



Marion County Board of County Commissioners

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

APPLICATION COMPLETE
DATE COMPLETED 8/13/24
INITIALS [Signature]
TENTATIVE MEETING DATES
P&Z PH 10/28/24
BCC/P&Z PH 11/19/24

RECEIVED

AUG 13 2024

Marion County Growth Service

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: keeping vehicle on property

parking of commercial vehicle on A-1 zoning

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

Parcel account number(s): 13994-000-00

Property dimensions: 220' x 565' Total acreage: 2.84

Directions: located off of county maintained road NE 41st Ter

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) Homero Garcia Mollinedo

Applicant or agent name (please print)

Mailing Address 10530 NE 41st TER

Mailing Address

City, State, Zip code Anthony FL 32617

City, State, Zip code

Phone number (include area code) 352-208-9111 / 352-293-7304

Phone number (include area code)

E-mail address GarciaH6797@gmail.com

E-mail address

Signature [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 2 rows of handwritten data.

▷ Side Note:

Truck is not used to operate any business on the property address. Homer Tree Trucking LLC is registered under the address so any documents and and job checks are mailed to my residence. There is no operating business on my property address. Truck is just used to come and go from forest job site.

Attachment A



Prepared by  
Debora Phillips, an employee of  
**First American Title Insurance Company**  
1808 East Silver Springs Blvd  
Ocala, Florida 34470  
(352)690-1787

Return to: Grantee

File No.: 14203-2647334  
Consideration: \$130,000.00

**WARRANTY DEED**

This indenture made on **August 18, 2020** A.D., by

**Roberto Valdes and Deborah Valdes, husband and wife**

whose address is: **1100 Pinar Drive Orlando, FL 32825**  
hereinafter called the "grantor", to

**Homero Garcia Mollinedo, a single man**

whose address is: **10530 NE 41st Terrace Anthony, FL 32617**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

Commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 2, Township 14 South, Range 22 East, Marion County, Florida, thence N 89° 56' 21" W along the North boundary of the NE 1/4 of the SW 1/4 of said Section 2 a distance of 30.68 feet, to a point on the West right of way line of NE 41st Terrace, thence North along said West right of way line a distance of 219.45 feet to the Point of Beginning, thence continue North along said West right of way line a distance of 219.45 feet, thence N 89° 27' 45" W a distance of 564.00 feet, thence South 219.45 feet, thence S 89° 27' 45" E a distance of 564.00 feet to the Point of Beginning.

Parcel Identification Number: **13994-000-00**

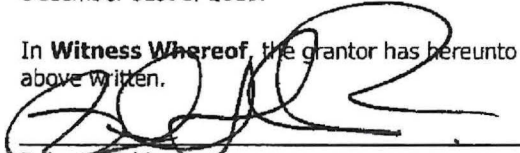
**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

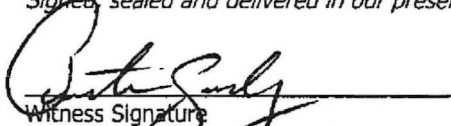
**To Have and to Hold**, the same in fee simple forever.

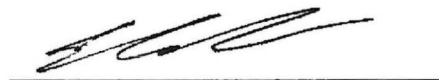
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2019.

In **Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

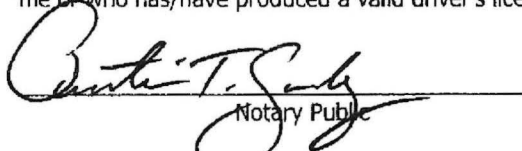
  
Roberto Valdes

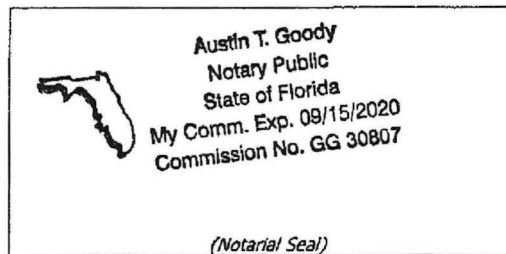
Signed, sealed and delivered in our presence:

  
Witness Signature  
Print Name: Austin Goody  
State of Florida  
County of Orange

  
Witness Signature  
Print Name: Edward Palma

**The Foregoing Instrument Was Acknowledged** before me by means of  physical presence or  online notarization, on 8-12-2020, by Roberto Valdes who is/are personally known to me or who has/have produced a valid driver's license as identification.

