



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 5/20/25  
INTIALS EM

TENTATIVE MEETING DATES  
P&Z PH 8/25/25  
BCC/P&Z PH 9/15 or 9/16/2025

### 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 B5 and A1 and B4

to RAC, as required per latest Land Use/Zoning Changes, for the intended use of:

Commercial usage - warehouse, storage, etc

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

Parcel account number(s): 44812-000-00 and 44812-001-00

Property dimensions: N/A and 209 x 209

Total acreage: 7.78

Directions:

email: harvey1918@gmail.com

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

520 NE 82nd Terrace LLC  
C/o Harvey E. Chen - Owner/Member  
Property owner name (please print)

751 NW 108th Avenue

Mailing address

Plantation FL 33324

City, state, zip code

(917)748-2122

Phone number (please include area code)

H. E. Chen

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.

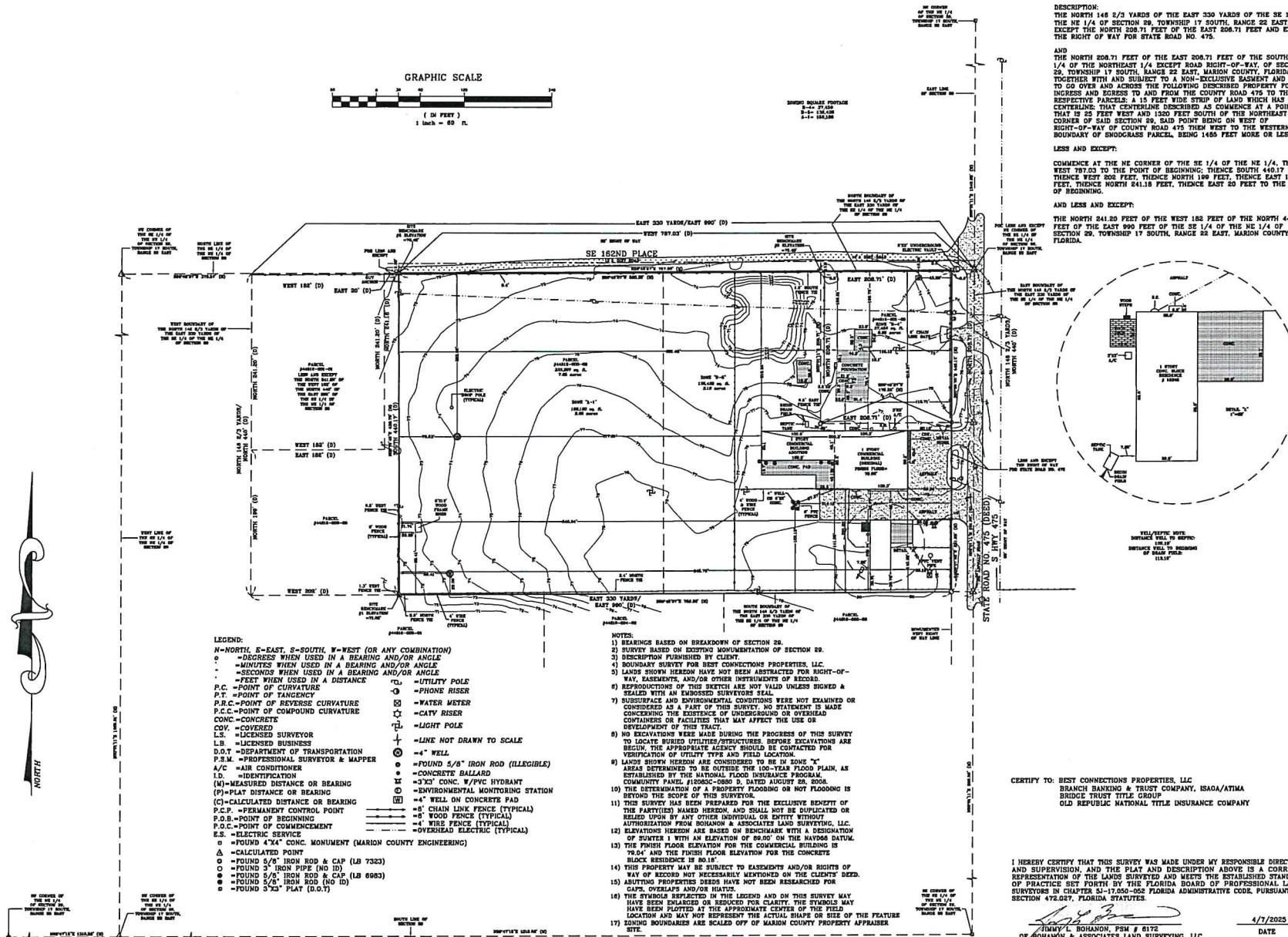
\*\*\*\*\*  
FOR OFFICE USE ONLY

RECEIVED BY: EM DATE: 5/19/25 ZONING MAP NO.: 186 Rev. 01/11/2021

missing: payment & site plan

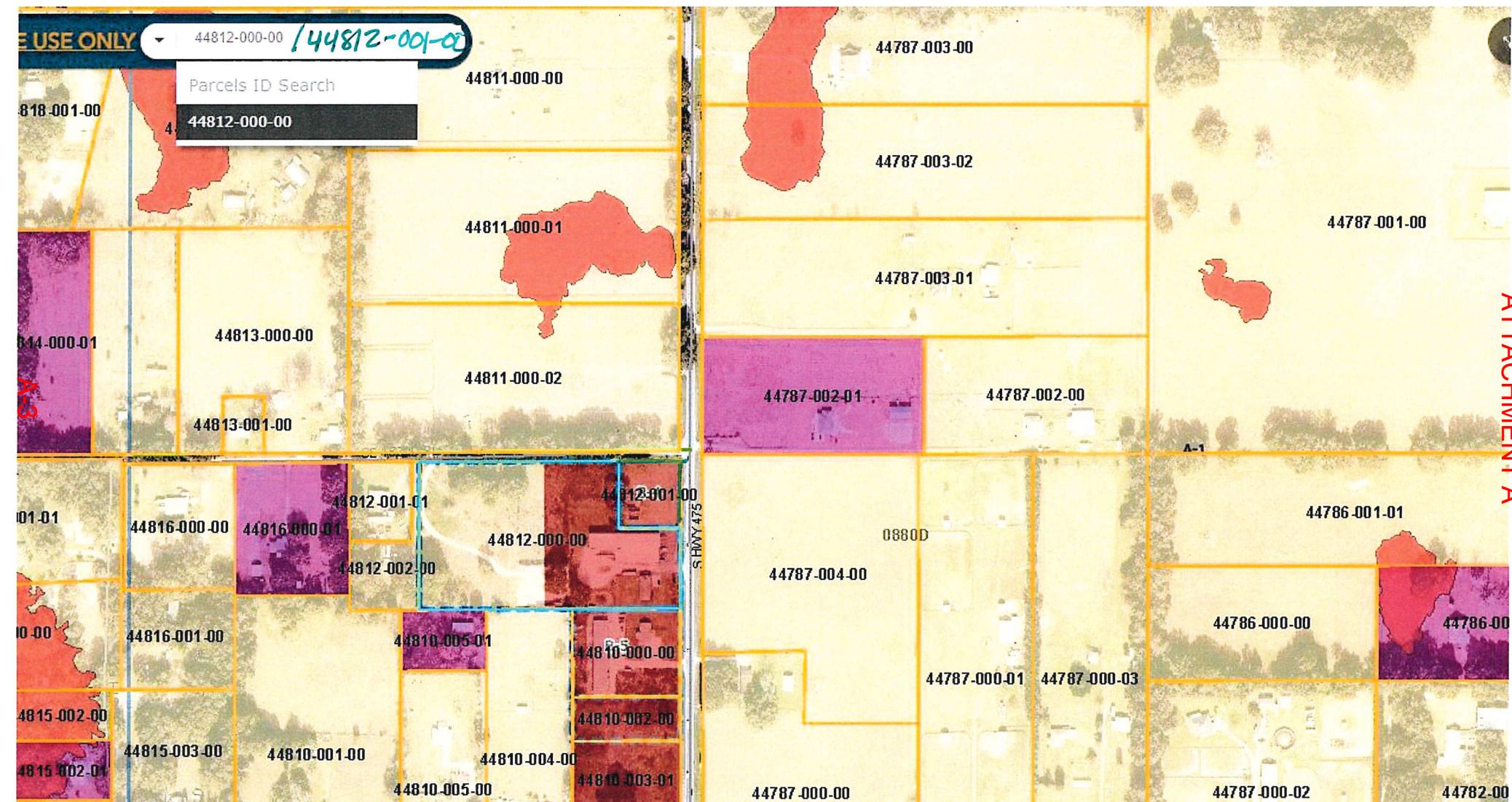
AR 32868

## ATTACHMENT A



JOB NO. 17-500	SURVEY DATE: 6/15/00	BOHANON & ASSOCIATES LAND SURVEYING, LLC "COMPLETE SURVEYING & MAPPING SERVICE" P.O. BOX 9777 OFFICE: (347) 296-2212 BREVARD, FLORIDA 34721-0777 SHEET 1 OF 1		
DRAWS: HHR	BOOK REF. 345-47-49 PAGE: 345-47	REVIEWED: JLB	NO. 1	DATE: 4/7/25
BOUNDRY AND TOPOGRAPHIC SURVEY FOR: BEST CONNECTIONS PROPERTIES, LLC			NO. 1	DATE: 4/7/25
			NO. 2	DATE: 4/7/25
			NO. 3	DATE: 4/7/25
			NO. 4	DATE: 4/7/25
			NO. 5	DATE: 4/7/25
			NO. 6	DATE: 4/7/25
			NO. 7	DATE: 4/7/25
			NO. 8	DATE: 4/7/25
			NO. 9	DATE: 4/7/25
			NO. 10	DATE: 4/7/25
			NO. 11	DATE: 4/7/25
			NO. 12	DATE: 4/7/25
			NO. 13	DATE: 4/7/25
			NO. 14	DATE: 4/7/25
			NO. 15	DATE: 4/7/25
			NO. 16	DATE: 4/7/25
			NO. 17	DATE: 4/7/25
			NO. 18	DATE: 4/7/25
			NO. 19	DATE: 4/7/25
			NO. 20	DATE: 4/7/25
			NO. 21	DATE: 4/7/25
			NO. 22	DATE: 4/7/25
			NO. 23	DATE: 4/7/25
			NO. 24	DATE: 4/7/25
			NO. 25	DATE: 4/7/25
			NO. 26	DATE: 4/7/25
			NO. 27	DATE: 4/7/25
			NO. 28	DATE: 4/7/25
			NO. 29	DATE: 4/7/25
			NO. 30	DATE: 4/7/25
			NO. 31	DATE: 4/7/25
			NO. 32	DATE: 4/7/25
			NO. 33	DATE: 4/7/25
			NO. 34	DATE: 4/7/25
			NO. 35	DATE: 4/7/25
			NO. 36	DATE: 4/7/25
