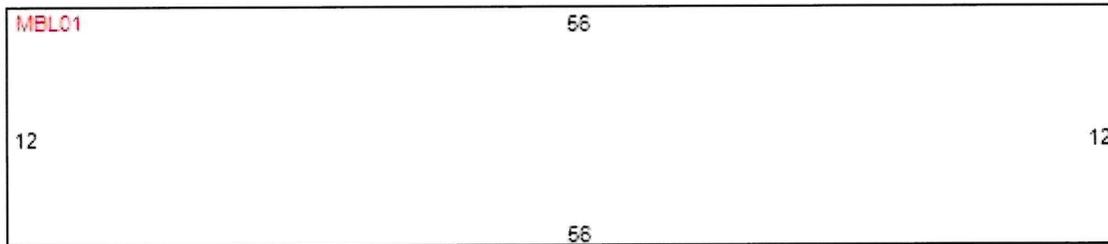
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0200		116.0	125.0	R1	1.00 LT							
Neighborhood 2042 - SILVER SPRINGS SHORES UNIT 42												
Mkt: 8 70												

[Traverse](#)

Building 1 of 1

MBL01=U12R56D12L56.



[Building Characteristics](#)

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 9 - 40-99 YRS
Condition 4

Year Built 1965
Physical Deterioration 0%
Obsolescence: Functional 0%

A-4

Quality Grade 300 - LOW
Inspected on 12/19/2023 by 187

Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 136

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0120 - MH	ALUM SIDING	1.00	1965	N	0 %	0 %	672	672

Section: 1

Roof Style: 02 FLAT WOOD STR	Floor Finish: 23 VINYL PLANK	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 17 KOOL SEAL/MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: N			Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	2023	2	0.0	0.0	

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
2023110192	11/2/2023	12/19/2023	USED MBL



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 05/03/2023 02:07:33 PM
FILE #: 2023055064 OR BK 8040 PGS 695-697
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

Return to:

**Wanda Roman-Aviles
120 Viola St.
Kissimmee FL 34741**

This Instrument Prepared by:

Law Offices of Gregg R. Brennan, P.A.
11296 SE Highway 42
Summerfield FL 34491

Property Appraisers Parcel Identification
(Folio) Number: 9042-1672-01

Space Above This Line for Processing Data

Space Above This Line for Recording

WARRANTY DEED

THIS WARRANTY DEED, made this 2ND day of May, 2023, Between ROBERT WAYNE THOMAS, a single man, whose post office address is 5790 SE 183rd Terrace, Ocklawaha, of the County of Marion, State of Florida, hereinafter called Grantor, to WANDA ROMAN-AVILES, whose post office address is 120 Viola St., Kissimmee, of the County of Osceola, State of Florida, Grantees.

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN DOLLARS AND ZERO CENTS (\$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 County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO All easements, restrictions, conditions, reservations and covenants of record, if any, however the same shall not be deemed to reimpose the same.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Attachment A

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the day and year first above written.

Signed, sealed and delivered
in our presence:

Robert Wayne Thomas
ROBERT WAYNE THOMAS, Grantor

Signed, sealed and delivered
in our presence:

[Signature]
Witness

Roselle Brennan

Printed Name

[Signature]
Witness

Gregg Brennan

Printed Name

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 2nd day of May, 2023, by ROBERT WAYNE THOMAS, who was physically present and who produced a Florida Driver's License as proof of his identity, and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid 2nd day of May, 2023.

[Signature]
Printed Name: Gregg R. Brennan
Notary Public, State of Florida
Commission Number: GG 340538
My commission expires: 8/4/2023

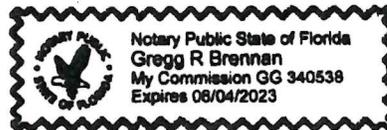


EXHIBIT "A"
LEGAL DESCRIPTION*

LOT 1, BLOCK 1672 SILVER SPRINGS SHORES UNIT NO. 42,
ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK J, PAGES
394 THROUGH 399, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

*This instrument was prepared by Gregg R. Brennan, using a legal description supplied by the Grantor, title to the land described herein has not been examined and no warranty or other representation is made and no opinion, expressed or implied, is given by Gregg R. Brennan, as to the accuracy of the description, the marketability, or the condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances or the legality of the land division hereby created. Grantee by the acceptance and recordation of this document releases Gregg R. Brennan and the Law Offices of Gregg R. Brennan, P.A. of any liability regarding the above-stated matters.