  
Notary Public  
Austin T. Goody  
(Printed Name)



My Commission expires: 9-15-2020



In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Deborah Valdes  
Deborah Valdes

Signed, sealed and delivered in our presence:

Robin Malcom

Witness Signature

Print Name: Robin Malcom

State of Florida

County of Orange

Robert Larc

Witness Signature

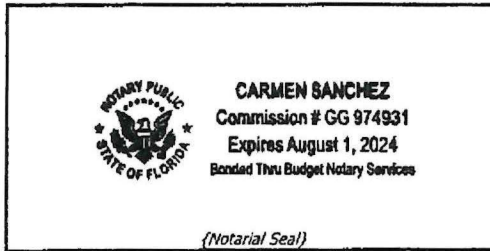
Print Name: ROBERT LARC

The Foregoing Instrument Was Acknowledged before me by means of  physical presence or  online notarization, on 11<sup>th</sup> Day of August 2024, by Deborah Valdes who is/are personally known to me or who has/have produced a valid driver's license as identification.

Carmen Sanchez  
Notary Public

Carmen Sanchez  
(Printed Name)

My Commission expires: 08/01/2024



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**

13994-000-00

[GOOGLE Street View](#)

Prime Key: 265268

[Beta MAP IT+](#)

Current as of 8/13/2024

[Property Information](#)

MOLLINEDO HOMERO GARCIA  
 10530 NE 41ST TER  
 ANTHONY FL 32617-3104

[Taxes / Assessments:](#)

Map ID: 209

[Millage:](#) 9001 - UNINCORPORATED

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

[PC:](#) 01

Acres: 2.84

Situs: Situs: 10530 NE 41ST TER  
 ANTHONY

[2023 Certified Value](#)

Land Just Value	\$51,546		
Buildings	\$36,614		
Miscellaneous	\$681		
Total Just Value	\$88,841	Impact	
Total Assessed Value	\$66,184	<a href="#">Ex Codes:</a> 01 38	(\$22,657)
Exemptions	(\$41,184)		
Total Taxable	\$25,000		
School Taxable	\$41,184		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$51,546	\$36,614	\$681	\$88,841	\$66,184	\$41,184	\$25,000
2022	\$36,082	\$33,100	\$681	\$69,863	\$64,256	\$39,256	\$25,000
2021	\$36,082	\$25,621	\$681	\$62,384	\$62,384	\$37,384	\$25,000

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7251/1825</a>	08/2020	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$130,000
<a href="#">4740/0057</a>	03/2007	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$113,600
<a href="#">4577/1082</a>	09/2006	07 WARRANTY	0	U	I	\$100
<a href="#">4566/0728</a>	09/2006	07 WARRANTY	0	U	I	\$100
<a href="#">4540/1996</a>	08/2006	31 CERT TL	0	U	I	\$138,000
<a href="#">1616/1068</a>	04/1977	71 DTH CER	0	U	V	\$100

[Property Description](#)

SEC 02 TWP 14 RGE 22

COM AT THE NE COR OF NE 1/4 OF SW 1/4 OF SEC 2 TH  
 N 89-56-21 W 30.68 FT TH N 219.45 FT TO THE POB TH  
 CONT N 219.45 FT TH N 89-27-45 W 564 FT TH S 219.45 FT  
 TH S 89-27-45 E 564 FT TO THE POB

