

# Attachment A



## Marion County

## Board of County Commissioners APPLICATION COMPLETE

Growth Management • Zoning

DATE COMPLETED 1/30/24  
INITIALS ABW

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2675  
Fax: 352-438-2676

TENTATIVE MEETING DATES  
P&Z PH 3/25/24  
BCC/P&Z PH 4/16/24

RECEIVED

JAN 26 2024

Application No.: \_\_\_\_\_

Marion County  
Growth Service

## APPLICATION FOR ZONING CHANGE

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 A-1 to B-5, for the intended use of:

Commercial development (see attached sketch)

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

**Parcel account number(s):** 41489-000-00

**Property dimensions:** 629' (front), 612' (deep) **Total acreage:** 5.39

**Directions:** Take E Fort King St to SE 25th Ave, turn left onto SE 25th Ave, turn right onto SE 17th St, turn left onto SE 3rd Ave turn right onto SE 22nd Pl, turn left onto S Pine Ave, turn right onto SE 1st Ave, turn right onto SE 22nd Pl, turn left onto S Pine Ave, turn right onto SE 1st Ave, turn right onto SE 135th St/SE County Hwy 484, make a U-turn, lot will be on your right

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

Richard Bernasol

**Property owner name (please print)**

5032 SW 40th Place

**Mailing address**

Ocala, FL 34474

**City, state, zip code**

352-502-8237

**Phone number (please include area code)**

Email Address: travis@aldanacontractingfl.com

**Signature**

Travis Aldana

**Applicant or agent name (please print)**

3002 SE 1st Ave, Bldg 300

**Mailing address**

Ocala, FL 34471

**City, state, zip code**

352-307-7727

**Phone number (please include area code)**

**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: Email

DATE: 1/26/24

ZONING MAP NO.: 184  
SEC/TWP/RGE: 8 17 22

Rev. 07/02/2019

LAND USE: P  
ZONING: A-1

PROJECT: 2019090020 "Meeting Needs by Exceeding Expectations"

AP: 31103

[www.marioncountyfl.org](http://www.marioncountyfl.org)

## Attachment A



<p><b>ROGERS ENGINEERING, LLC</b>  <i>Civil Engineering &amp; Land Surveying</i>          1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">ROBERT L. ROGERS, PE rogersengineering.com</td> <td style="width: 50%; text-align: center;">RODNEY K. ROGERS, PSM rogersengineering.com</td> </tr> <tr> <td style="text-align: center;">Michelle M. Boyer, PSW rogersengineering.com</td> <td style="text-align: center;">DATE</td> </tr> <tr> <td style="text-align: center;">rogerseengineering.com</td> <td style="text-align: center;">REVISION</td> </tr> </table>	ROBERT L. ROGERS, PE rogersengineering.com	RODNEY K. ROGERS, PSM rogersengineering.com	Michelle M. Boyer, PSW rogersengineering.com	DATE	rogerseengineering.com	REVISION
ROBERT L. ROGERS, PE rogersengineering.com	RODNEY K. ROGERS, PSM rogersengineering.com						
Michelle M. Boyer, PSW rogersengineering.com	DATE						
rogerseengineering.com	REVISION						

