



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

APPLICATION COMPLETE

DATE COMPLETED 8/28/24  
INITIALS AW

TENTATIVE MEETING DATES

P&Z PH 10/28/24

BCC/P&Z PH 11/19/24

RECEIVED

AUG 28 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 A1/B2 to RE, for the intended use of:

Residence

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

Parcel account number(s): 1415200200

Property dimensions: 600' x 400' Total acreage: 5.45

Directions: North on Old Jacksonville Rd, on left side of Road about 1/2 mile after Dollar General

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

Dylan + Kaitie Deming

Property owner name (please print)

4910 NE 16th SE

Mailing address

Ocala FL 34470

City, state, zip code

352-804-2889

Phone number (please include area code)

[Signature]

Signature

Applicant or agent name (please print)

Mailing address

City, state, zip code

Phone number (please include area code)

Demingfarrier@gmail.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: AW DATE: 8/28/24 ZONING MAP NO.: 192

Rev. 07/02/2019

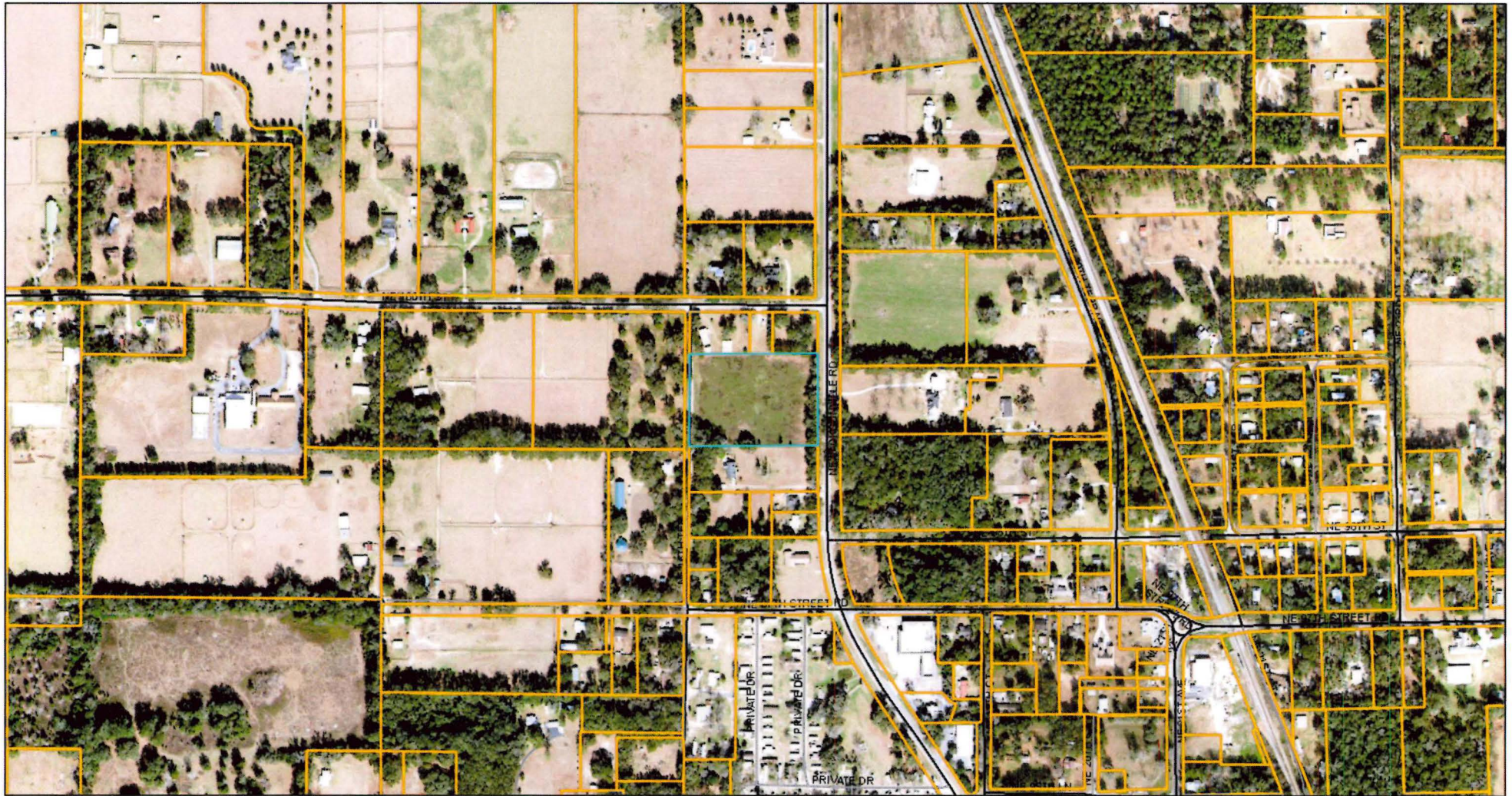
PROJECT: 2024080088  
AR: 31943

"Meeting Needs by Exceeding Expectations"

