



Marion County
Board of County Commissioners
Growth Services ■ Planning & Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

APPLICATION COMPLETE

DATE COMPLETED

INITIALS

TENTATIVE MEETING DATES

P&Z PH

BCC/P&Z PH

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 PUD (Expired) to B-5 (Existing), for the intended use of:

Commercial

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

Parcel account number(s): R 36943-000-00Property dimensions: Irregular - Boundary Survey Total acreage: 20.9 AcresDirections: Next to R 36943-001-00 Attached441 at SE 92 St Loop and R/R Tracks

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

Solarium Properties LLCMichael Solari

Property owner name (please print)

PO BOX 4094

Mailing address

Boca Raton, FL 33429

City, state, zip code

561 654 6919

Phone number (please include area code)

Michael Solari

Signature

Applicant or agent name (please print)

Mailing address

City, state, zip code

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:

DATE:

ZONING MAP NO.:

Rev. 01/11/2021

6/6/25
project 2025060016

216
AK 32953

Empowering Marion for Success

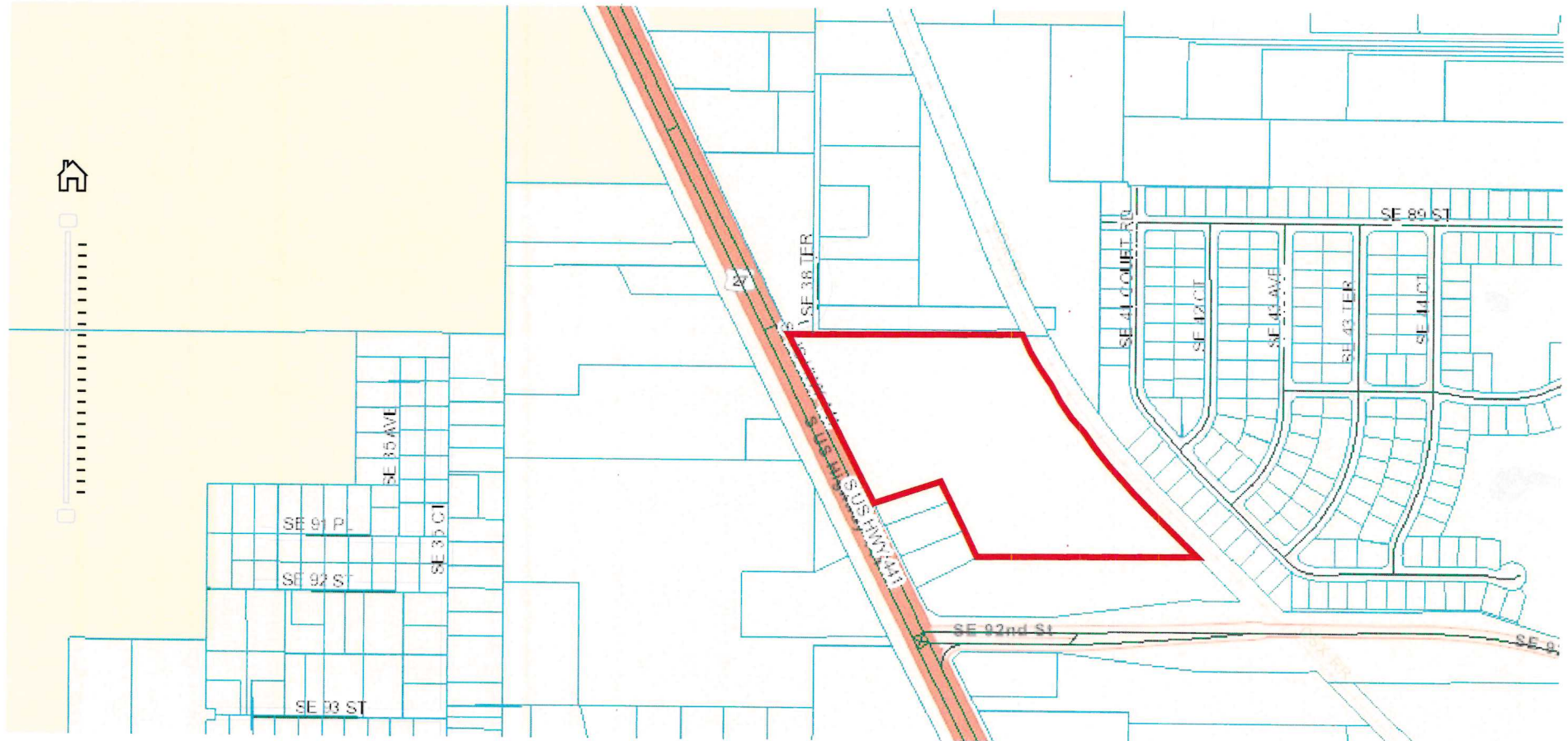
www.marioncountyfl.org

We are upgrading soon! Please visit the new Property Appraiser GIS Online Mapping system, click here
(<https://experience.arcgis.com/experience/fdebe26ee2fb40758e399cc5447c5809>)



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Map It+

Last Updated 3/19/2025



Attachment A

A-3

600ft

2024-11-27A

<https://www.pa.marion.fl.us/patviewer/?PARCEL=36943-000-00>

[Click here for Legal Disclaimer](#)

Return to:

Attachment A

John Thompson and Michael Solari
PO Box 4094
Boca Raton, FL 33429-4094

DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY

DATE: 11/18/2011 11:11:25 AM

FILE #: 2011107477 OR BK 05595 PGS 1391-1394

REC 35.50 DEED DS 0.70

General Warranty Deed

Made this October 28, 2011 A.D. By Michael Solari and John Thompson, as joint tenants with full rights of survivorship called the grantor, to Solarium Properties, LLC, hereinafter called the grantee: PO Box 4094 Boca Raton, FL 33429

(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 County, Florida, viz:

See Exhibit "A"

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, 2011.

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:

[Signature]
Witness Printed Name Patricia Dunn

[Signature] (Seal)
MICHAEL SOLARI
Address:

[Signature]
Witness Printed Name KEN LASTIMADO

(Seal)
JOHN THOMPSON
Address:

State of FLORIDA
County of Palm Beach

The foregoing instrument was acknowledged before me this 10/28/2011 by MICHAEL SOLARI who is/are personally known to me or who has produced DRIVERS LICENSE as identification.

[Signature]
Notary Public
Print Name: Christine Galluscio
My Commission Expires: Sep 23, 2012



General Warranty Deed

Made this October 28, 2011 A.D. By Michael Solari and John Thompson, as joint tenants with full rights of survivorship called the grantor, to Solarium Properties, LLC, hereinafter called the grantee: 10301 4094 Boca Raton, FL 33429

(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, alien, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:

See Exhibit "A"

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, 2011.

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 Printed Name _____

Witness Printed Name _____

State of **FLORIDA**

County of _____

MICHAEL SOLARI (Seal)

Address: _____

JOHN THOMPSON (Seal)

Address: _____

The foregoing instrument was acknowledged before me this _____ by MICHAEL SOLARI who is/are personally known to me or who has produced DRIVERS LICENSE as identification.

Notary Public

Print Name: _____

My Commission Expires: _____

WITNESS #1

WITNESS #2

NOTARY PUBLIC-STATE OF FLORIDA
 Robert K. Truba
 Commission # EE108051
 Expires: JUNE 29, 2015
 BONDED THRU ATLANTIC BONDING CO., INC.

I, the above described Notary Public hereby certify that I have checked the identification of JOHN THOMPSON who have signed before me, and I have attached copies of their Driver's License(s) or other picture identification. I have verified them to be the same as those described in the instruments acknowledged by me.

WITNESS my hand and official seal in the county and state aforesaid this 28 day of OCT, A.D. 2011.

Notary Public Signature

Printed Name: ROBERT K TRUBACommission Expires: JUNE 29 - 2015Commission No: EE108051

NOTARY PUBLIC-STATE OF FLORIDA
 Robert K. Truba
 Commission # EE108051
 Expires: JUNE 29, 2015
 BONDED THRU ATLANTIC BONDING CO., INC.

Affidavit - Notary Signature

Attachment A

Exhibit "A"

Commence at the Northwest corner of Section 23, Township 16 South, Range 22 East, Marion County, Florida; thence run S.89°55'00"E. along the North boundary of said Section 23, a distance of 1244.79 feet to a point on the Easterly right of way line of U.S. Highway No. 441 said point also being the Point of Beginning; thence continue S.89°55'00"E. along said North boundary of Section 23, a distance of 980.26 feet to a point on the Westerly right of way line of the Seaboard Coastline Railroad, said point also being on the arc of a curve concave Northeasterly having a radius of 1960.08 feet and a central angle of 21°29'07"; thence run Southeasterly along and with the arc of said curve an arc distance of 730.71 feet to the Point of Tangency of said curve; thence run S.45°24'00"E. along said Westerly right of way line a distance of 484.02 feet; thence run S.89°55'00"W. a distance of 937.95 feet; thence run N.26°21'47"W. a distance of 354.55 feet; thence run S.72°13'06"W. a distance of 303.31 feet to a point on the aforementioned Easterly right of way line of U.S. Highway No. 441; thence run N.26°22'00"W. along said Easterly right of way line a distance of 802.10 feet to the Point of Beginning.

Book 4124 /Page 226 cfn2005135562



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

Detail by Entity Name

Florida Limited Liability Company

SOLARIUM PROPERTIES, LLC

Filing Information

Document Number L03000003471

FEI/EIN Number 01-0757576

Date Filed 01/29/2003

State FL

Status ACTIVE

Principal Address

515 Seagate Dr
Delray Beach, FL 33483

Changed: 01/21/2025

Mailing Address

PO BOX 4094
BOCA RATON, FL 33429

Changed: 01/10/2012

Registered Agent Name & Address

SOLARI, MICHAEL

515 Seagate Dr
Delray Beach, FL 33483

Address Changed: 01/21/2025

Authorized Person(s) Detail

Name & Address

Title MGRM

SOLARI, MICHAEL
PO BOX 4094
BOCA RATON, FL 33429

Title MGRM

THOMPSON, JOHN
PO BOX 4094
BOCA RATON, FL 33429

Annual Reports

Report Year	Filed Date
2023	02/01/2023
2024	01/17/2024
2025	01/21/2025

Document Images

01/21/2025 – ANNUAL REPORT	View image in PDF format
01/17/2024 – ANNUAL REPORT	View image in PDF format
02/01/2023 – ANNUAL REPORT	View image in PDF format
02/24/2022 – ANNUAL REPORT	View image in PDF format
01/29/2021 – ANNUAL REPORT	View image in PDF format
01/19/2020 – ANNUAL REPORT	View image in PDF format
03/09/2019 – ANNUAL REPORT	View image in PDF format
01/10/2018 – ANNUAL REPORT	View image in PDF format
02/15/2017 – ANNUAL REPORT	View image in PDF format
01/25/2016 – ANNUAL REPORT	View image in PDF format
01/07/2015 – ANNUAL REPORT	View image in PDF format
01/22/2014 – ANNUAL REPORT	View image in PDF format
01/15/2013 – ANNUAL REPORT	View image in PDF format
01/10/2012 – ANNUAL REPORT	View image in PDF format
03/03/2011 – ANNUAL REPORT	View image in PDF format
01/18/2010 – ANNUAL REPORT	View image in PDF format
03/20/2009 – ANNUAL REPORT	View image in PDF format
01/17/2008 – ANNUAL REPORT	View image in PDF format
01/29/2007 – ANNUAL REPORT	View image in PDF format
07/07/2006 – ANNUAL REPORT	View image in PDF format
01/07/2005 – ANNUAL REPORT	View image in PDF format
08/27/2004 – ANNUAL REPORT	View image in PDF format
01/29/2003 – Florida Limited Liabilites	View image in PDF format