			NO. 37	DATE: 4/7/25
			NO. 38	DATE: 4/7/25
			NO. 39	DATE: 4/7/25
			NO. 40	DATE: 4/7/25
			NO. 41	DATE: 4/7/25
			NO. 42	DATE: 4/7/25
			NO. 43	DATE: 4/7/25
			NO. 44	DATE: 4/7/25
			NO. 45	DATE: 4/7/25
			NO. 46	DATE: 4/7/25
			NO. 47	DATE: 4/7/25
			NO. 48	DATE: 4/7/25
			NO. 49	DATE: 4/7/25
			NO. 50	DATE: 4/7/25
			NO. 51	DATE: 4/7/25
			NO. 52	DATE: 4/7/25
			NO. 53	DATE: 4/7/25
			NO. 54	DATE: 4/7/25
			NO. 55	DATE: 4/7/25
			NO. 56	DATE: 4/7/25
			NO. 57	DATE: 4/7/25
			NO. 58	DATE: 4/7/25
			NO. 59	DATE: 4/7/25
			NO. 60	DATE: 4/7/25
			NO. 61	DATE: 4/7/25
			NO. 62	DATE: 4/7/25
			NO. 63	DATE: 4/7/25
			NO. 64	DATE: 4/7/25
			NO. 65	DATE: 4/7/25
			NO. 66	DATE: 4/7/25
			NO. 67	DATE: 4/7/25
			NO. 68	DATE: 4/7/25
			NO. 69	DATE: 4/7/25
			NO. 70	DATE: 4/7/25
			NO. 71	DATE: 4/7/25
			NO. 72	DATE: 4/7/25
			NO. 73	DATE: 4/7/25
			NO. 74	DATE: 4/7/25
			NO. 75	DATE: 4/7/25
			NO. 76	DATE: 4/7/25
			NO. 77	DATE: 4/7/25
			NO. 78	DATE: 4/7/25
			NO. 79	DATE: 4/7/25
			NO. 80	DATE: 4/7/25
			NO. 81	DATE: 4/7/25
			NO. 82	DATE: 4/7/25
			NO. 83	DATE: 4/7/25
			NO. 84	DATE: 4/7/25
			NO. 85	DATE: 4/7/25
			NO. 86	DATE: 4/7/25
			NO. 87	DATE: 4/7/25
			NO. 88	DATE: 4/7/25
			NO. 89	DATE: 4/7/25
			NO. 90	DATE: 4/7/25
			NO. 91	DATE: 4/7/25
			NO. 92	DATE: 4/7/25
			NO. 93	DATE: 4/7/25
			NO. 94	DATE: 4/7/25
			NO. 95	DATE: 4/7/25
			NO. 96	DATE: 4/7/25
			NO. 97	DATE: 4/7/25
			NO. 98	DATE: 4/7/25
			NO. 99	DATE: 4/7/25
			NO. 100	DATE: 4/7/25
			NO. 101	DATE: 4/7/25
			NO. 102	DATE: 4/7/25
			NO. 103	DATE: 4/7/25
			NO. 104	DATE: 4/7/25
			NO. 105	DATE: 4/7/25
			NO. 106	DATE: 4/7/25
			NO. 107	DATE: 4/7/25
			NO. 108	DATE: 4/7/25
			NO. 109	DATE: 4/7/25
			NO. 110	DATE: 4/7/25
			NO. 111	DATE: 4/7/25
			NO. 112	DATE: 4/7/25
			NO. 113	DATE: 4/7/25
			NO. 114	DATE: 4/7/25
			NO. 115	DATE: 4/7/25
			NO. 116	DATE: 4/7/25
			NO. 117	DATE: 4/7/25
			NO. 118	DATE: 4/7/25
			NO. 119	DATE: 4/7/25
			NO. 120	DATE: 4/7/25
			NO. 121	DATE: 4/7/25
			NO. 122	DATE: 4/7/25
			NO. 123	DATE: 4/7/25
			NO. 124	DATE: 4/7/25
			NO. 125	DATE: 4/7/25
			NO. 126	DATE: 4/7/25
			NO. 127	DATE: 4/7/25
			NO. 128	DATE: 4/7/25
			NO. 129	DATE: 4/7/25
			NO. 130	DATE: 4/7/25
			NO. 131	DATE: 4/7/25
			NO. 132	DATE: 4/7/25
			NO. 133	DATE: 4/7/25
			NO. 134	DATE: 4/7/25
			NO. 135	DATE: 4/7/25
			NO. 136	DATE: 4/7/25
