



**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 1/30/24
INITIALS [Signature]

TENTATIVE MEETING DATES

P&Z PH 3/25/24

BCC/P&Z PH 4/16/24

RECEIVED

JAN 26 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 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

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 [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: Email DATE: 1/26/24 ZONING MAP NO.: 184
LAND USE: P ZONING: A-1 SEC/TWP/RGE: 8 / 12 / 22

Rev. 07/02/2019

PROJECT: 2019090020
AR: 31103

"Meeting Needs by Exceeding Expectations"

Attachment A



LEGEND

- P.C.P. PERMANENT CONTROL POINT
P.S.M. PERMANENT REFERENCE MONUMENT
C.M. CONCRETE MONUMENT
I.R. IRON ROD
N&D NAIL & DISC
R/W RIGHT OF WAY
E/P EDGE OF PAVEMENT
C/L CENTERLINE
SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
(P) PLAT MEASUREMENT
(D) DESCRIPTION MEASUREMENT
(T) FIELD MEASUREMENT
R RADIUS
C.A. CENTRAL ANGLE
L ARC LENGTH
C.B. CHORD BEARING
L.C. LENGTH OF CHORD
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
CONC. CONCRETE
UTILITY POLE AND GUY ANCHOR
OVERHEAD WIRES
FENCE
CONCRETE
ASPHALT

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

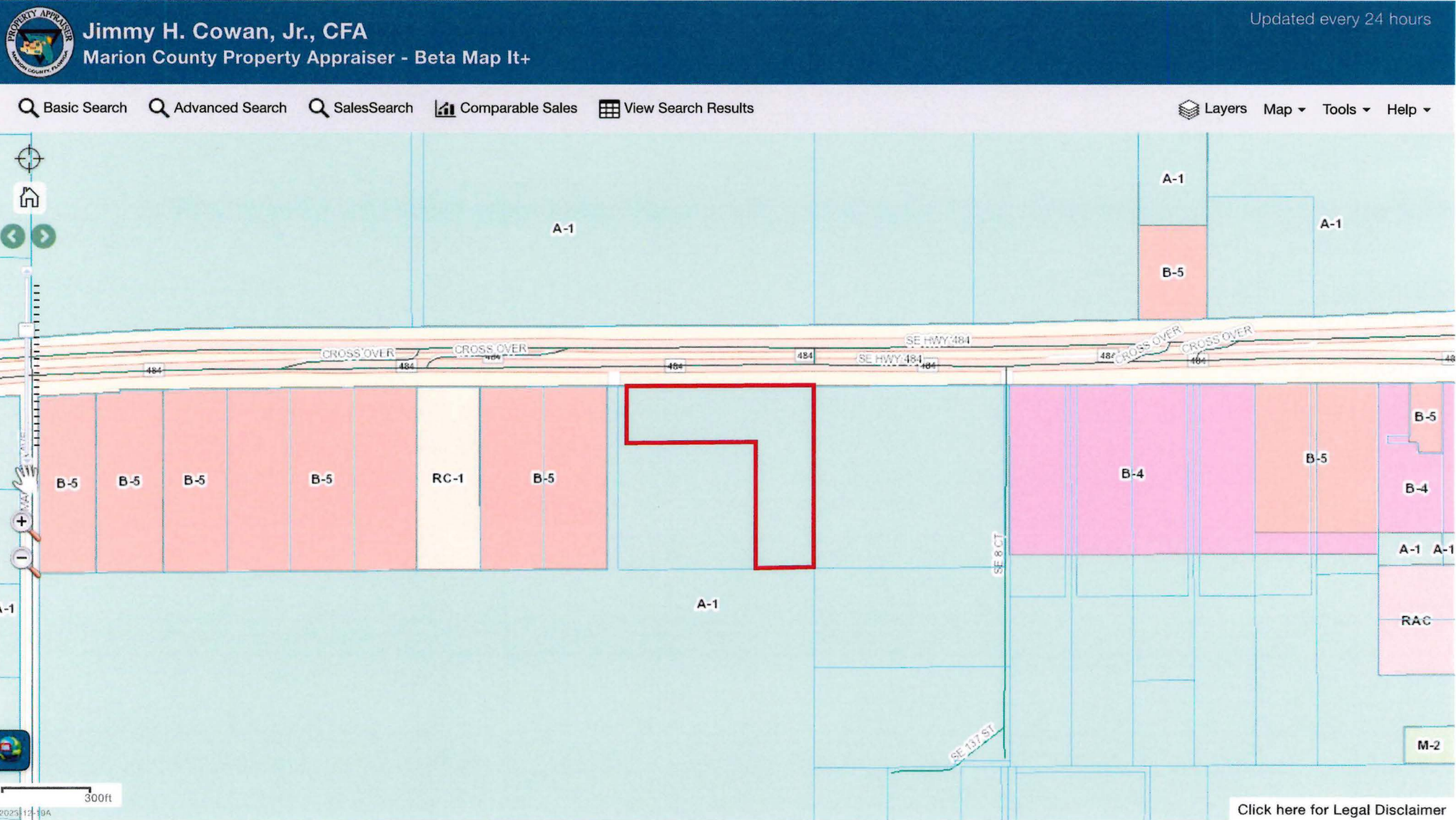
CONCEPTUAL SITE PLAN
FOR
ALDANA CONTRACTING

JOB No.
24-41489-000-00
DATE
1/25/2024
SCALE
1" = 40'
SHEET
1 OF 1

Robert L. Rogers, P.E.
P.L. Reg. No. 10027
Rodney A. Rogers, PSM
P.L. Reg. No. 5274
Michael M. Boyer, PSM
P.L. Reg. No. 7346
Surveying & Engineering

DATE
REVISIONS

Attachment A



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

[Taxes / Assessments:](#)

Map ID: 184

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

Acres: 5.39

[2023 Certified Value](#)

Land Just Value	\$147,276		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$147,276		
Total Assessed Value	\$112,698	Impact	((\$34,578))
Exemptions	\$0	Ex Codes:	
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
6971/1215	03/2019	05 QUIT CLAIM	9 UNVERIFIED	U	V	\$57,000
4105/1691	07/2005	61 FJDMNT	0	U	V	\$100
3459/1066	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 I75												
Mkt: 10 70												

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

[Planning 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 40TH 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

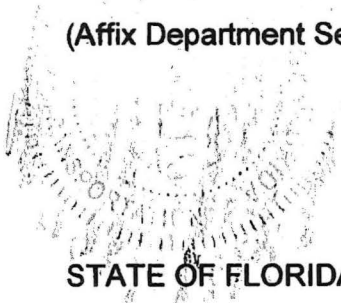
TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto the Party of the Second Part.

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
DEPARTMENT OF TRANSPORTATION

By:

[Signature]
Michael Shannon, P.E.
District Five Secretary

Legal Review

[Signature]
Office of General Counsel

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)

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

PARCEL NO. 124 Part, Part
SECTION 36000-2626
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PAGE 3

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

Attachment A

PARCEL NO. 124 Part, Part
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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