26	1	MIW	6442
AUDIT # 163339802			



Attachment A
 STATE OF FLORIDA
 APPLICATION FOR VEHICLE/VESSEL
 CERTIFICATE OF TITLE

L#	4411147
T#	1848802681
B#	3184715
S#	100818418

TITLE NUMBER	VEHICLE/VESSEL IDENTIFICATION #	YR. MAKE	MAKE or MANUFACTURER	BODY TYPE	VEHICLE COLOR	WT/LENGTH	GVV/LOC		
1989831	DL4MS4384	1965	FLTW	HS	UNK	56'			
DATE OF ISSUE MO. DAY YEAR	TRANS CODE	VEHICLE USE	HULL MATERIAL	PROPULSION	FUEL	VESSEL TYPE	WATER	FL NUMBER	AUTH DESTRUCTION
08 16 23	DUT	PRIVATE							

Applicant/Owner's Name & Address
 WANDA ROMAN-AVILES
 120 VIOLA ST
 KISSIMMEE, FL 34741

BIRTHDATE SEX MO. DAY YEAR	RESIDENT Y N ALIEN	CNTY RES.#
F 08 03 71	X	26

1st OWNER FL/DL# OR F.E.I.D.#	2nd OWNER FL/DL# OR UNIT #
R551900717830	

VOLUNTARY CONTRIBUTIONS

AGENCY FEE	TITLE FEE	SALES TAX	GRAND TOTAL
8.25	77.50	0.00	85.75

Action Requested: DUP TITLE

Brands:

PREV. STATE	DATE ACQUIRED	NEW	USED	ODOMETER / VESSEL MANUFACTURER	ODOMETER DECLARATION CERTIFICATION
FL	04/28/2023		XX		<input type="checkbox"/>

LIEN INFORMATION DATE OF LIEN RECEIVED DATE FEID # OR FL / DL AND SEX AND DATE OF BIRTH DMV ACCOUNT #

NAME OF FIRST LIENHOLDER:

ADDRESS

SALVAGE TYPE

SELLER INFORMATION

NAME OF SELLER, FLORIDA DEALER, OR OTHER PREVIOUS OWNER

ADDRESS

DEALER LICENSE NO.

CONSUMER OR SALES TAX EXEMPTION #

SALES TAX AND USE REPORT

TRANSFER OF TITLE PURCHASER HOLDS VALID
 IS EXEMPT FROM EXEMPTION CERTIFICATE
 FLORIDA SALES OR VEHICLE / VESSEL WILL BE
 USE TAX FOR THE USED EXCLUSIVELY FOR RENTAL
 REASON(S) CHECKED OTHER GIFT

INDICATE TOTAL PURCHASE PRICE, INCLUDING ANY UNPAID BALANCE DUE SELLER, BANK OR OTHERS \$ 0.00

INDICATE SALES OR USE TAX DUE AS PROVIDED BY CHAPTER 212, FLORIDA STATUTES \$ 0.00

SELLING PRICE VERIFIED

APPLICANT CERTIFICATION

I/WE HEREBY CERTIFY THAT THE VEHICLE/VESSEL TO BE TITLED WILL NOT BE OPERATED UPON THE PUBLIC HIGHWAYS/WATERWAYS OF THIS STATE.

I CERTIFY THAT THE CERTIFICATE OF TITLE IS LOST OR DESTROYED.

I CERTIFY THAT THIS MOTOR VEHICLE/VESSEL WAS REPOSSESSED UPON DEFAULT OF THE LIEN INSTRUMENT AND IS NOW IN MY POSSESSION.

I/WE HEREBY CERTIFY THAT I/WE LAWFULLY OWN THE ABOVE DESCRIBED VEHICLE/VESSEL, AND MAKE APPLICATION FOR TITLE. IF LIEN IS BEING RECORDED NOTICE IS HEREBY GIVEN THAT THERE IS AN EXISTING WRITTEN LIEN INSTRUMENT INVOLVING THE VEHICLE/VESSEL DESCRIBED ABOVE AND HELD BY LIENHOLDER SHOWN ABOVE. I/WE FURTHER AGREE TO DEFEND THE TITLE AGAINST ALL CLAIMS.