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

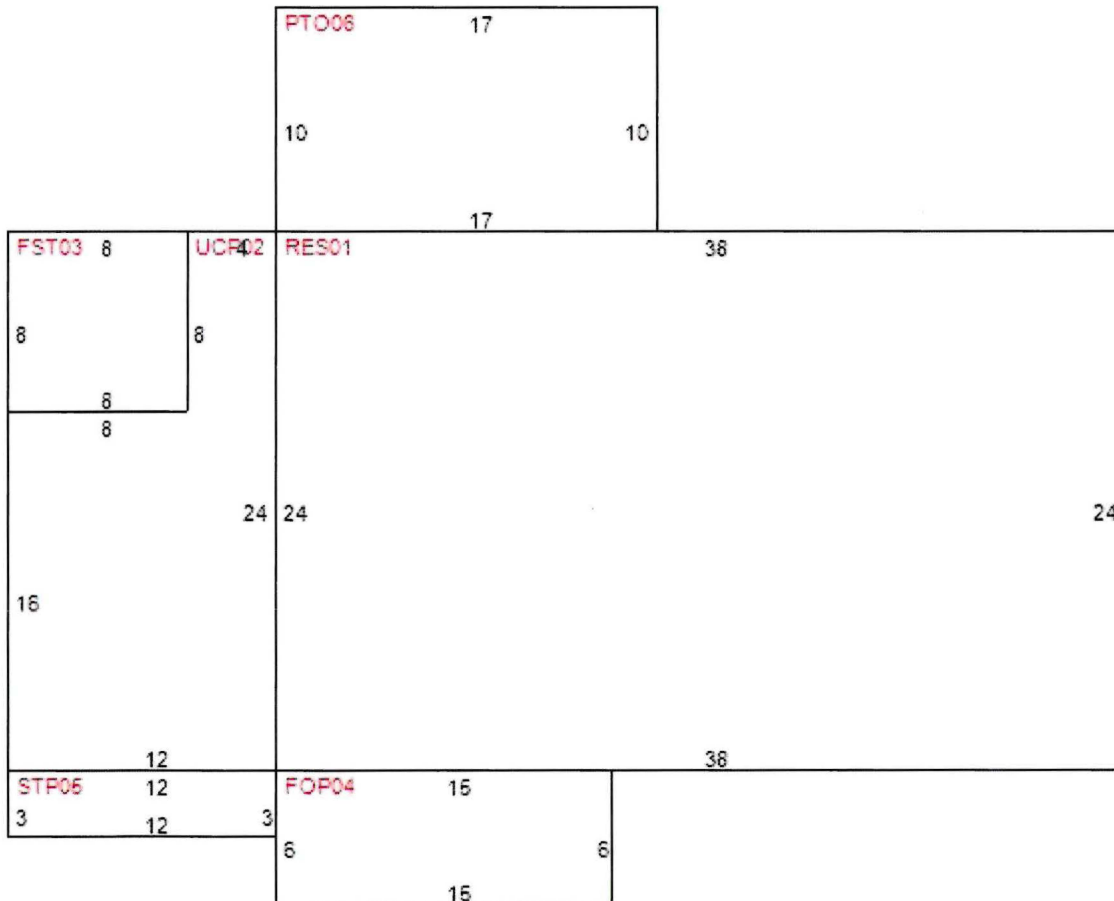
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		.0	.0	A1	2.84	AC							
9994		.0	.0	A1	1.00	UT							

Neighborhood 4700 - 14-22 E OF RR TRACKS/ ACREAGE  
 Mkt: 8 70

[Traverse](#)

**Building 1 of 1**

RES01=L38D24R38U24.L0038  
 UCP02=L4D8L8D16R12U24.L0004  
 FST03=L8D8R8U8.R0004D0024  
 FOP04=D6R15U6L15.  
 STP05=L12D3R12U3.U24  
 PTO06=R17U10L17D10.





Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 6 - 25-29 YRS  
**Condition** 0  
**Quality Grade** 300 - LOW  
**Inspected on** 4/30/2020 by 228

**Year Built** 1966  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 124

Type	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.00	1966	N	0 %	0 %	912	912
UCP 0201	- NO EXTERIOR	1.00	1966	N	0 %	0 %	224	224
FST 0332	- CONC BLK-STUCO	1.00	1966	N	0 %	0 %	64	64
FOP 0401	- NO EXTERIOR	1.00	1966	N	0 %	0 %	90	90
STP 0501	- NO EXTERIOR	1.00	2006	N	0 %	0 %	36	36
PTO 0601	- NO EXTERIOR	1.00	2007	N	0 %	0 %	170	170

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 24 CARPET	<b>Bedrooms:</b> 2	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 06 ASPHALT SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 04 SPACE HEATER	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 1	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 1	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 5 CONCRETE SLAB	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> N			<b>Vacuum:</b> N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1973	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1984	1	0.0	0.0
144 PAVING ASPHALT	360.00	SF	5	2004	1	0.0	0.0
114 FENCE BOARD	108.00	LF	10	2007	2	0.0	0.0
048 SHED OPEN	512.00	SF	15	2007	1	32.0	16.0

Appraiser Notes

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description





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

## Detail by Entity Name

Florida Limited Liability Company  
HOMER TREE TRUCKING LLC

### Filing Information

<b>Document Number</b>	L22000029301
<b>FEI/EIN Number</b>	87-4689545
<b>Date Filed</b>	01/13/2022
<b>Effective Date</b>	01/13/2022
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

10530 NE 41 TERR  
ANTHONY, FL 32617

Changed: 03/08/2024

### Mailing Address

10530 NE 41 TERR  
ANTHONY, FL 32617

Changed: 03/08/2024

### Registered Agent Name & Address

GARCIA MOLINELLO, HOMERO  
10530 NE 41 TERR  
ANTHONY, FL 32617

Address Changed: 03/08/2024

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

GARCIA MOLINELLO, HOMERO  
10530 NE 41 TERR  
ANTHONY, FL 32617

### Annual Reports

Report Year	Filed Date
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2023	03/19/2023
2024	03/08/2024

**Document Images**

<a href="#">03/08/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/13/2022 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>