## Attachment A



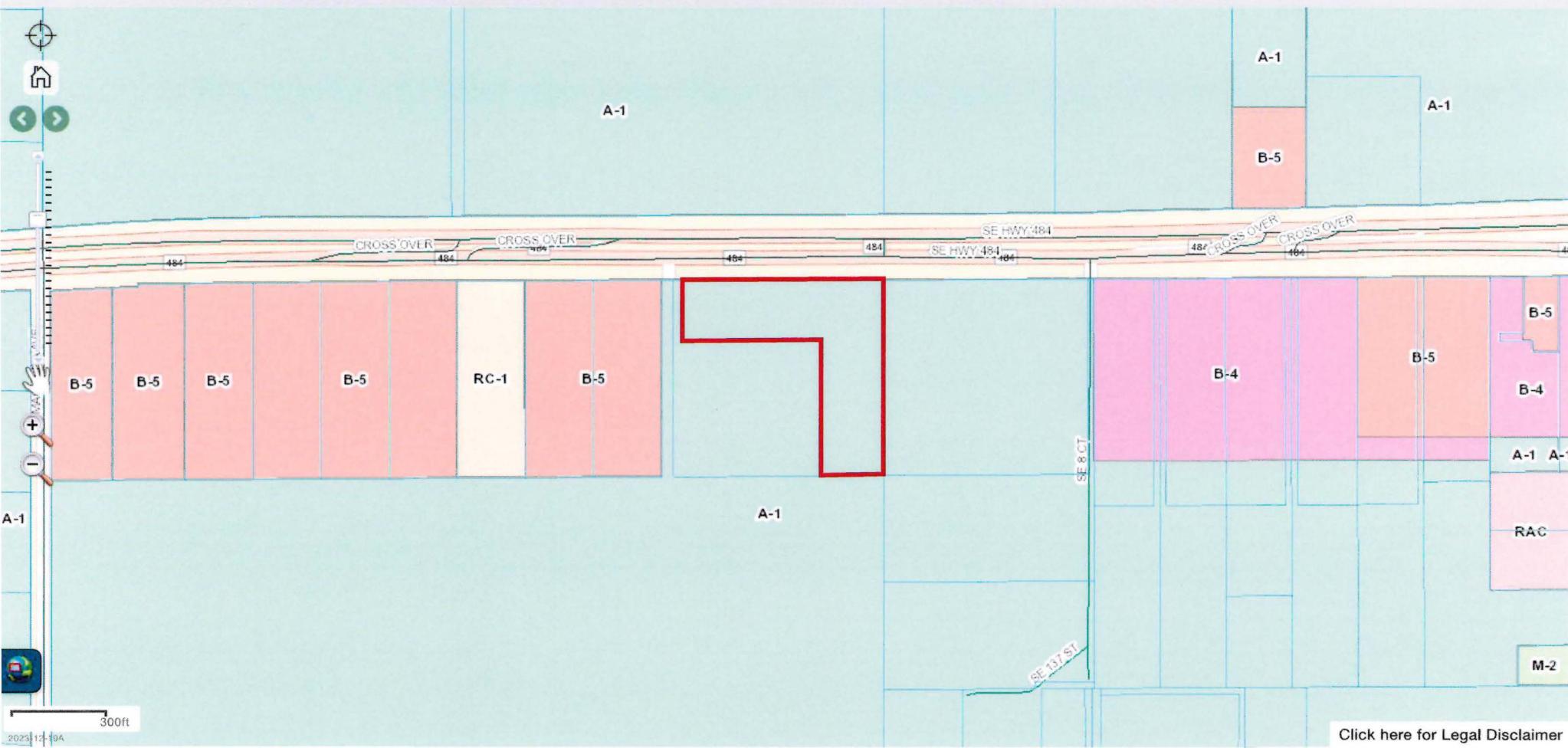
Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser - Beta Map It+

Updated every 24 hours

 Basic Search  Advanced Search  SalesSearch  Comparable Sales  View Search Results

Layers Map ▾ Tools ▾ Help ▾



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

41489-000-00

Prime Key: 1030081

[Beta MAP IT+](#)

Current as of 1/29/2024

Property Information

BERNASOL RICHARD  
5032 SW 40TH PL  
OCALA FL 34474-9587

M.S.T.U.PC: 00

Acres: 5.39

Taxes / Assessments:

Map ID: 184

Millage: 9001 - UNINCORPORATED2023 Certified Value

Land Just Value	\$147,276		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$147,276	Impact	
Total Assessed Value	\$112,698	<u>Ex Codes:</u>	(\$34,578)
Exemptions	\$0		
Total Taxable	\$112,698		
School Taxable	\$147,276		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$147,276	\$0	\$0	\$147,276	\$112,698	\$0	\$112,698
2022	\$118,170	\$0	\$0	\$118,170	\$102,453	\$0	\$102,453
2021	\$93,139	\$0	\$0	\$93,139	\$93,139	\$0	\$93,139

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">6971/1215</a>	03/2019	05 QUIT CLAIM	9 UNVERIFIED	U	V	\$57,000
<a href="#">4105/1691</a>	07/2005	61 FJDGMNT	0	U	V	\$100
<a href="#">3459/1066</a>	07/2003	43 R-O-W	0	U	V	\$100

Property Description

SEC 08 TWP 17 RGE 22  
NE 1/4 OF NE 1/4 OF SW 1/4  
EXC N 50 FT THEREOF FOR RD ROW  
EXC COM AT THE SE COR OF SW 1/4 OF SEC 8 TH N 00-03-37 E 2648.24 FT TH S 89-45-52 W 659.14 FT TH S 00-03-32 W 50 FT TO THE POB TH CONT S 00-03-32 W 612.04 FT TH N 89-45-59 E 464.04 FT TH N 00-03-32 E 420.81 FT TH S 89-45-59 W 434.52 FT TH N 00-03-32 E 191.23 FT TH S 89-45-52 W 29.53 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		.0	.0	A1	5.39	AC							
Neighborhood 9484 - CR 484 E OF 175													
Mkt: 10 70													

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Appraiser NotesPlanning and Building  
\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description

27-SPD04 07/02

March 20, 2019

This instrument prepared by

Robin D. Derr

Under the direction of

FREDRICK W. LOOSE, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 124 Part, Part

SECTION 36000-2626

P.M. NO. 3343-208

STATE ROAD 484

COUNTY MARION

**QUITCLAIM DEED**

THIS INDENTURE, Made this 25 day of March, 2019, by and between the STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Party of the First Part, whose address is 719 South Woodland Blvd., DeLand, FL 32720, to RICHARD BERNASOL, Party of the Second Part, 5032 SW 40<sup>TH</sup> Place, Ocala, FL 34474.

