



Marion County FLORIDA

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 4/05/24 INITIALS: [Signature]

TENTATIVE MEETING DATES

P&Z PH 6/24/24

BCC/P&Z PH 7/16/24

RECEIVED

APR 04 2024

Marion County Growth Service

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 Special Use Permit / P1 to R0, for the intended use of:

Expansion

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

Parcel account number(s): 29959-000-00

Property dimensions: \_\_\_\_\_ Total acreage: 0.62

Directions: \_\_\_\_\_

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

Property owner name (please print) Southern Beauty Real Estate, LLC

Mailing address 103 SE Lake View Ave

City, state, zip code Ocala FL 34471

Phone number (please include area code) 352-817-1889

Signature [Signature]

Applicant or agent name (please print) Megan Blanchard / Amelia Egerton

Mailing address 103 SE Lake View Ave

City, state, zip code Ocala FL 34471

Phone number (please include area code) 352-817-1889 / 352-425-7474

Signature [Signature]

info@scs352.com

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: [Signature] DATE: 4/04/24 ZONING MAP NO.: 180

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"

PROJECT: 2024040031 AR: 31394

www.marioncountyfl.org

Southern Beauty Real Estate, LLC  
2631 SE Lake Weir Ave  
Ocala, FL 34471

April 3, 2024

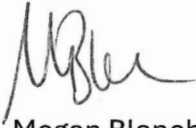
Dear Sirs,

It is with gratitude that I submit this letter of request of Zoning Change. Our current property at 2631 SE Lake Weir Ave, Ocala, FL 34471 is used at a medical spa and is on a "special use permit".

We are requesting to change to a B2 zoning with intention to expand our building in order to expand our business.

Thank you kindly for your help in this matter.