www.marioncountycl.org

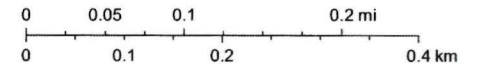


## MCBCC Interactive Map - Internal



8/28/2024, 10:31:29 AM

1:5,733



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

MCBCC IT/GIS

FOR INTERNAL COUNTY USE ONLY: MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S.119.10).



NE JACKSONVILLE RD

NE 16TH TERR



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

14152-002-00

Prime Key: 1781604

[MAP IT+](#)

Current as of 8/28/2024

[Property Information](#)

RLCG LLC  
5188 NE 1ST AVE  
OCALA FL 34479-1621

[Taxes / Assessments:](#)

Map ID: 192

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 52

Acres: 5.45

[Current Value](#)

|                      |          |                              |            |
|----------------------|----------|------------------------------|------------|
| Land Just Value      | \$98,100 |                              |            |
| Buildings            | \$0      |                              |            |
| Miscellaneous        | \$0      | Impact                       |            |
| Total Just Value     | \$98,100 | Land Class Value             | (\$96,231) |
| Total Assessed Value | \$1,869  | Total Class Value            | \$1,869    |
| Exemptions           | \$0      | <a href="#">Ex Codes:</a> 08 | \$1,869    |
| Total Taxable        | \$1,869  |                              |            |

[History of Assessed Values](#)

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|----------|--------------|------------|-------------|
| 2023 | \$98,100  | \$0      | \$0        | \$98,100 | \$1,869      | \$0        | \$1,869     |
| 2022 | \$98,100  | \$0      | \$0        | \$98,100 | \$1,335      | \$0        | \$1,335     |
| 2021 | \$98,100  | \$0      | \$0        | \$98,100 | \$1,308      | \$0        | \$1,308     |

[Property Transfer History](#)

| Book/Page                 | Date    | Instrument  | Code             | Q/U | V/I | Price    |
|---------------------------|---------|-------------|------------------|-----|-----|----------|
| <a href="#">5700/1489</a> | 07/2012 | 07 WARRANTY | 7 PORTIONUND INT | U   | I   | \$100    |
| <a href="#">5663/1862</a> | 04/2012 | 26 TRUSTEE  | 0                | U   | I   | \$100    |
| <a href="#">DETH/REGS</a> | 03/2012 | 71 DTH CER  | 0                | U   | I   | \$100    |
| <a href="#">5668/0954</a> | 03/2012 | 74 PROBATE  | 0                | U   | I   | \$100    |
| <a href="#">5052/1388</a> | 03/2008 | 74 PROBATE  | 0                | U   | I   | \$100    |
| <a href="#">5040/0531</a> | 03/2008 | 71 DTH CER  | 0                | U   | I   | \$100    |
| <a href="#">4268/1918</a> | 12/2005 | 26 TRUSTEE  | 7 PORTIONUND INT | U   | V   | \$100    |
| <a href="#">LESE/05YR</a> | 01/2000 | LS LEASE    | 0                | U   | V   | \$100    |
| <a href="#">1156/0052</a> | 04/1983 | 07 WARRANTY | 0                | U   | V   | \$25,000 |

[Property Description](#)

SEC 09 TWP 14 RGE 22  
COM 20 FT E OF NW COR OF NE 1/4 OF NW 1/4 S 631.25 FT

FOR POB E 594 FT N 400 FT W 594 FT S 400 FT TO POB

Land Data - Warning: Verify Zoning

| Use  | CUse | Front | Depth | Zoning | Units | Type | Rate        | Loc  | Shp  | Phy  | Class                      | Value | Just Value |
|--|------|-------|-------|--------|-------|------|-------------|------|------|------|----------------------------|-------|------------|
| 5202   |      | .0    | .0    | B2     | 5.45  | AC   | 18,000.0000 | 1.00 | 1.00 | 1.00 |                            | 1,869 | 98,100     |
| 9994   |      | .0    | .0    | A1     | 1.00  | UT   | .0000       | 1.00 | 1.00 | 1.00 |                            |       |            |
| Neighborhood 9907 - COMMERCIAL ANTHONY/SPARR |      |       |       |        |       |      |             |      |      |      | Total Land - Class \$1,869 |       |            |
| Mkt: 2 70                                    |      |       |       |        |       |      |             |      |      |      | Total Land - Just \$98,100 |       |            |