			NO. 137	DATE: 4/7/25
			NO. 138	DATE: 4/7/25
			NO. 139	DATE: 4/7/25
			NO. 140	DATE: 4/7/25
			NO. 141	DATE: 4/7/25
			NO. 142	DATE: 4/7/25
			NO. 143	DATE: 4/7/25
			NO. 144	DATE: 4/7/25
			NO. 145	DATE: 4/7/25
			NO. 146	DATE: 4/7/25
			NO. 147	DATE: 4/7/25
			NO. 148	DATE: 4/7/25
			NO. 149	DATE: 4/7/25
			NO. 150	DATE: 4/7/25
			NO. 151	DATE: 4/7/25
			NO. 152	DATE: 4/7/25
			NO. 153	DATE: 4/7/25
			NO. 154	DATE: 4/7/25
			NO. 155	DATE: 4/7/25
			NO. 156	DATE: 4/7/25
			NO. 157	DATE: 4/7/25
			NO. 158	DATE: 4/7/25
			NO. 159	DATE: 4/7/25
			NO. 160	DATE: 4/7/25
			NO. 161	DATE: 4/7/25
			NO. 162	DATE: 4/7/25
			NO. 163	DATE: 4/7/25
			NO. 164	DATE: 4/7/25
			NO. 165	DATE: 4/7/25
			NO. 166	DATE: 4/7/25
			NO. 167	DATE: 4/7/25
			NO. 168	DATE: 4/7/25
			NO. 169	DATE: 4/7/25
			NO. 170	DATE: 4/7/25
			NO. 171	DATE: 4/7/25
			NO. 172	DATE: 4/7/25
			NO. 173	DATE: 4/7/25
			NO. 174	DATE: 4/7/25
			NO. 175	DATE: 4/7/25
			NO. 176	DATE: 4/7/25
			NO. 177	DATE: 4/7/25
			NO. 178	DATE: 4/7/25
			NO. 179	DATE: 4/7/25
			NO. 180	DATE: 4/7/25
			NO. 181	DATE: 4/7/25
			NO. 182	DATE: 4/7/25
			NO. 183	DATE: 4/7/25
			NO. 184	DATE: 4/7/25
			NO. 185	DATE: 4/7/25
			NO. 186	DATE: 4/7/25
			NO. 187	DATE: 4/7/25
			NO. 188	DATE: 4/7/25
			NO. 189	DATE: 4/7/25
			NO. 190	DATE: 4/7/25
			NO. 191	DATE: 4/7/25
			NO. 192	DATE: 4/7/25
			NO. 193	DATE: 4/7/25
			NO. 194	DATE: 4/7/25
			NO. 195	DATE: 4/7/25
			NO. 196	DATE: 4/7/25
			NO. 197	DATE: 4/7/25
			NO. 198	DATE: 4/7/25
			NO. 199	DATE: 4/7/25
			NO. 200	DATE: 4/7/25
			NO. 201	DATE: 4/7/25
			NO. 202	DATE: 4/7/25
			NO. 203	DATE: 4/7/25
			NO. 204	DATE: 4/7/25
			NO. 205	DATE: 4/7/25
			NO. 206	DATE: 4/7/25
			NO. 207	DATE: 4/7/25
			NO. 208	DATE: 4/7/25
			NO. 209	DATE: 4/7/25
			NO. 210	DATE: 4/7/25
			NO. 211	DATE: 4/7/25
			NO. 212	DATE: 4/7/25
			NO. 213	DATE: 4/7/25
			NO. 214	DATE: 4/7/25
			NO. 215	DATE: 4/7/25
			NO. 216	DATE: 4/7/25
			NO. 217	DATE: 4/7/25
			NO. 218	DATE: 4/7/25
			NO. 219	DATE: 4/7/25
			NO. 220	DATE: 4/7/25
			NO. 221	DATE: 4/7/25
			NO. 222	DATE: 4/7/25
			NO. 223	DATE: 4/7/25
			NO. 224	DATE: 4/7/25
			NO. 225	DATE: 4/7/25
			NO. 226	DATE: 4/7/25
			NO. 227	DATE: 4/7/25
			NO. 228	DATE: 4/7/25
			NO. 229	DATE: 4/7/25
			NO. 230	DATE: 4/7/25
			NO. 231	DATE: 4/7/25
			NO. 232	DATE: 4/7/25
			NO. 233	DATE: 4/7/25