**WITNESSETH**

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, certain interest in said land is no longer required for such purposes, and the Party of the First Part, by action of the District Secretary, District Five, Florida Department of Transportation on 3/1/13 pursuant to the provisions of Section 337.25 Florida Statutes, has agreed to quitclaim the land hereinafter described to the Party of the Second Part.

NOW THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby remise, release and quitclaim unto the Party of the Second Part, and assigns, forever, all the right, title and interest in all that certain land situate in Marion County, Florida, viz:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

SUBJECT to all utilities in place and in use and to the maintenance thereof.

PARCEL NO. 124 Part, Part  
SECTION 36000-2626  
P.M. NO. 3343-2018  
PAGE 2

TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto the Party of the Second Part.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary, District Five and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

ATTEST:

Crystal Bass  
Crystal Bass  
(type/print name)  
Executive Secretary

(Affix Department Seal)



STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 25 day of March, 2019, Michael Shannon, P.E., District Secretary for District Five, who is personally known to me, or who has produced \_\_\_\_\_ as identification.



Katherine Kokesh  
Commission # FF985433  
Expires: May 11, 2020  
Bonded thru Aaron Notary

(Affix Notary Seal)

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION

By:

Michael Shannon, P.E.  
District Five Secretary

Legal Review

Office of General Counsel

Katherine Kokesh

Katherine Kokesh  
(type/print name)  
Notary Public in and for the  
County and State last aforesaid.  
My Commission Expires: 5/11/2020

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SECTION 36000-2626  
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**EXHIBIT A**

**PARCEL NO. 124 PART, PART**

**SECTION 36000-2626**

ALL OF:

"NORTH EAST QUARTER OF NORTH EAST QUARTER OF SOUTH WEST QUARTER OF SECTION 8, TOWNSHIP 17 SOUTH, RANGE 22 EAST." (BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4105, PAGE 1691, PUBLIC RECORDS OF MARION COUNTY, FLORIDA).

LESS THE NORTH 15.240 METERS (50.00 FEET) THEREOF, LYING WITHIN THE EXISTING RIGHT-OF-WAY OF COUNTY ROAD 484 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NUMBER 36000-2626;

AND LESS THE FOLLOWING:

"COMMENCE AT AN 8-INCH BY 8-INCH MARION COUNTY CONCRETE MONUMENT, MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NUMBER 36000-2626; THENCE RUN NORTH 00°03' 37" EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 807.185 METERS (2648.24 FEET) TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 8, ALSO BEING A POINT ON THE CENTERLINE OF SURVEY OF COUNTY ROAD 484, AS SHOWN ON SAID RIGHT-OF-WAY MAP; THENCE SOUTH 89°45' 52" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8 AND ALONG SAID SURVEY LINE, 200.905 METERS (659.14 FEET) TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID NORTH LINE AND SURVEY LINE, SOUTH 00°03' 32" WEST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 15.240 METERS (50.00 FEET) TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 484 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°03' 32" WEST ALONG SAID WEST LINE, 186.549 METERS (612.04 FEET) TO A

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SECTION 36000-2626  
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POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE NORTH 89°45' 59" EAST ALONG SAID SOUTH LINE, 141.442 METERS (464.04 FEET) TO A POINT; THENCE NORTH 00°03' 32" EAST PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 128.263 METERS (420.81 FEET) TO A POINT; THENCE SOUTH 89°45' 59" WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 132.442 METERS (434.52 FEET); THENCE NORTH 00°03'32" EAST PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 58.286 METERS (191.23 FEET) TO A POINT ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 484; THENCE SOUTH 89°45' 52" WEST ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 9.000 METERS (29.53 FEET) TO THE POINT OF BEGINNING." (BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5475, PAGE 1316, PUBLIC RECORDS OF MARION COUNTY, FLORIDA).

CONTAINING 1.881 HECTARES (4.649 ACRES), MORE OR LESS.

This legal description compiled by:  
Kevin M. Maylone, Professional Land Surveyor  
Florida Registration Number 3293  
McKim & Creed, Inc.  
Consultant for Florida Department of Transportation  
District Five, Surveying & Mapping  
719 South Woodland Boulevard  
DeLand, Florida 32720