Miscellaneous Improvements

| Type | Nbr | Units | Type | Life | Year In | Grade | Length | Width             |
|------|-----|-------|------|------|---------|-------|--------|-------------------|
|      |     |       |      |      |         |       |        | Total Value - \$0 |

Appraiser Notes

PLANTED PEAS AG APPR 02-27-2006

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

| Permit Number | Date Issued | Date Completed | Description |
|---------------|-------------|----------------|-------------|
|---------------|-------------|----------------|-------------|

Cost/Market Summary

|                    |          |           |  |  |  |  |
|--------------------|----------|-----------|--|--|--|--|
| Buildings R.C.N.   | \$0      | 1/1/1800  |  |  |  |  |
| Total Depreciation | \$0      |           |  |  |  |  |
| Bldg - Just Value  | \$0      |           |  |  |  |  |
| Misc - Just Value  | \$0      | 3/11/2011 |  |  |  |  |
| Land - Just Value  | \$98,100 | 10/5/2021 |  |  |  |  |
| Total Just Value   | \$98,100 | .         |  |  |  |  |

Record \$ 27.00  
 DS \$ .70

This instrument prepared by:  
 Reuben S. Williams, IV  
 Wilson & Williams, P.A.  
 954 E. Silver Springs Blvd.  
 Ocala, Florida 34470



DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY

DATE: 07/06/2012 01:51:11 PM

FILE #: 2012065417 OR BK 05700 PGS 1489-1491

Parcel No. 26435-000-00  
 14152-002-00

REC 27.00 DEED DS 0.70

### WARRANTY DEED

This indenture made on July 5, 2012 between **ROBERT GARY TOMS and CAROL LOUISE ROBERTS**, Grantors, to **RLCG, LLC**, a Florida Limited Liability Company, whose address is 5188 Northeast 1<sup>st</sup> Avenue, Grantees.

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00), and other good and valuable considerations to said Grantors 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:

***SEE ATTACHED EXHIBIT "A"***

SUBJECT TO:

- (i) Ad valorem taxes for the current year and all subsequent years.

Title to the lands described herein has not been examined by Wilson & Williams, P.A. and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances (This instrument was prepared and based solely upon information provided by grantor.)

Minimum documentary stamps are affixed to this Deed because transfer is a gift of unencumbered property. (F.A.C.12B-4.014(2)(a))



Prepared by:  
Marie Vazoulas  
Atlas Title Agency, LLC  
1279 East Silver Springs Boulevard  
Ocala, Florida 34470

File Number: 24-3186

## General Warranty Deed

Made this August 27, 2024 A.D. By **RLCG, LLC**, a Florida Limited Liability Company, whose post office address is:

5188 NE 1st Ave. Ocala FL 34479 hereinafter called the grantor, to

**Dylan Deming and Kaitlyn Deming, husband and wife**, whose post office address is:

4910 NE 16th St. Ocala FL 34470, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) 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 situate in Marion County, Florida, viz:

Commencing 20 feet East of the NW corner of the NE 1/4 of NW 1/4 of Section 9, Township 14 South, Range 22 East.  
Thence run South 631.25 feet to the Point of Beginning. Thence East 594 feet, thence North 400 feet, thence West 594 feet,  
then South 400 feet to the Point of Beginning. LESS road right-of-way. All in the Public Records of Marion County, Florida.

Parcel ID Number: 14152-002-00

**Subject to covenants, restrictions, easements, limitations and reservations of record (if any) and taxes for the current year.**

**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, 2023.

Prepared by:  
 Marie Vazoulas  
 Atlas Title Agency, LLC  
 1279 East Silver Springs Boulevard  
 Ocala, Florida 34470

File Number: 24-3186

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

*Signed, sealed and delivered in our presence:*

Signature [Signature]  
 Witness Printed Name M. Roberts  
 Address 1279 E. Silver Springs Blvd  
Ocala FL 34470

**RLCG, LLC, a Florida Limited Liability Company**

Carol L. Roberts (Seal)

**Carol L. Roberts**  
**Its Manager**

[Signature] (Seal)  
**Robert G. Toms**  
**Its Manager**

Signature [Signature]  
 Witness Printed Name Vicky Morrison  
 Address 1279 E. Silver Springs Blvd  
Ocala FL 34470

State of FL  
 County of MARION

The foregoing instrument was acknowledged before me this August 27, 2024, by means of physical presence [Signature] or online notarization  
 by **Carol L. Roberts and Robert G. Toms as Managers on behalf of RLCG, LLC, a Florida Limited Liability Company**  
 who is/are personally known to me or who has produced [Signature] as identification.

[Signature]  
 Notary Public  
 Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

