



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 2/7/2025 INITIALS EM TENTATIVE MEETING DATES P&Z PH 4/28/2025 5/19 & 5/20/2025

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 B2 portion EDW to A1, for the intended use of: Cattle, Horses

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

Parcel account number(s): 05786-003-01

Property dimensions: see attached Total acreage: 10.56

Directions: Take 27 W to NW 160th T/L. Property on left

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

Sarah Meier Property owner name (please print) 1210 Belmar LN Mailing address Lexington, Ky 40515-9411 City, state, zip code 859-983-1273 Phone number (please include area code)

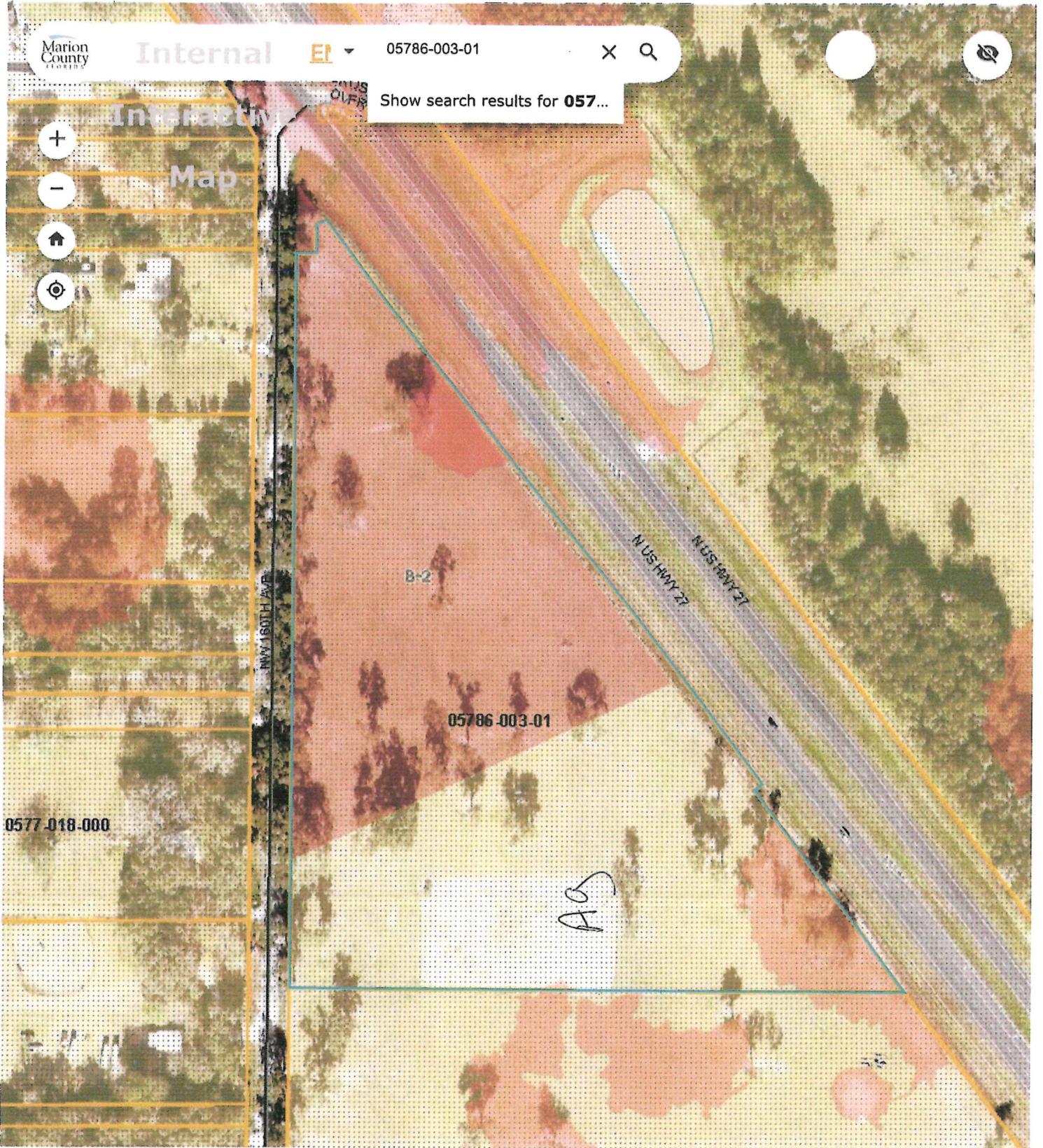
Kelby Dee Watt Applicant or agent name (please print) 52 NE 190th St Mailing address Citra, FL 32113 City, state, zip code 561-371-4341 Phone number (please include area code)

Signature [Signature] 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.