			NO. 234	DATE: 4/7/25
			NO. 235	DATE: 4/7/25
			NO. 236	DATE: 4/7/25
			NO. 237	DATE: 4/7/25
			NO. 238	DATE: 4/7/25
			NO. 239	DATE: 4/7/25
			NO. 240	DATE: 4/7/25
			NO. 241	DATE: 4/7/25
			NO. 242	DATE: 4/7/25
			NO. 243	DATE: 4/7/25
			NO. 244	DATE: 4/7/25
			NO. 245	DATE: 4/7/25
			NO. 246	DATE: 4/7/25
			NO. 247	DATE: 4/7/25
			NO. 248	DATE: 4/7/25
			NO. 249	DATE: 4/7/25
			NO. 250	DATE: 4/7/25
			NO. 251	DATE: 4/7/25
			NO. 252	DATE: 4/7/25
			NO. 253	DATE: 4/7/25
			NO. 254	DATE: 4/7/25
			NO. 255	DATE: 4/7/25
			NO. 256	DATE: 4/7/25
			NO. 257	DATE: 4/7/25
			NO. 258	DATE: 4/7/25
			NO. 259	DATE: 4/7/25
			NO. 260	DATE: 4/7/25
			NO. 261	DATE: 4/7/25
			NO. 262	DATE: 4/7/25
			NO. 263	DATE: 4/7/25
			NO. 264	DATE: 4/7/25
			NO. 265	DATE: 4/7/25
			NO. 266	DATE: 4/7/25
			NO. 267	DATE: 4/7/25
			NO. 268	DATE: 4/7/25
			NO. 269	DATE: 4/7/25
			NO. 270	DATE: 4/7/25
			NO. 271	DATE: 4/7/25
			NO. 272	DATE: 4/7/25
			NO. 273	DATE: 4/7/25
			NO. 274	DATE: 4/7/25
			NO. 275	DATE: 4/7/25
			NO. 276	DATE: 4/7/25
			NO. 277	DATE: 4/7/25
			NO. 278	DATE: 4/7/25
			NO. 279	DATE: 4/7/25
			NO. 280	DATE: 4/7/25
			NO. 281	DATE: 4/7/25
			NO. 282	DATE: 4/7/25
			NO. 283	DATE: 4/7/25
			NO. 284	DATE: 4/7/25
			NO. 285	DATE: 4/7/25
			NO. 286	DATE: 4/7/25
			NO. 287	DATE: 4/7/25
			NO. 288	DATE: 4/7/25
			NO. 289	DATE: 4/7/25
			NO. 290	DATE: 4/7/25
			NO. 291	DATE: 4/7/25
			NO. 292	DATE: 4/7/25
			NO. 293	DATE: 4/7/25
			NO. 294	DATE: 4/7/25
			NO. 295	DATE: 4/7/25
			NO. 296	DATE: 4/7/25
			NO. 297	DATE: 4/7/25
			NO. 298	DATE: 4/7/25
			NO. 299	DATE: 4/7/25
			NO. 300	DATE: 4/7/25
			NO. 301	DATE: 4/7/25
			NO. 302	DATE: 4/7/25
			NO. 303	DATE: 4/7/25
			NO. 304	DATE: 4/7/25
			NO. 305	DATE: 4/7/25
			NO. 306	DATE: 4/7/25
			NO. 307	DATE: 4/7/25
			NO. 308	DATE: 4/7/25
			NO. 309	DATE: 4/7/25
			NO. 310	DATE: 4/7/25
			NO. 311	DATE: 4/7/25
			NO. 312	DATE: 4/7/25
			NO. 313	DATE: 4/7/25
			NO. 314	DATE: 4/7/25
			NO. 315	DATE: 4/7/25
			NO. 316	DATE: 4/7/25
			NO. 317	DATE: 4/7/25
			NO. 318	DATE: 4/7/25
			NO. 319	DATE: 4/7/25
			NO. 320	DATE: 4/7/25
			NO. 321	DATE: 4/7/25
			NO. 322	DATE: 4/7/25
			NO. 323	DATE: 4/7/25
			NO. 324	DATE: 4/7/25
			NO. 325	DATE: 4/7/25
			NO. 326	DATE: 4/7/25
			NO. 327	DATE: 4/7/25
			NO. 328	DATE: 4/7/25
			NO. 329	DATE: 4/7/25
			NO. 330	DATE: 4/7/25
			NO.	

w/ RAC Land Use



# ATTACHMENT A

Prepared by and return to:

Cynthia Chavis  
Seaplane Title, LLC  
380 W. Alfred Street  
Tavares, FL 32778  
(352) 343-6655  
File Number: 20827  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 20<sup>th</sup> day of February, 2025 between Best Connections Properties, LLC, a Florida Limited Liability Company whose post office address is 1771 Lake Miona Dr, The Villages, FL 32162, grantor, and 520 NE 82ND TERRACE LLC, a Florida Limited Liability Company whose post office address is 751 NW 108th Avenue, Plantation, FL 33324, grantees:

(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, situated, lying and being in Marion County, Florida to-wit:

**THE NORTH 146 2/3 YARDS OF THE EAST 330 YARDS OF THE SOUTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 22 EAST;**

**EXCEPT THE NORTH 208.71 FEET OF EAST 208.71 FEET AND;**

**EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 475;**

**LESS AND EXCEPT COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4  
OF THE NORTHEAST 1/4, THENCE WEST 787.03 TO THE POINT OF BEGINNING; THENCE  
SOUTH 440.17 FEET, THENCE WEST 202 FEET, THENCE NORTH 199 FEET, THENCE EAST  
182 FEET, THENCE NORTH 241.18 FEET, THENCE EAST 20 FEET TO THE POINT OF  
BEGINNING AND;**

**LESS AND EXCEPT THE NORTH 241.20 FEET OF THE WEST 182 FEET OF THE NORTH 440  
FEET OF THE EAST 990 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 29, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.**

Parcel Number: R44812-000-00

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

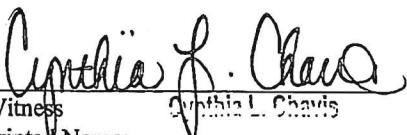
File Number: 20827

# ATTACHMENT A

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 .

**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:

  
Witness Cynthia L. Chavis  
Printed Name:  
P.O. Address: 380 W. ALFRED ST.  
TAVARES, FL 32778

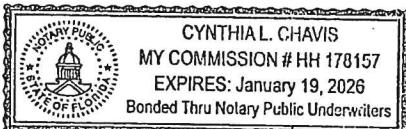
Best Connections Properties, LLC, a Florida Limited  
Liability Company  
By:   
Ronald B. Sicilia, Manager

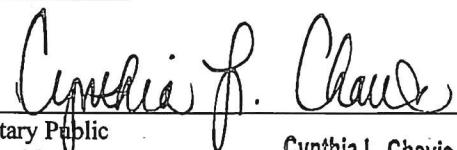
  
Witness Carissa A. Payne  
Printed Name:  
P.O. Address: 380 W. Alfred St.  
Tavares, FL 32778

State of Florida  
County of Lake

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20 day of February, 2025 by Ronald B. Sicilia, Manager of Best Connections Properties, LLC who  is personally known or  has produced dr. house as identification.

[Seal]



  
Notary Public \_\_\_\_\_  
Print Name: Cynthia L. Chavis  
My Commission Expires: \_\_\_\_\_

# ATTACHMENT A

This Instrument Prepared by:

Joe Lesley

Orlando Title Services, LLC

6000 Metrowest Boulevard

Suite 205

Orlando, FL 32835

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

44812-001-00

File No.: 2025-3055

## WARRANTY DEED

**This Warranty Deed**, made this 6th day of March, 2025, by **American Properties & Management Group LLC**, a Florida Limited Liability Company, hereinafter called the grantor, whose post office address is: 9530 Sidney Hayes Road, Orlando, FL 32824 to **520 NE 82nd Terrace LLC**, a Florida Limited Liability Company, whose post office address is 751 Northwest 108th Avenue, Plantation, FL 33324, hereinafter called the grantee,

**WITNESSETH**: That said grantor, for and in consideration of the sum of ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$165,000.00), 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 situated in **Marion County, Florida**, to wit:

**The North 208.71 feet of the East 208.71 feet of the Southeast 1/4 of the Northeast 1/4, EXCEPT Road Right-of-Way, in Section 29, Township 17 South, Range 22 East, Marion County, Florida; TOGETHER WITH and Subject to a non-exclusive easement and right to go over and across the following described property for ingress and egress to and from County Road 475 to their respective parcels:**

**A 15-foot wide strip of land which has a centerline: That centerline described as commence at a point that is 25 feet West and 1320 feet South of the Northeast corner of said Section 29, said point being on the West Right-of-Way of County Road 475, then West to the Western boundary of the Snodgrass Parcel, being 1485 feet, more or less.**

**The property herein is not the homestead property of said Grantor**

**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 12/31/2024, reservations, restrictions and easements of record, if any.

RE: 2025-3055  
ORL FL Warranty Deed

Page 1 of 2

ATTACHMENT A

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES**  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

  
Witness signature  
Joe Lesley

Print Witness Name  
6000 Metrowest Blvd #205

Witness Street address  
Orlando FL 32835

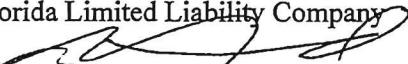
City, State and Zip Code  
Franklin W. Arns

Witness signature  
Franklin W. Arns

Print Witness Name  
6000 Metrowest Blvd #205

Witness Street address  
Orlando FL 32835

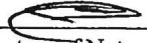
City, State and Zip Code

American Properties & Management Group LLC,  
a Florida Limited Liability Company  


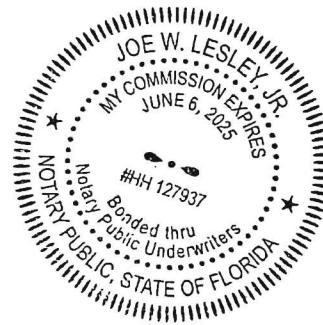
By: \_\_\_\_\_  
Juan Pablo Osorio, Manager

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 6th day of March, 2025 by Juan Pablo Osorio, Manager of American Properties & Management Group LLC, a FL Limited Liability Company, on behalf of the company, who is/are  personally known to me or who  has/have produced \_\_\_\_\_ as identification.

  
Signature of Notary Public

Joe Lesley  
Print, Type/Stamp Name of Notary



Page 2 of 2

RE: 2025-3055  
ORL FL Warranty Deed

# ATTACHMENT A

5/19/25, 9:34 AM

MCPA Property Search

Jimmy H. Cowan, Jr., CFA

## Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

[Return to Search](#)

You searched 'Name' for '520 ne 82nd terrace'

Click a parcel number to view the property record card.

Roll	PC	Parcel Number	Name	Situs Address	Map	NBHD	MillGroup	Acres
1	41	44812-000-00	I 520 NE 82ND TERRACE LLC	16264 S HWY 475	<a href="#">Map</a> <a href="#">It+</a>	9902	9001	6.78
1	10	44812-001-00	520 NE 82ND TERRACE LLC	16262 S HWY 475	<a href="#">Map</a> <a href="#">It+</a>	9902	9001	1.00

2 records found. End of search reached.

### PROPERTY RECORD SEARCH

The property information database allows you to search by various methods. Search Tips are provided when you select the Search By method, do not use punctuation marks in searches. For a list of valid property class codes, please click [here](#).

#### Search by:

- Address
- Name
- Parcel - Real Estate
- Parcel - Tangible
- Property Class
- Adverse Possession
- Map ID
- OR Book and Page
- Section/Township/Range
- Subdivision Name
- Subdivision ID
- Map Index
- Delimited Data

#### Instructions for searching:

Name: Searches owner names.

The first parameter will search last name and any additional parameters will search anywhere within the name.

Example: Searching for Smith John would find all owners with a last name starting with Smith and the letters John anywhere in the name.



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

## Detail by Entity Name

Florida Limited Liability Company

520 NE 82ND TERRACE LLC

### Filing Information

**Document Number** L13000024886

**FEI/EIN Number** 46-2127686

**Date Filed** 02/18/2013

**State** FL

**Status** ACTIVE

### Principal Address

751 NW 108th Avenue

plantation, FL 33324

Changed: 05/30/2020

### Mailing Address

751 NW 108th Avenue

plantation, FL 33324

Changed: 05/30/2020

### Registered Agent Name & Address

COHEN, HARVEY E

751 NW 108th Avenue

plantation, FL 33324

Address Changed: 05/30/2020

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

COHEN, HARVEY E

751 NW 108th Avenue

plantation, FL 33324

### Annual Reports

**Report Year** **Filed Date**

2023 03/22/2023

**ATTACHMENT A**  
Detail by Entity Name

2024	04/02/2024
2025	04/05/2025

**Document Images**

<a href="#">04/05/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/22/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/30/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/03/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/15/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/17/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/18/2013 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

# ATTACHMENT A

5/19/25, 9:39 AM

MCPA Property Record Card

## 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

**44812-001-00**

[GOOGLE Street View](#)

Prime Key: 1083656

[MAP IT+](#)

Current as of 5/19/2025

#### Property Information

520 NE 82ND TERRACE LLC  
751 NW 108TH AVE  
PLANTATION FL 33324-1071

Taxes / Assessments:  
Map ID: 186  
Millage: 9001 - UNINCORPORATED

M.S.T.U.  
PC\_10  
Acres: 1.00

Situs: 16262 S HWY 475 SUMMERFIELD

#### 2024 Certified Value

Land Just Value	\$43,560
Buildings	\$0
Miscellaneous	\$3,194
Total Just Value	\$46,754
Total Assessed Value	\$46,754
Exemptions	\$0
Total Taxable	\$46,754

[Ex Codes](#)

#### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$43,560	\$0	\$3,194	\$46,754	\$46,754	\$0	\$46,754
2023	\$43,560	\$0	\$3,194	\$46,754	\$46,754	\$0	\$46,754
2022	\$43,560	\$0	\$3,194	\$46,754	\$46,754	\$0	\$46,754

#### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8553/0661</a>	03/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$165,000
<a href="#">7779/0467</a>	05/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$105,000
<a href="#">6275/1553</a>	09/2015	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$51,000
<a href="#">5994/0626</a>	02/2014	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$72,000
<a href="#">5679/1495</a>	05/2012	07 WARRANTY	9 UNVERIFIED	Q	I	\$72,500
<a href="#">5525/0038</a>	02/2010	07 WARRANTY	0	U	I	\$100
<a href="#">5269/1825</a>	10/2009	07 WARRANTY	0	U	I	\$100
<a href="#">5199/0633</a>	05/2009	07 WARRANTY	0	U	I	\$100
<a href="#">5155/1812</a>	02/2009	07 WARRANTY	0	U	I	\$100
<a href="#">4874/0857</a>	08/2007	07 WARRANTY	0	U	I	\$100
<a href="#">4845/1495</a>	07/2007	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$40,000
<a href="#">2821/1558</a>	12/1999	09 EASEMNT	0	U	V	\$100
<a href="#">2660/1861</a>	05/1999	09 EASEMNT	0	U	I	\$100
<a href="#">2155/1925</a>	07/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$20,000
<a href="#">2007/1786</a>	02/1994	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$10,100
<a href="#">2007/1785</a>	06/1992	71 DTH CER	0	U	I	\$100
<a href="#">1824/0951</a>	04/1992	77 AFFIDAVIT	0	U	V	\$100

#### Property Description

SEC 29 TWP 17 RGE 22  
N 208.71 FT OF E 208.71 FT OF SE 1/4 OF NE 1/4  
EXC RD ROW

TOGETHER WITH A NON-EXCLUSIVE ESMT & RIGHT TO GO OVER & ACROSS  
FOLLOWING DESC PROPERTY FOR INGRESS & EGRESS TO & FROM CTY RD 475 TO  
THEIR RESPECTIVE PARCELS:  
A 15 FT WIDE STRIP OF LAND WHICH HAS A CENTERLINE THAT CENTERLINE  
DESC AS: COM AT POINT THAT IS 25 FT W & 1320 FT S OF NE  
COR OF SEC 29 SAID POINT BEING ON W ROW OF CR 475 THEN W  
TO WESTERN BDRY OF SNODGRASS PARCEL BEING 1485 FT MOL  
(THE EASEMENT)

#### Land Data - Warning Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

# ATTACHMENT A

5/19/25, 9:39 AM

## MCPA Property Record Card

1000 209.0 209.0 B4  
 9021 .0 .0 B4  
 Neighborhood 9902 - COMM ZONING OR LAND USE SW  
 Mkt: 2 70

43,560.00 SF  
 1.00 UT

### Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1980	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1980	1	0.0	0.0
105 FENCE CHAIN LK	876.00	LF	20	1999	3	0.0	0.0
159 PAV CONCRETE	1,094.00	SF	20	1966	3	0.0	0.0
159 PAV CONCRETE	479.00	SF	20	2000	3	0.0	0.0

### Appraiser Notes

### Planning and Building \*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
2016071565	7/15/2016	10/13/2016	DEMO ROOF OVER, REMOVE WOOD FRAME WALLS
M070218	7/1/2002	7/1/2002	WELL

# ATTACHMENT A

5/19/25, 9:38 AM

MCPA Property Record Card

## 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																																										
<b>44812-000-00</b>																																										
<a href="#">GOOGLE Street View</a>																																										
Prime Key: 1083648																																										
MAP IT+																																										
Current as of 5/19/2025																																										
<a href="#">Property Information</a>																																										
<b>520 NE 82ND TERRACE LLC</b> <b>751 NW 108TH AVE</b> <b>PLANTATION FL 33324-1071</b>																																										
<u>Taxes / Assessments:</u> Map ID: 186 <u>Millage:</u> 9001 - UNINCORPORATED																																										
<a href="#">More Situs</a>																																										
Situs: 16264 S HWY 475 SUMMERFIELD																																										
<a href="#">2024 Certified Property Value by Income</a>																																										
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Land Just Value</td><td style="width: 15%;">N/A</td> <td style="width: 15%;">Impact</td> <td style="width: 15%;">M.S.T.U.</td> </tr> <tr> <td>Buildings</td><td>N/A</td><td></td><td>PC .41</td> </tr> <tr> <td>Miscellaneous</td><td>N/A</td><td></td><td>Acres: 6.78</td> </tr> <tr> <td>Total Just Value</td><td>\$730,529</td><td></td><td></td> </tr> <tr> <td>Total Assessed Value</td><td>\$720,702</td><td></td><td></td> </tr> <tr> <td>Exemptions</td><td>\$0</td><td></td><td></td> </tr> <tr> <td>Total Taxable</td><td>\$720,702</td><td></td><td></td> </tr> <tr> <td>School Taxable</td><td>\$730,529</td><td></td><td></td> </tr> </table>											Land Just Value	N/A	Impact	M.S.T.U.	Buildings	N/A		PC .41	Miscellaneous	N/A		Acres: 6.78	Total Just Value	\$730,529			Total Assessed Value	\$720,702			Exemptions	\$0			Total Taxable	\$720,702			School Taxable	\$730,529		
Land Just Value	N/A	Impact	M.S.T.U.																																							
Buildings	N/A		PC .41																																							
Miscellaneous	N/A		Acres: 6.78																																							
Total Just Value	\$730,529																																									
Total Assessed Value	\$720,702																																									
Exemptions	\$0																																									
Total Taxable	\$720,702																																									
School Taxable	\$730,529																																									
<a href="#">History of Assessed Values</a>																																										
<b>Year</b>	<b>Land Just</b>	<b>Building</b>	<b>Misc Value</b>	<b>Mkt/Just</b>	<b>Assessed Val</b>	<b>Exemptions</b>	<b>Taxable Val</b>																																			
2024	\$182,844	\$432,693	\$16,795	\$730,529	\$720,702	\$0	\$720,702																																			
2023	\$182,844	\$443,447	\$17,072	\$686,583	\$655,184	\$0	\$655,184																																			
2022	\$182,844	\$405,872	\$17,349	\$595,622	\$595,622	\$0	\$595,622																																			
<a href="#">Property Transfer History</a>																																										
<b>Book/Page</b>	<b>Date</b>	<b>Instrument</b>	<b>Code</b>			<b>Q/U</b>	<b>V/I</b>			<b>Price</b>																																
8544/0297	02/2025	07 WARRANTY	4 V-APPRAISERS OPINION			Q	I			\$1,618,000																																
6336/0828	01/2016	07 WARRANTY	2 V-SALES VERIFICATION			Q	I			\$435,000																																
5712/0161	07/2012	07 WARRANTY	2 V-SALES VERIFICATION			U	I			\$308,000																																
4358/1786	02/2006	07 WARRANTY	2 V-SALES VERIFICATION			Q	I			\$995,000																																
3895/0892	12/2004	07 WARRANTY	2 V-SALES VERIFICATION			Q	I			\$405,000																																
3726/1524	03/2004	70 OTHER	0			U	I			\$100																																
2821/1558	12/1999	09 EASEMNT	0			U	V			\$100																																
2660/1861	05/1999	09 EASEMNT	0			U	I			\$100																																
1914/1175	03/1993	71 DTH CER	0			U	I			\$100																																
1824/0951	04/1992	77 AFFIDAVIT	0			U	V			\$100																																
1359/1636	07/1986	07 WARRANTY	0			U	I			\$115,000																																
0812/0704	05/1977	02 DEED NC	0			U	I			\$51,500																																
<a href="#">Property Description</a>																																										
SEC 29 TWP 17 RGE 22 N 146 2/3 YRDS OF E 330 YRDS OF SE 1/4 OF NE 1/4 EXC N 208.71 FT OF E 208.71 FT & EXC RD ROW & EXC COM AT NE COR OF SE 1/4 OF NE 1/4 OF SEC 29 TH W 787.03 FT TO THE POB TH S 440.17 FT TH W 202 FT TH N 199 FT TH E 182 FT TH N 241.18 FT TH E 20 FT TO THE POB & EXC N 241.20 FT OF W 182 FT OF N 440 FT OF E 990 FT OF SE 1/4 OF NE 1/4																																										
<a href="#">Land Data - Warning Verify Zoning</a>																																										
<b>Use</b>	<b>CUse</b>	<b>Front</b>	<b>Depth</b>	<b>Zoning</b>	<b>Units</b>	<b>Type</b>	<b>Rate</b>	<b>Loc</b>	<b>Shp</b>	<b>Phy</b>																																
4100		.0	.0	B5	130,680.00	SF																																				
0001		.0	.0	A1	3.78	AC																																				
Neighborhood 9902 - COMM ZONING OR LAND USE SW																																										
Mkt: 2 70																																										
<a href="#">Traverse</a>																																										

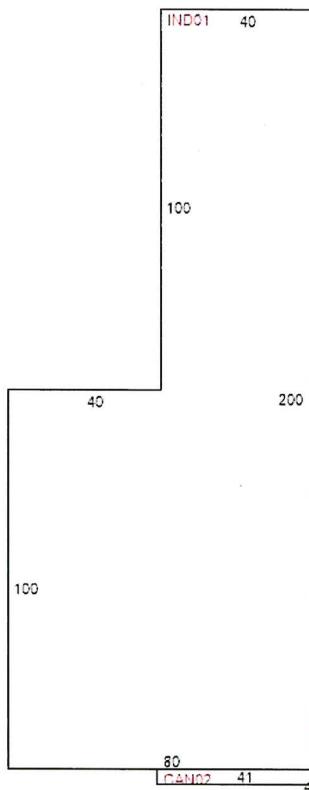
# ATTACHMENT A

5/19/25, 9:38 AM

MCPA Property Record Card

## Building 1 of 2

IND01=L80U100R40U100R40D200.  
CAN02=D4L41U4R41.



## Building Characteristics

Structure	1 - WH STL FR	Year Built 1990
Effective Age	4 - 15-19 YRS	Physical Deterioration 0%
Condition	1	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	5/5/2025 by 117	Base Perimeter 560

## Exterior Wall 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	16.5	1.00	1990	0	12,000	F48 WAREHOUSE/DISTRIBUTE	90 %	N N
2	14.0	1.00	1990	0	164	F48 WAREHOUSE/DISTRIBUTE CAN CANOPY-ATTACHD	10 %	N Y

## Section: 1

Elevator Shafts: 0	Aptments: 0	Kitchens: 0	4 Fixture Baths: 1	2 Fixture Baths: 1
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 1

## Traverse

## Building 2 of 2

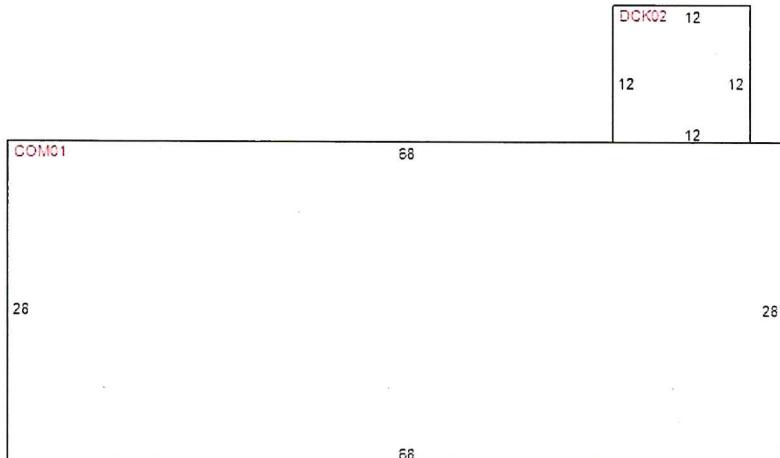
COM01=U28L68D28R68.U28L3

# ATTACHMENT A

5/19/25, 9:38 AM

MCPA Property Record Card

DCK02=U12L12D12R12.



## Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1967
Effective Age	6 - 25-29 YRS	Physical Deterioration 0%
Condition	1	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	5/5/2025 by 117	Architecture 0 - STANDARD SFR
		Base Perimeter 192

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
COM	01 32 - CONC BLK-STUCO	1.00	1967	N	0 %	0 %	1,904	1,904
DCK	02 01 - NO EXTERIOR	1.00	1967	N	0 %	0 %	144	144
<u>Section: 1</u>								
Roof Style: 12 HIP								
Roof Cover: 08 FBRGLASS SHNGL								
Heat Meth 1: 20 HEAT PUMP								
Heat Meth 2: 00								
Foundation: 7 BLK PERIMETER								
A/C: Y								
Floor Finish: 30 SOFTWD ON CONC								
Wall Finish: 16 DRYWALL-PAINT								
Heat Fuel 1: 10 ELECTRIC								
Heat Fuel 2: 00								
Fireplaces: 1								
Bedrooms: 0								
4 Fixture Baths: 0								
3 Fixture Baths: 2								
2 Fixture Baths: 0								
Extra Fixtures: 2								
Blt-In Kitchen: Y								
Dishwasher: Y								
Garbage Disposal: N								
Garbage Compactor: N								
Intercom: N								
Vacuum: N								

## Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	11,906.00	SF	5	1990	3	0.0	0.0
190 SEPTIC 1-5 BTH	3.00	UT	99	1990	2	0.0	0.0
256 WELL 1-5 BTH	3.00	UT	99	1990	2	0.0	0.0
112 FENCE WIRE/BD	496.00	LF	10	2004	3	0.0	0.0
159 PAV CONCRETE	2,002.00	SF	20	2006	3	0.0	0.0
105 FENCE CHAIN LK	1,567.00	LF	20	2000	2	0.0	0.0
114 FENCE BOARD	72.00	LF	10	2005	4	9.0	8.0
159 PAV CONCRETE	2,000.00	SF	20	2018	3	100.0	20.0

## Appraiser Notes

BEST CONNECTIONS INC

## Planning and Building \*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
2018041528	4/20/2018	5/18/2018	REROOF EXISTING 8000 SF METAL BUILDING FL- 11868.1
2017090003	9/1/2017	3/9/2018	INSTALL 40' X 100' METAL BUILDING ADDITION TO EXISTING METAL
2016030806	3/1/2016	4/15/2016	RECONNECT
MA35747	8/1/1990		COMM. WAREHOUSE

# ATTACHMENT A

5/19/25, 9:38 AM

MCPA Property Record Card