



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 INCOMPLETE

Date returned: 5/31/24

Returned by: [Signature]

Missing Items

APPLICATION COMPLETE

DATE COMPLETED 6/12/24

INITIALS: [Signature]

TENTATIVE MEETING DATES

P&Z PH: 8/26/24

9/17/24

BCC/P&Z PH APPLICATION FOR REZONING

RECEIVED

MAY 20 2024

Marion County  
Growth Service

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 R1

to RE, for the intended use of:

Build a Family Home

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

Parcel account number(s): 9044-0000-09

Property dimensions: \_\_\_\_\_ Total acreage: 1.00 AC

Directions: SEC 26 TYP 16 RGE 24 PLAT BOOK J PAGE 368 SILVER SPRINGS SHORES UNIT 41

TRACT E-G TRACTS E-G VACATED IN 04-B-428

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

WILDA BRISCEUS

Property owner name (please print)

2511 SW 11TH ST

Mailing address

BOYNTON BEACH FL 33426-7406

City, state, zip code

561-830-7333

Phone number (please include area code)

561 830 7333

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: \_\_\_\_\_ DATE: 5/20/24 ZONING MAP NO.: 331

Rev. 01/11/2021

PROJECT: 2024060035  
AR: 31670

Empowering Marion for Success

www.marioncountyfl.org



Marion County  
Board of County Commissioners

Growth Management • Zoning

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Ocala, FL 34470  
Phone: 352-438-2675  
Fax: 352-438-2676

RECEIVED

JUN 17 2024

Marion County  
Growth Service

APPLICATION FOR ZONING CHANGE

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 R1 to RE, for the intended use of: Build a Family Home

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

Parcel account number(s): 9044-0000-09

Property dimensions: \_\_\_\_\_ Total acreage: 1.06 AC

Directions SEC 26 TWP 16 RGE 24 PLAT BOOK J PAGE 368 SILVER SPRINGS SHORES UNIT 44 TRACT F-G TRACTS F-G VACATED IN 04-R-428

List any adjoining lots owned by applicant: \_\_\_\_\_

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

Fito Briseus & Wilda Briseus  
Property owner name (please print)

2511 SW 11th St  
Mailing address

Baynton Beach, FL 33426  
City, state, zip code

561-830-7333  
Phone number (please include area code)

Email Address: FitoBriseus96@gmail.com

Fito Briseus  
Signature

Mazen Rayan  
Applicant or agent name (please print)

7646 Modica St  
Mailing address

Clermont, FL 34714  
City, state, zip code

407-222-1380  
Phone number (please include area code)

[Signature]  
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: \_\_\_\_\_ DATE: \_\_\_\_\_ ZONING MAP NO: \_\_\_\_\_  
LAND USE: \_\_\_\_\_ ZONING: \_\_\_\_\_ SECT/PAGE: \_\_\_\_\_

Rev 03/02/03

"Meeting Needs by Exceeding Expectations"

## HY CLAIM DEED

Return to: (enclose self-addressed stamped envelope)

to: Fito BRISEUS  
 from: 2511 SW 11 Street  
 Boynton Bch, FL 33426

Instrument Prepared by:

to: JEAN E RAYMOND

from: 4130 NW 78 Lane  
 CORAL SPRINGS, FL 33065

Party Appraiser Parcel Identification

Number(s): 9044-0000-09

State (if not FL)



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 10/03/2005 02:03:40 PM

FILE #: 2005176750 OR BK 04195 PG 0880

RECORDING FEES 10.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 28 day of September 2005, by  
JEAN E RAYMOND AND GIGELLE RAYMOND  
 first party, to FITO BRISEUS AND WILDA BRISEUS  
 whose post office address is 2511 SW 11 Street, Boynton Bch, FL 33426  
 second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00  
 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release,  
 and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first  
 party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of  
MARION COUNTY, State of FL, to-wit:

TRACT-F-G, SILVER SPRINGS SHORES, UNIT 44  
 BOOK J, PAGE 368, Parcel # 9044-0000-09  
 IN CLOSELY PUBLIC RECORDS of MARION  
 COUNTY, FLORIDA.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging  
 or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said  
 first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

Printed Name MARTINE JEAN

Witness Signature (as to first Grantor)

Printed Name CHANTALE DAUPHINE

Witness Signature (as to Co-Grantor, if any)

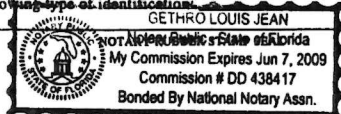
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF Florida  
 COUNTY OF PALM BEACH

I hereby Certify that on this day, before me, an officer duly authorized  
 to administer oaths and take acknowledgments, personally appeared  
JEAN E RAYMOND AND GIGELLE RAYMOND  
 known to me to be the person they described in and who executed the foregoing instrument, who acknowledged before me that they  
 executed the same, and an oath was not taken. (Check one) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the  
 following type of identification: Driver License



Witness my hand and official seal in the County and State last aforesaid

this 28 day of September 2005

Notary Signature GETHRO LOUIS JEAN  
 Printed Name

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

9044-0000-09

Prime Key: 2689421

[Beta MAP IT+](#)

Current as of 6/17/2024

[Property Information](#)

BRISEUS FITO  
BRISEUS WILDA  
2511 SW 11TH ST  
BOYNTON BEACH FL 33426-7406

[Taxes / Assessments:](#)

Map ID: 331

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 00

Acres: 1.06

[2023 Certified Value](#)

|                      |          |                           |         |
|----------------------|----------|---------------------------|---------|
| Land Just Value      | \$14,840 |                           |         |
| Buildings            | \$0      |                           |         |
| Miscellaneous        | \$0      |                           |         |
| Total Just Value     | \$14,840 |                           |         |
| Total Assessed Value | \$6,413  | Impact                    |         |
| Exemptions           | \$0      | <a href="#">Ex Codes:</a> | (8,427) |
| Total Taxable        | \$6,413  |                           |         |
| School Taxable       | \$14,840 |                           |         |

[History of Assessed Values](#)

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|----------|--------------|------------|-------------|
| 2023 | \$14,840  | \$0      | \$0        | \$14,840 | \$6,413      | \$0        | \$6,413     |
| 2022 | \$14,840  | \$0      | \$0        | \$14,840 | \$5,830      | \$0        | \$5,830     |
| 2021 | \$5,300   | \$0      | \$0        | \$5,300  | \$5,300      | \$0        | \$5,300     |

[Property Transfer History](#)

| Book/Page                 | Date    | Instrument          | Code                   | Q/U | V/I | Price       |
|---------------------------|---------|---------------------|------------------------|-----|-----|-------------|
| <a href="#">4195/0880</a> | 09/2005 | 05 QUIT CLAIM       | 0                      | U   | V   | \$100       |
| <a href="#">4100/0488</a> | 06/2005 | 07 WARRANTY         | 2 V-SALES VERIFICATION | Q   | V   | \$37,000    |
| <a href="#">3915/1505</a> | 12/2004 | 07 WARRANTY         | 9 UNVERIFIED           | Q   | V   | \$7,900     |
| <a href="#">3880/0507</a> | 11/2004 | 70 OTHER            | 0                      | U   | V   | \$100       |
| <a href="#">2321/0322</a> | 12/1996 | 06 SPECIAL WARRANTY | 7 PORTIONUND INT       | U   | V   | \$3,173,300 |

[Property Description](#)

SEC 26 TWP 16 RGE 24  
PLAT BOOK J PAGE 368  
SILVER SPRINGS SHORES UNIT 44  
TRACT F-G  
TRACTS F-G VACATED IN 04-R-428

**Parent Parcel:** 9044-0000-01[Land Data - Warning: Verify Zoning](#)

| Use  | CUse | Front | Depth | Zoning | Units | Type | Rate | Loc | Shp | Phy | Class | Value | Just Value |
|------|------|-------|-------|--------|-------|------|------|-----|-----|-----|-------|-------|------------|
| 0001 |      | .0    | .0    | R1     | 1.06  | AC   |      |     |     |     |       |       |            |
| 9994 |      | 155.0 | .0    | R1     | 1.00  | UT   |      |     |     |     |       |       |            |

Neighborhood 2044 - SILVER SPRINGS SHORES UNIT 44

Mkt: 8 70

[Miscellaneous Improvements](#)

| Type | Nbr Units | Type | Life | Year In | Grade | Length | Width |
|------|-----------|------|------|---------|-------|--------|-------|
|------|-----------|------|------|---------|-------|--------|-------|

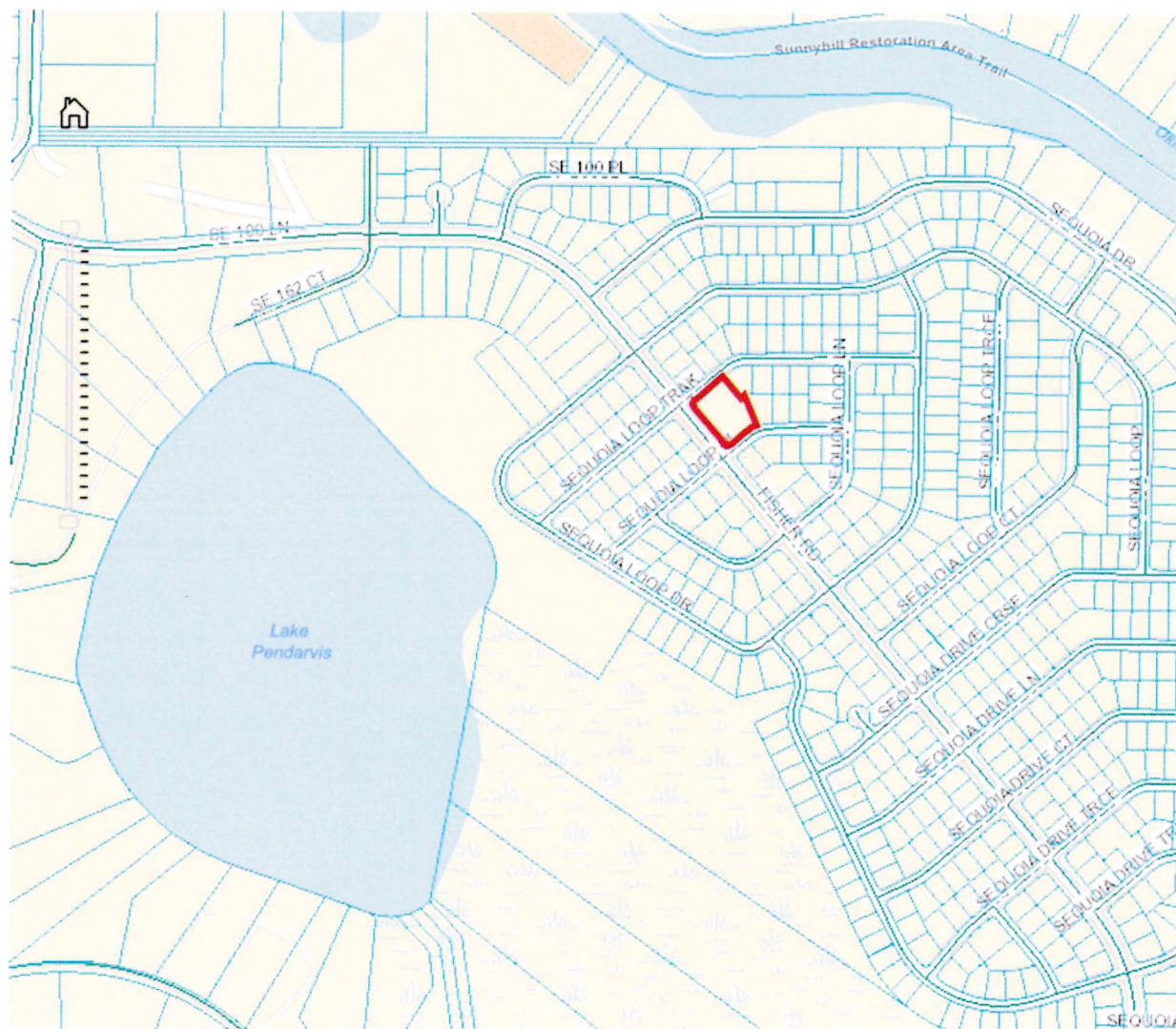
[Appraiser Notes](#)[Planning and Building](#)[\\*\\* Permit Search \\*\\*](#)

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

### Letter of Request explaining the extent of the zone change

We are requesting a zone change from R1 to RE because zoning and planning advised that we can not build a property on the land because it is R1 low density and it needs to be changed to RE to be able to build a home on the land.

Changing the Zone from R1 to RE will not adversely affect the public interest because there are already homes built in the neighborhood where the land exist.





SEC 26 TWP 16 RGE 24  
PLAT BOOK J PAGE 368  
SILVER SPRINGS SHORES UNIT 44  
TRACT F-G  
TRACTS F-G VACATED IN 04-R-428