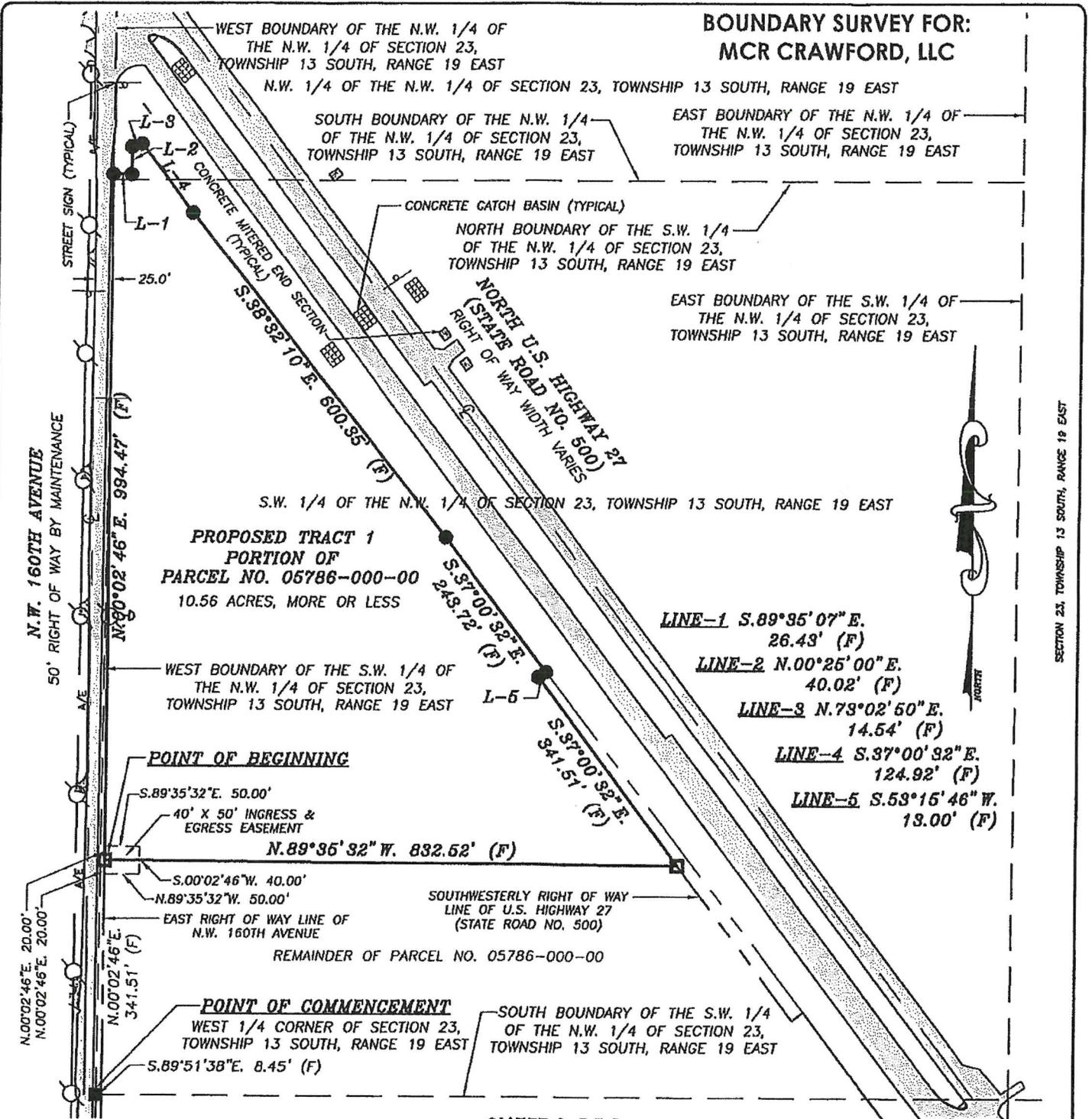
***** FOR OFFICE USE ONLY RECEIVED BY: EM DATE: 2/7/2025 ZONING MAP NO.: 52 AR 32471 Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"



0 100 200ft

A2



SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER
SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES & SURVEYOR'S CERTIFICATION

R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Outdoor Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, FLORIDA 34471
PHONE (352) 622-3133 • (352) 689-0771 • www.rmBarrineau.com

REGINALD H. BARRINEAU, P.B.M., FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 6001
TRAVIS P. BARRINEAU, P.S.M., J.S. - LS 6897