Sincerely,



Megan Blanchard  
[info@sca352.com](mailto:info@sca352.com)  
352.817.1889

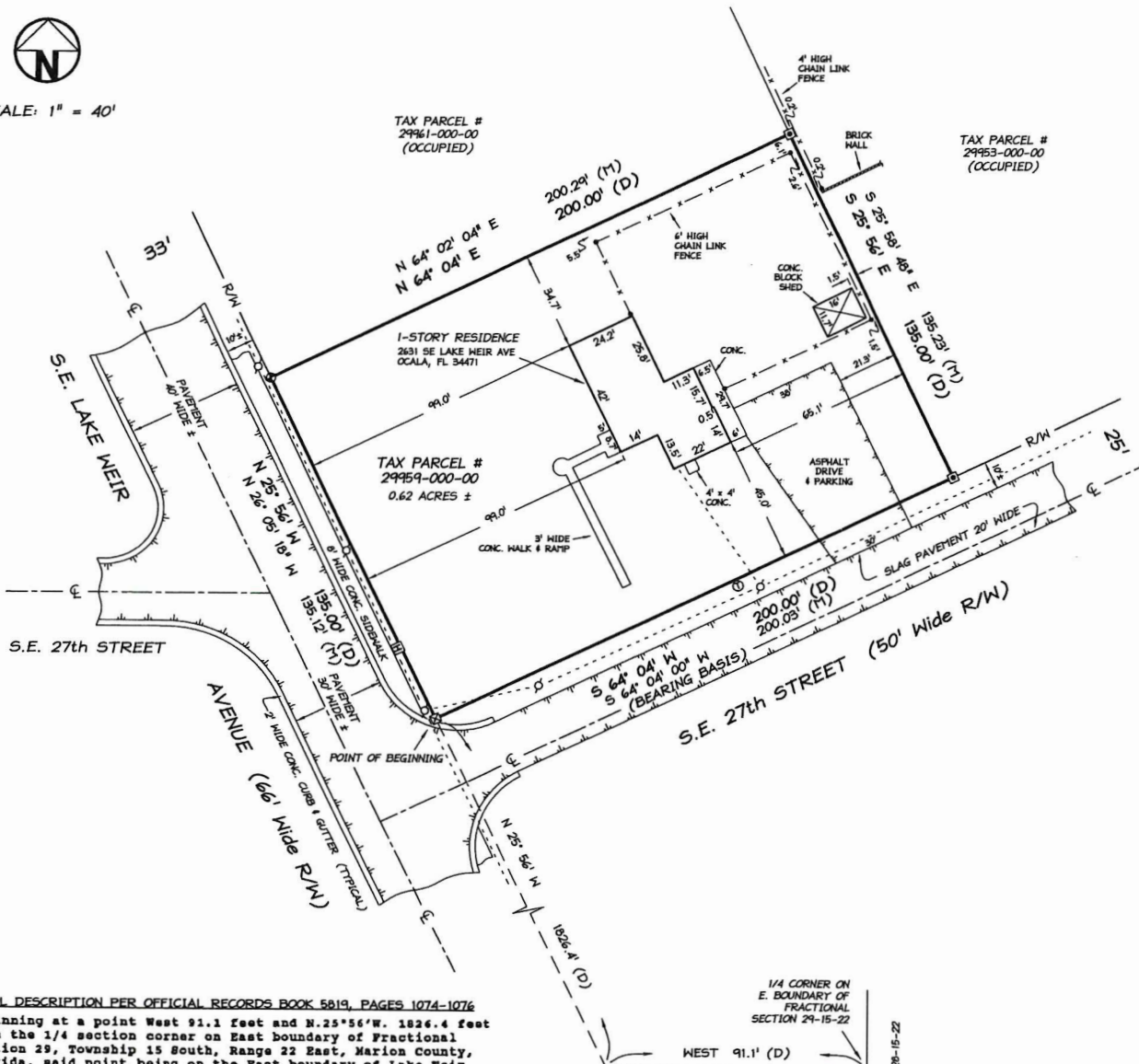


SCALE: 1" = 40'

TAX PARCEL # 29961-000-00 (OCCUPIED)

TAX PARCEL # 29953-000-00 (OCCUPIED)

TAX PARCEL # 29959-000-00 0.62 ACRES ±



# BOUNDARY SURVEY for SOUTHERN BEAUTY REAL ESTATE

- NOTES:**
- 1) THIS IS A BOUNDARY SURVEY.
  - 2) SURVEY BASED ON EXISTING MONUMENTATION, RECORDS OF THIS COMPANY, AND PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
  - 3) BEARINGS BASED ON DEED AND/OR PLAT AS SHOWN.
  - 4) DESCRIPTION FURNISHED BY CLIENT.
  - 5) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS AND/OR OTHER INSTRUMENTS OF RECORD.
  - 6) UNDERGROUND IMPROVEMENTS, SEPTIC SYSTEMS, AND UTILITIES, IF SHOWN HEREON, ARE APPROXIMATED AND MUST BE EXPOSED FOR ACCURATE LOCATION; OTHER SUCH UNDERGROUND FEATURES MAY EXIST WHICH WERE NOT LOCATED.
  - 7) SEPTIC TANK, DRAIN FIELD, AND/OR ANY OTHER POSSIBLE UNDERGROUND FEATURES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION ON PROPERTY, AND/OR USE THAT MAY DAMAGE SAME.
  - 8) THE DETERMINATION OF A PROPERTY FLOODING, OR NOT FLOODING IS BEYOND THE SCOPE OF THIS SURVEY.
  - 9) NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER; NO ONE OTHER THAN THE ENTITIES NAMED IN THE CERTIFICATION SHOULD RELY ON THIS SURVEY.