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L03000003471

Entity Name: SOLARIUM PROPERTIES, LLC**Current Principal Place of Business:**515 SEAGATE DR
DELRAY BEACH, FL 33483**Current Mailing Address:**PO BOX 4094
BOCA RATON, FL 33429**FEI Number:** 01-0757576**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**SOLARI, MICHAEL
515 SEAGATE DR
DELRAY BEACH, FL 33483 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:**_____
Electronic Signature of Registered Agent_____
Date**Authorized Person(s) Detail :**

Title	MGRM	Title	MGRM
Name	SOLARI, MICHAEL	Name	THOMPSON, JOHN
Address	PO BOX 4094	Address	PO BOX 4094
City-State-Zip:	BOCA RATON FL 33429	City-State-Zip:	BOCA RATON FL 33429

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MICHAEL SOLARI

MGRM

01/21/2025

Electronic Signature of Signing Authorized Person(s) Detail_____
Date

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

36943-000-00

Prime Key: 919438

[MAP IT+](#)

Current as of 6/3/2025

[Property Information](#)

SOLARIUM PROPERTIES LLC
PO BOX 4094
BOCA RATON FL 33429

[Taxes / Assessments:](#)

Map ID: 216

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 53

Acres: 20.90

[2024 Certified Value](#)

Land Just Value	\$176,814		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$176,814	Impact	(\$171,129)
Total Assessed Value	\$5,685	Land Class Value	\$5,685
Exemptions	\$0	Total Class Value	\$5,685
Total Taxable	\$5,685	Ex Codes: 08	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$176,814	\$0	\$0	\$176,814	\$5,685	\$0	\$5,685
2023	\$176,814	\$0	\$0	\$176,814	\$5,831	\$0	\$5,831
2022	\$176,814	\$0	\$0	\$176,814	\$4,494	\$0	\$4,494

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5595/1391	10/2011	07 WARRANTY	0	U	V	\$100
4124/0225	07/2005	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$1,500,000
4117/1079	07/2005	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$950,000
3305/0072	11/2002	05 QUIT CLAIM	0	U	V	\$100
3185/1537	05/2002	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$130,000
LA00/0261	11/2000	EI E I	0	U	V	\$2,090
2788/0577	02/2000	07 WARRANTY	0	U	V	\$100
1286/0497	02/1985	05 QUIT CLAIM	0	U	V	\$100

[Property Description](#)

SEC 23 TWP 16 RGE 22
COM AT NW COR OF SEC 23 TH S 89-55-0 E 1244.79 FT TO PT ON
ELY ROW OF US HWY 441 AND POB TH S 89-55-0 E 980.26 FT TO

A-11

Attachment A

PT ON WLY ROW OF RR SAID PT BEING ON A CURVE CONCAVE NELY
 WITH A RADIUS OF 1960.08 FT TH SELY ALG ARC 730.71 FT TO POT
 TH S 45-24-0 E 484.02 FT TH S 89-55-0 W 937.95 FT TH
 N 26-21-47 W 354.55 FT TH S 72-13-06 W 303.31 FT TO PT ON
 ELY ROW OF US HWY 441 TH N 26-22-0 W 802.10 FT TO POB

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5302		.0	.0	PUD	20.90	AC							

Neighborhood 9945 - COMM US 441-SW 52 ST/SE 100 ST
 Mkt: 2 70

[Miscellaneous Improvements](#)

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

PT SALE SEE 36879-000-00
 ZONING CHANGED 10-2000
 CLEAR CHANNEL BILLBOARD ON PROPERTY REMOVED PER F/C 1/21/2025 & PERMIT # 192 ER

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
2022071468	7/19/2022	10/21/2024	REMOVAL OF BILLBOARD STRUCTURES