DRAWN:	S.W.M.	J.O.# 13228
REVISED:		DWG.# 13228PFWTRACT1
CHECKED:	T.P.B.	SHEET 2 OF 2
APPROVED:	T.P.B.	
SCALE: 1" = 200'		COPYRIGHT © JULY, 2021

DESCRIPTION: PROPOSED TRACT 1

BOUNDARY SURVEY FOR: MCR CRAWFORD, LLC

A PORTION OF THE S.W. 1/4 OF THE N.W. 1/4 AND THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 19 EAST, LYING EAST OF N.W. 160TH AVENUE (BEING A 50 FOOT RIGHT OF WAY BY MAINTENANCE) AND LYING SOUTH AND WEST OF NORTH U.S. HIGHWAY 27 (STATE ROAD NO. 500)(RIGHT OF WAY WIDTH VARIES) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE ALONG THE SOUTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 23, S.89°51'38"E., A DISTANCE OF 8.45 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID N.W. 160TH AVENUE (50' RIGHT OF WAY BY MAINTENANCE); THENCE DEPARTING THE SOUTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 23, ALONG SAID EAST RIGHT OF WAY LINE, N.00°02'46"E., A DISTANCE OF 341.51 FEET TO THE POINT OF BEGINNING THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY N.00°02'46"E., A DISTANCE OF 994.47 FEET; THENCE S.89°35'07"E., A DISTANCE OF 26.43 FEET; THENCE N.00°25'00"E., A DISTANCE OF 40.02 FEET; THENCE N.73°02'50"E., A DISTANCE OF 14.54 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF SAID NORTH U.S. HIGHWAY 27 (RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, THE FOLLOWING 5 COURSES; S.37°00'32"E., A DISTANCE OF 124.92 FEET; THENCE S.38°32'10"E., A DISTANCE OF 600.35 FEET; THENCE S.37°00'32"E., A DISTANCE OF 243.72 FEET; THENCE S.53°15'46"W., A DISTANCE OF 13.00 FEET; THENCE S.37°00'32"W., A DISTANCE OF 341.51 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, N.89°35'32"W., A DISTANCE OF 832.52 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 10.56 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO A 40 FOOT WIDE INGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE ALONG THE SOUTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 23, N.89°51'38"W., A DISTANCE OF 8.45 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID N.W. 160TH AVENUE (50' RIGHT OF WAY BY MAINTENANCE); THENCE DEPARTING THE SOUTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 23, ALONG SAID EAST RIGHT OF WAY LINE, N.00°02'46"E., A DISTANCE OF 341.51 FEET; TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE N.00°02'46"E. A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID EAST RIGHT WAY LINE, S.89°35'32"E., A DISTANCE OF 50.00 FEET, THENCE S.00°02'46"W., A DISTANCE OF 40.00 FEET, THENCE N.89°35'32"W., A DISTANCE OF 50.00 FEET, TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF N.W. 160TH AVENUE; THENCE N.00°02'46"E., A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SHEET 1 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

1. DATE OF FIELD SURVEY: MARCH 2, 2021
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
5. BEARINGS ARE ASSUMED BASED ON THE SOUTH BOUNDARY OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 19 EAST, AS BEING N.89°17'30"W.
6. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

LEGEND UNLESS OTHERWISE NOTED

- = SET 4" x 4" CONCRETE MONUMENT -LB 5091
- = FOUND 4" x 4" CONCRETE MONUMENT
- ⊕ = CENTERLINE OF RIGHT OF WAY
- (F) = FIELD MEASUREMENT
- ⊙ = WOOD POWER POLE
- ⊞ = ELECTRIC BOX
- ⊕ = GUY ANCHOR
- ⊞ = WATER METER
- ⊞ = AERIAL ELECTRIC
- ⊞ = BROKEN LINE; NOT DRAWN TO SCALE
- ⊞ = DENOTES CONCRETE
- ⊞ = DENOTES ASPHALT

SEE SHEET 2 OF 2 FOR BOUNDARY SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 60-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

12/15/2021

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Travis P. Barrineau
 TRAVIS P. BARRINEAU, P.S.M. 6897
 OF R.M. BARRINEAU & ASSOCIATES, INC.