**LEGEND:**

N = NORTH E = EAST W = WEST S = SOUTH (OR ANY COMBINATION SUCH AS NE, SW)	(M) = FIELD MEASUREMENT
° = DEGREES WHEN USED IN A BEARING	(D) = DEED CALL
' = MINUTES WHEN USED IN A BEARING	(AD) = ADJACENT DEED
" = SECONDS WHEN USED IN A BEARING	(CD) = CALCULATED FROM DEED AND/OR PLAT DIMENSIONS
# = FEET WHEN USED IN A DISTANCE	(C) = CALCULATED FROM FIELD MEASUREMENTS
" = INCHES WHEN USED IN A DISTANCE	± = MORE OR LESS
— R/W — = RIGHT OF WAY LINE	P.I. = POINT OF INTERSECTION
- - - - - = BROKEN SCALE LINE	CONC. = CONCRETE
— C — = CENTERLINE	R/W = RIGHT-OF-WAY
• = FENCE CORNER	A/C = AIR-CONDITIONER
- x - x - x - = FENCE LINE (CHAIN LINK)	
- - - - - = OVERHEAD UTILITY LINES	
⊕ = UTILITY POLE	
⊗ = WATER METER	
⊙ = TELEPHONE RISER	
⊠ = FIRE HYDRANT	
⊠ = FOUND 4" x 4" CONCRETE MONUMENT w/ NAIL - NO IDENTIFICATION	
⊠ = FOUND 4" x 4" CONCRETE MONUMENT - BROKEN TOP	
⊠ = FOUND 5/8" IRON ROD & CAP STAMPED L.B.# 7021	

**CERTIFY TO:**  
 GULF ATLANTIC BANK  
 SOUTHERN BEAUTY REAL ESTATE, LLC, a Florida limited liability company  
 McGRAM, RAUBA & MUTARELLI, P.A.  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*William Bley*  
 11-17-2021  
 WILLIAM BLEY P.L.S. # 5088  
 BILL BLEY & ASSOCIATES, INC. L.B. # 6413  
 CLIENT: S.B.R.E.  
 DATE OF FIELD WORK: 8-NOV-2021  
 FIELD BOOK/PAGE: 21E/42  
 DRAWN BY: L.B.  
 521 SE 2nd STREET  
 Ocala, Florida 34471  
 mail@bibley.com  
 (352) 694-7777 FAX (352) 694-1777  
 JOB NUMBER: 21-1646

**LEGAL DESCRIPTION PER OFFICIAL RECORDS BOOK 5819, PAGES 1074-1076**  
 Beginning at a point West 91.1 feet and N.25°56'W. 1826.4 feet from the 1/4 section corner on East boundary of Fractional Section 29, Township 15 South, Range 22 East, Marion County, Florida, said point being on the East boundary of Lake Weir Avenue; thence N.25°56'W. along East boundary of said Avenue, 135.00 feet; thence N.64°04'E. 200.00 feet; thence S.25°56'E. 135.00 feet; thence S.64°04'W. 200.00 feet to the Point of Beginning.

Attachment A

COPYRIGHT © 2021 BILL BLEY AND ASSOCIATES, INC.

A3



# MCBCC Interactive Map - Internal



4/5/2024, 10:36:19 AM

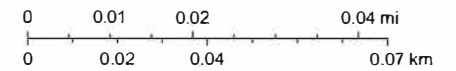
1:1,128

- Parcels Labels
- Parcels
- Address Points
- Structure - Addressed
- Structure - Confidential Address

- School
- Vacant with Address
- Marion County
- Municipalities

- County Road Maintenance
- OCE Maintained Paved
- Not Maintained
- Streets

- Aerial2023
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



Marion County IT GIS Team, Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, EPA, NPS.

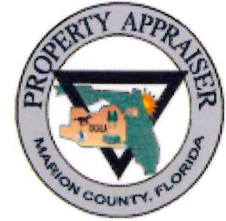
Attachment A

A4



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

29959-000-00

[GOOGLE Street View](#)

Prime Key: 704539

[Beta MAP IT+](#)

Current as of 4/3/2024

### Property Information

SOUTHERN BEAUTY REAL ESTATE  
LLC  
7547 SE 110TH STREET RD  
BELLEVIEW FL 34420-3530

### Taxes / Assessments:

Map ID: 180

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 19

Acres: .62

Situs: Situs: 2631 SE LAKE WEIR AVE  
OCALA

### 2023 Certified Property Value by Income

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$161,948
Total Assessed Value	\$161,948
Exemptions	\$0
Total Taxable	\$161,948

Ex Codes:

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$40,510	\$93,200	\$2,874	\$161,948	\$161,948	\$0	\$161,948
2022	\$40,510	\$82,062	\$2,874	\$156,733	\$156,733	\$0	\$156,733
2021	\$40,510	\$62,591	\$2,874	\$127,659	\$127,659	\$0	\$127,659

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7657/0382</a>	12/2021	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$220,000
<a href="#">5819/1074</a>	02/2013	07 WARRANTY	0	U	I	\$100
<a href="#">2290/0427</a>	09/1996	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$92,000
<a href="#">2120/1685</a>	03/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$75,000
<a href="#">1526/0490</a>	09/1988	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$43,000
<a href="#">1441/1284</a>	12/1986	71 DTH CER	9 UNVERIFIED	U	I	\$100
<a href="#">0805/0400</a>	05/1977	02 DEED NC	0	U	I	\$25,000

### Property Description

SEC 29 TWP 15 RGE 22  
COM 91.1 FT W & N 25-56-W 1826.4 FT FROM  
E 1/4 SEC COR TH N 25-56-W 135 FT TH N 64-04 E 200

# Attachment A

FT TH S 25-56-E 135 FT TH S 64-04 W 200 FT TO POB

Land Data - Warning: Verify Zoning

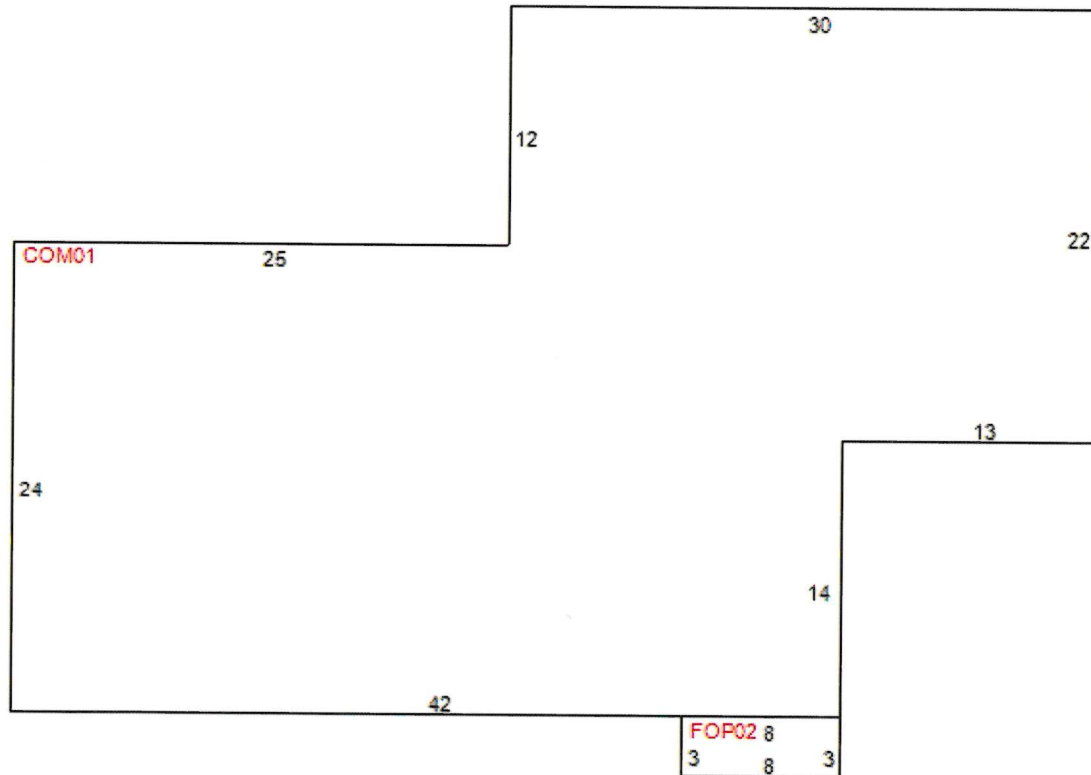
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCNF	1955	135.0	200.0	R1	27,007.00	SF							

Neighborhood 9914 - COMM SW 17TH ST- TO SE 36ND AV  
Mkt: 2 70

Traverse

**Building 1 of 1**

COM01=L13D14L42U24R25U12R30D22.D14L13  
FOP02=D3L8U3R8.



Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 5 - 20-24 YRS  
**Condition** 2  
**Quality Grade** 500 - FAIR  
**Inspected on** 8/30/2018 by 117

**Year Built** 1953  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 10%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 182

# Attachment A

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
COM 0124	- CONC BLK-PAINT	1.00	1953	N	0 %	0 %	1,498	1,498
FOP 0201	- NO EXTERIOR	1.00	1953	N	0 %	0 %	24	24

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 28 SOFTWD ON WOOD	<b>Bedrooms:</b> 0	<b>Blt-In Kitchen:</b> N
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 20 PLASTER	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 1	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 3 PIER	<b>Fireplaces:</b> 1	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	260.00		LF	20	1992	3	0.0	0.0
144 PAVING ASPHALT	2,205.00		SF	5	1953	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00		UT	99	1953	2	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1953	2	0.0	0.0
UDU UTILITY-UNFINS	176.00		SF	40	1953	1	16.0	11.0
159 PAV CONCRETE	384.00		SF	20	2009	3	0.0	0.0

Appraiser Notes

SINKHOLE REPORT RECORDED OR 5221/1842 DATED 05/08/2009  
 PHYSICAL ADJUSTMENT ON LAND AND FUNCTIONAL OBSOLESCENCE ON BUILDING FOR  
 PREVIOUS SINKHOLE ACTIVITY ON PARCEL

SOUTHERN CHARM AESTHETICS AND WELLNESS  
 BEAUTY MARKED

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
2022111372	11/1/2022	12/12/2022	NEW CERTIFICATE OF OCCUPANCY RECONNECT/PREV DR,S OFFICE N
M070627	7/6/2009	1/29/2010	SOIL STABILIZATION
MC00558	3/1/1982	2/1/1983	ENCLOSE FGR



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
SOUTHERN BEAUTY REAL ESTATE LLC

### Filing Information

<b>Document Number</b>	L21000474452
<b>FEI/EIN Number</b>	87-3433970
<b>Date Filed</b>	11/02/2021
<b>Effective Date</b>	10/26/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

2631 SE Lake Weir Ave  
Ocala, FL 34471

Changed: 03/29/2022

### Mailing Address

2631 SE Lake Weir Ave  
Ocala, FL 34471

Changed: 03/29/2022

### Registered Agent Name & Address

BLANCHARD, MEGAN P  
2631 SE Lake Weir Ave  
Ocala, FL 34471

Address Changed: 04/03/2024

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

BLANCHARD, MEGAN  
11284 SE 37th AVE RD  
BELLEVIEW 34420 UN

Title AMBR



EGERTON, AMELIA  
22910 NE 85TH AVE RD  
CITRA, FL 32113

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	03/29/2022
2023	04/12/2023
2024	04/03/2024

**Document Images**

<a href="#">04/03/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/29/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/02/2021 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

RESOLUTION NO. 96-R-17

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING THE ISSUANCE OF A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Special Use Permit was duly filed by Elaine Lane and was considered by the Marion County Zoning Commission at its meeting on December 27, 1995 and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida at its meeting on Tuesday, January 16, 1996, now therefore

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

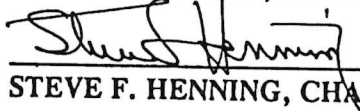
SECTION 1. SPECIAL USE PERMIT APPLICATION 960110SU, Elaine Lane. The application for a Special Use Permit as submitted by Elaine Lane, a copy of said application being on file with the Zoning Director, is hereby approved for a Special Use Permit in an R-1 (Single Family Residential) zoning classification on 0.62 acres for the intended use of a professional office on parcel account no. 29959-000-00.

SECTION 2. FINDINGS. The Board of County Commissioners adopts the findings of fact recommended by the Zoning Commission supporting approval of the Special Use Permit.

SECTION 3. EFFECTIVE DATE. The Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 16th day of January, 1996.

BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA

  
STEVE F. HENNING, CHAIRMAN

ATTEST:

  
FRANCES E. THIGPIN, CLERK

RECEIVED  
JAN 24 REC'D  
ZONING



**SPECIAL USE PERMIT**

**NAME:** Elaine C. Lane

**ADDRESS:** Post Office Box 70  
Ocklawaha, Florida 32179-7910

**TELEPHONE:**  
**APPLICATION NO:** 960110SU

WHEREAS, the Marion County Board of County Commissioners has considered the above-referenced application for a Special Use Permit and has approved the application on January 16, 1996, subject to conditions, and

WHEREAS, the Zoning Director is authorized to issue Special Use Permits in accordance with Board action, now therefore

A **SPECIAL USE PERMIT** is hereby issued to the above-listed property owner, pursuant to Board of County Commissioners' Resolution 96-R-17, for the Special Use of a professional office in an R-1 (Single Family Dwelling) zoning classification, on Parcel Account No. 29959-000-00.

**THIS SPECIAL USE PERMIT IS SUBJECT TO ALL APPLICABLE PROVISIONS OF THE MARION COUNTY LAND DEVELOPMENT CODE, NOT INCONSISTENT HEREWITH.**

*Michael E. May*

\_\_\_\_\_  
**MICHAEL E. MAY, DIRECTOR  
MARION COUNTY ZONING/DEVELOPMENT  
REVIEW DEPARTMENT**

**DATE:** 2-20-96

MCGRAW, RAUBA & MUTARELLI, P.A.  
35 S.E. 1<sup>st</sup> Avenue, Suite 102  
Ocala, FL 34471  
352-789-6520

December 29, 2021

Southern Beauty Real Estate LLC  
Attn: Nina Stanton, as AM/Manager  
Attn: Megan Blanchard, as AM/Manager  
Attn: Amelia Egerton, as AM/Manager  
7547 S.E. 110<sup>th</sup> Street Road  
Bellevue, FL 34420

RE: Sale from Nina M. Hare, Individually and as Trustee of The Nina M. Hare Revocable Living Trust Dated February 27, 2013 to Southern Beauty Real Estate LLC, a Florida limited liability company  
Property Address: 2631 S.E. Lake Weir Avenue, Ocala, Florida 34471  
Date of Closing: December 22, 2021

Dear Ladies:

Please find enclosed the following documentation in connection with the above referenced matter for your file:

1. Original executed Warranty Deed between Nina M. Hare, Individually and as Trustee of The Nina M. Hare Revocable Living Trust Dated February 27, 2013, to Southern Beauty Real Estate LLC, a Florida limited liability company, dated December 22, 2021 which was electronically recorded on December 23, 2021 in Official Records Book 7657, Pages 382 through 383, of the Public Records of Marion County, Florida.
2. Original Owner's Policy insuring Southern Beauty Real Estate LLC, a Florida limited liability company, issued by Fidelity National Title Insurance Company under Policy Number 2730609-226160701 in the total amount of \$220,000.00.

Please keep all of the enclosed documentation in safekeeping as I only have copies in my file.

It has been a pleasure working with all of you in bringing this transaction to conclusion. If you have any further questions or comments, please do not hesitate to contact our office.

Very truly yours,

JON MCGRAW, ESQ.

JMC/kad  
Enc.