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

Signature of Applicant/Owner

Signature of Applicant/Co-Owner

T# 1848802681
B# 3184715

Identification Number DL4MS4384	Year 1965	Make FLTW	Body HS	WT-L-BHP 56'	Vessel Regis. No.	Title Number 1989831
------------------------------------	--------------	--------------	------------	-----------------	-------------------	-------------------------

Registered Owner: **WANDA ROMAN-AVILES**
120 VIOLA ST
KISSIMEE, FL 34741

Date of Issue: **08/16/2023**

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

IMPORTANT INFORMATION

1. 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.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. 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:
WANDA ROMAN-AVILES
120 VIOLA ST
KISSIMEE, FL 34741

CERTIFICATE OF TITLE

Identification Number DL4MS4384	Year 1965	Make FLTW	Body HS	WT-L-BHP 56'	Vessel Regis. No.	Title Number 1989831
Prev State FL	Color UNK	Primary Brand	Secondary Brand	No of Brands	Use PRIVATE	Prev Issue Date 04/28/2023
Odometer Status or Vessel Manufacturer or OH use				Engine Drive	Hull Material	Prop
						Date of Issue 08/16/2023

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

Registered Owner
WANDA ROMAN-AVILES
120 VIOLA ST
KISSIMEE, FL 34741

DUPLICATE

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE



FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

David M. Kerner
Executive Director

Control Number **163339802**
26 / 1 163339802

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: _____ CO-SELLER Must Sign Here: _____

Print Here: _____ Print Here: _____

Selling Dealer's License Number: _____ Tax No.: _____ Tax Collected: _____

Auction Name: _____ License Number: _____

PURCHASER Must Sign Here: _____ CO-PURCHASER Must Sign Here: _____

Print Here: _____ Print Here: _____

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

STATE OF FLORIDA

VOID IF ALTERED

Code Case Detail Report Attachment A

CDPR4204 - Code Case Detail Report

CASE NBR: 920015

AO NBR: 654830

OLD CASE NBR
CASE TYPE: STRUCTURAL

STATUS: OPEN
INSPECTOR: ROGERS, JAMES
FOLIO NBR: 9042-1672-01

AO INFORMATION

OPEN DATE 5/15/2023 OPEN USER BU341JR3
COMPL NAME JAMES ROGERS COMPL PHONE
COMPL ADDRESS 2710 E SILVER SPRINGS BLVD Ocala COMPL FAX

CASE INFORMATION

ADDR NBR: 233767 LOCATION: 14610 SE 112TH PL Ocala
OPEN DATE: 05/16/2023 DISPOSITION NOTICE OF VIOLATION
CLOSE DATE: DISP BY: DISP DATE:

DIRECTIONS:

CATEGORY: CON - PERMITS

PRIORITY: 0 LAST VISIT ID: 575992 ZIP: 347415540

HEARING DATE: CONTACT?:

DESCRIPTION: PHYSICAL FILE ID:

SET MOBILE HOME AND BUILD DECK WITHOUT PERMITS. PERMIT 2023110192 IFOR MOBILE HOME IN APPLY STATUS WITH REJECTIONS.

CONTACT INFORMATION:

TENANT INFORMATION:

PHONE: FAX: PHONE: FAX:

OWNER INFORMATION:

VIOLATOR INFORMATION:

WANDA ROMAN-AVILES
120 VIOLA ST
KISSIMMEE, FL 34741-5540

PHONE: FAX: PHONE: FAX:

COMPLAINANT INFORMATION:

NAME/ADDRESS: PHONE: FAX:
JAMES ROGERS
2710 E SILVER SPRINGS BLVD Ocala

ACTION ORDER NOTES:

VISITS:

<u>VISIT NBR</u>	<u>INSPECTOR</u>	<u>NAME</u>	<u>SCHEDULED DATE</u>	<u>VISIT DATE</u>	<u>NBR DAYS COMP.</u>
575992	BU341JR3	ROGERS, JAMES			

LETTERS:

<u>REF TYPE</u>	<u>LETTER NAME</u>	<u>RQST DATE</u>	<u>PRINT DATE</u>	<u>SEND DATE</u>	<u>STATUS</u>
CC	BLDG1 - FBC - 7'	05/16/2023			ACTV
CC	BLDG1 - FBC - 7'	12/21/2023			ACTV

VIOLATIONS:

STATUS GROUP CODE VIOL. DATE DESCRIPTION/REMARKS

CASE NBR: 920015

AO NBR: 654830

OLD CASE NBR

Attachment A
STATUS: OPEN

INSPECTOR: ROGERS, JAMES

CASE TYPE: STRUCTURAL

FOLIO NBR: 9042-1672-01

IMAGES:

<u>IMAGE DATE</u>	<u>IMAGE DESCRIPTION</u>
5/15/2023	MH

NOTES:
