



**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 FOR REZONING

Application No.: _____

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 R1 to R4, for the intended use of:

Placing a manufactured home

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

Parcel account number(s): 4988-001-001

Property dimensions: _____ Total acreage: .93

Directions: _____

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

Brandon & Ashley Winter
Property owner name (please print)
36100 Hickory St
Mailing address
Fruitland Park FL 34731
City, state, zip code
352-396-7394
Phone number (please include area code)

awsinte307@yahoo.com
Email Address

Brandon & Ashley Winter
Signature

Brandon & Ashley Winter
Applicant or agent name (please print)
36100 Hickory St
Mailing address
Fruitland Park FL 34731
City, state, zip code
352-396-7394
Phone number (please include area code)

awsinte307@yahoo.com
Email Address

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

FOR OFFICE USE ONLY

RECEIVED BY: EM DATE: 5/1/25 ZONING MAP NO.: 296
AR 32800

REV: 04/2015

"Meeting Needs by Exceeding Expectations"

www.marioncountyfl.org

EMPLOYEE USE ONLY

4988-001-001



Parcels ID Search

4988-001-001

498-017-00

498-032-00

498-035-00

A-2

498-050-00

SE 134TH CT

4985-005-000

4985-003-000

4985-001-000

4985-014-000

4985-018-000

4985-025-000

4985-034-000

4985-013-000

4985-033-000

4985-012-000

4985-000-010

4985-011-000

4988-002-000

4985-031-000

4985-010-000

4988-001-001

4985-029-000

4985-009-000

4985-023-000

4988-002-002

4988-003-001

4985-021-000

4985-027-000

4984-003-002

4984-003-101

4984-002-002

4984-002-001

4984-006-000

4984-007-000

4984-006-001

SE 152ND PL

4984-014-007

4984-014-004

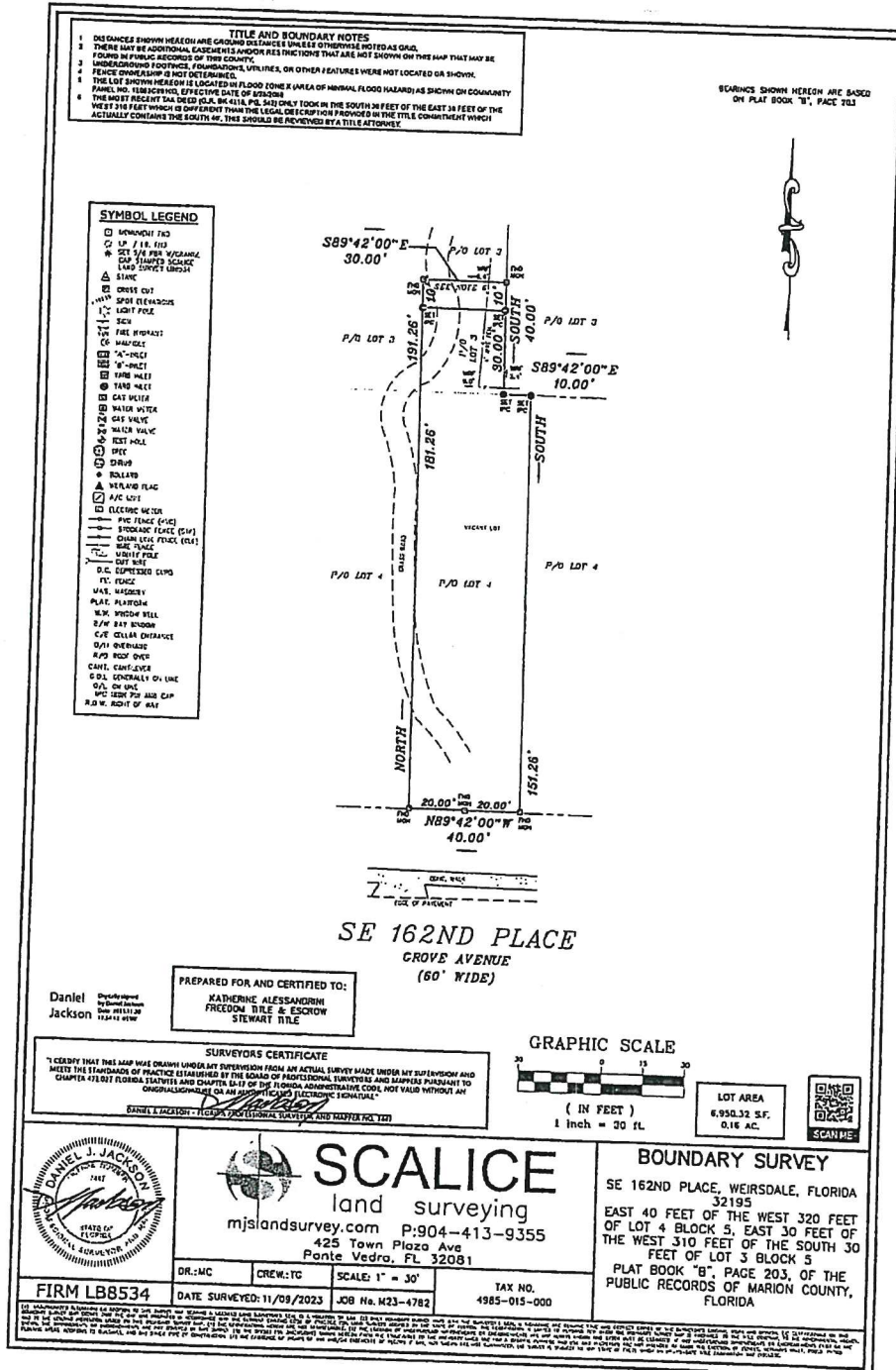
4984-014-003

4984-014-002

4985-013-002

ATTACHMENT A

DocuSign Envelope ID: 664FCF2D-66F2-4367-A 47B6DE7F3EBB



DocuSigned by:
Katherine Fonseca Alessandrini

\$42,000.

Prepared by and return to:

Alexis Hawkins

Freedom Title & Escrow Company, LLC

133 South Old Dixie Highway

Lady Lake, Florida 32159

File Number: 2025-4569

Warranty Deed

THIS INDENTURE, made this March 17, 2025 A.D. by **Katherine Fonseca Alessandrini, a married person**, whose post office address is 5337 Green Briar Drive, Lady Lake, Florida 32159, hereinafter called the grantor(s), to **Ashley Winter and Brandon Winter, wife and husband**, whose post office address is: 36100 Hickory Street, Fruitland Park, Florida 34731, hereinafter called the grantee(s):

(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:

Lot 1, STAR LAND SUBDIVISION, according to the plat thereof recorded in Plat Book "R", Page 108, Public Records of Marion County, Florida.

Parcel ID Number: R4988-001-001

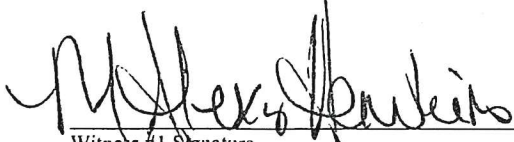
****THE PROPERTY DESCRIBED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR[S], NOR THEIR SPOUSE[S], AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA****

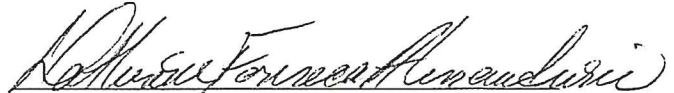
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

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, 2024**.

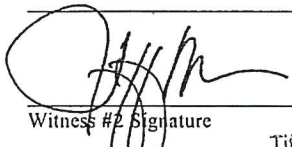
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness #1 Signature
M. Alexis Hawkins
Printed Name


Katherine Fonseca Alessandrini

Witness Mailing Address: 15174 SE 175th Street
Weirsdale, FL 32195


Witness #2 Signature
Tiffany Henderson
Printed Name
2931 Sunnyside Road
Lady Lake, FL 32159
Witness Mailing Address:

State of Florida
County of Lake

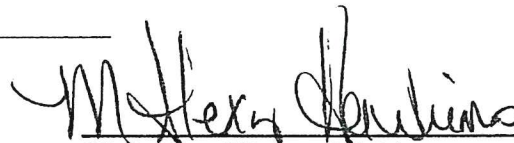
The foregoing instrument was acknowledged before me by means of XX physical presence or [] online notarization this 17 day of March, 2025, by Katherine Fonseca Alessandrini, a married person.

Personally known [] OR Produced Identification XX

Type of Identification Produced: 

{SEAL}




(Signature of Notary Public)
M. Alexis Hawkins
(Print, Type, or Stamp Commissioned Name)

My Commission Expires:

Online Notary: [] (Check if acknowledgment done by Online Notarization)

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

4988-001-001

Prime Key: 1181321

[MAP IT+](#)

Current as of 4/30/2025

Property Information

WINTER ASHLEY
WINTER BRANDON
36100 HICKORY ST
FRUITLAND PARK FL 34731-5303

Taxes / Assessments:

Map ID: 296

Millage: 9001 - UNINCORPORATEDM.S.T.U.PC: 00

Acres: .93

2024 Certified Value

Land Just Value	\$25,203
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$25,203
Total Assessed Value	\$25,203
Exemptions	\$0
Total Taxable	\$25,203

Ex Codes:History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$25,203	\$0	\$0	\$25,203	\$25,203	\$0	\$25,203
2023	\$15,135	\$0	\$0	\$15,135	\$15,135	\$0	\$15,135
2022	\$15,135	\$0	\$0	\$15,135	\$15,135	\$0	\$15,135

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8562/0337	03/2025	07 WARRANTY	9 UNVERIFIED	Q	V	\$42,000
8188/0966	11/2023	07 WARRANTY	9 UNVERIFIED	Q	V	\$30,000
6091/1069	08/2014	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
6079/1116	08/2014	62 DISTR	0	U	V	\$100
6069/1044	04/2000	71 DTH CER	0	U	V	\$100
6069/1042	03/1982	71 DTH CER	0	U	V	\$100
0804/0558	04/1977	02 DEED NC	0	U	V	\$1,800

Property Description

SEC 29 TWP 17 RGE 24
PLAT BOOK R PAGE 108
STAR LAND
LOT 1

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		164.0	149.0	R4	.56	AC							
9430		10.0	151.0	R4	.03	AC							
9430		40.0	370.0	R4	.34	AC							

Neighborhood 4984 - SOUTH LAKE WEIR REV - W OF 25

Mkt: 10 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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Appraiser Notes

2019 REVIEW W/PICTOMETRY /AERIAL 2017

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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