R.M. BARRINEAU
AND ASSOCIATES
 PROFESSIONAL SURVEYORS & MAPPERS
 Cultural Professional Park • 1309 S.E. 25th Loop • Suite 100 • Ocala, FLORIDA 34471
 PHON (352) 622-3133 • (352) 750-9771 • www.rmBarrineau.com
 REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 6091
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Attachment A

Rec. 2700
Doc. 248500

This instrument was prepared by,
record and return to:
Jon I. McGraw, Esq.
McGraw Rauba & Mutarelli, PA
35 S.E. 1st Avenue, Suite 102
Ocala, FL 34471
352-789-6520

WARRANTY DEED

THIS INDENTURE, made effective the 28th day of February, 2024, between **CRAIG WALLER LLC**, a Florida limited liability company, whose address is 2601 NW 140th St., Citra, FL 32113, Grantor, and **SARAH MEIER**, whose address is 1210 Bel Mar Lane, Lexington, KY 40415, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

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, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

SEE EXHIBIT "A"

F.S. Section 689.02 required information:

Property Appraiser's Parcel I.D. Number: 05786-003-01

SUBJECT TO:

1. Ad valorem taxes for 2024 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights 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 Grantee that 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, and hereby 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 and assessments accruing subsequent to December 31, 2023 or subject matters shown in the title commitment.

Grantor and Grantee are used for singular or plural, as context requires.

Attachment A

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:

GRANTOR:

CRAIG WALLER LLC, a Florida limited liability company

BY DAVID C. WALLER, as Managing Member

Witness Kimberly A Tabor, 35 SE 1ST AVE., STE., 102 OCALA, FLORIDA 34471

Address Shelby Smart, 35 SE 1ST AVE., STE., 102 OCALA, FLORIDA 34471

Address STATE OF Florida COUNTY OF Marion

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 26 day of February, 2024 by David C. Waller, as Managing Member of CRAIG WALLER LLC, a Florida limited liability company, who is known to me (YES NO) to be the person described in and who executed the foregoing instrument, OR who has produced as identification and acknowledged before me that he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of February, 2024.

Shelby Smart (Print Name) Notary Public State of Florida My Commission Expires:



SHELBY SMART Commission # HH 342048 Expires October 11, 2025

EXHIBIT "A"

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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

05786-003-01

Prime Key: 3992440

[MAP IT+](#)

Current as of 2/7/2025

Property Information

MEIER SARAH
 1210 BELMAR LN
 LEXINGTON KY 40515-9411

Taxes / Assessments:

Map ID: 52

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 99

Acres: 10.56

2024 Certified Value

Land Just Value	\$177,725		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$177,725		
Total Assessed Value	\$172,498	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$5,227)
Total Taxable	\$172,498		
School Taxable	\$177,725		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$177,725	\$0	\$0	\$177,725	\$172,498	\$0	\$172,498
2023	\$156,816	\$0	\$0	\$156,816	\$156,816	\$0	\$156,816
2022	\$128,589	\$0	\$0	\$128,589	\$1,478	\$0	\$1,478

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8265/1387	02/2024	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$355,000
7843/0139	03/2022	08 CORRECTIVE	0	U	V	\$100
7724/0687	03/2022	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$211,200

Property Description

SEC 23 TWP 13 RGE 19
 BCC EASEMENT BOOK 1 PAGE 66
 MAP BOOK 2 PAGE 337
 PARADISE FARMS WEST
 TRACT 1 BEING MORE PARTICULARLY DESC AS:
 COM AT THE W 1/4 COR OF SEC 23 TH S 89-51-38 E 8.45 FT TH N 00-02-46 E
 341.51 FT TO THE POB TH CONT N 00-02-46 E 994.47 FT TH S 89-35-07 E

Attachment A

26.43 FT TH N 00-25-00 E 40.02 FT TH N 73-02-50 E 14.54 FFT TH
S 37-00-32 E 124.92 FT TH S 38-32-10 E 600.35 FT TH S 37-00-32 E 243.72
FT TH S 53-15-46 W 13 FT TH S 37-00-32 E 341.51 FT TH N 89-35-32 W
832.52 FT TO THE POB

SUB TO INGRESS & EGRESS EASEMENT 'B' DESC AS FOLLOWS:
COM AT W 1/4 COR OF SEC 23 TH S 89-51-38 E 8.45 FT TH N 00-02-46 E
341.51 FT TO POB TH N 00-02-46 E 20 FT TH S 89-35-32 E 50 FT TH
S 00-02-46 W 40 FT TH N 89-35-32 W 50 FT TH N 00-02-46 E 20 FT TO POB.
Parent Parcel: 05786-003-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6302		.0	.0	A1	10.56	AC						
9994		1,310.0	.0	A1	1.00	UT						
Neighborhood 0158 - AC N326 W27												
Mkt: 4 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

