



Marion County
Board of County Commissioners

Growth Services
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

APPLICATION COMPLETE
DATE COMPLETED 4/12/24
INITIALS (DSD)
TENTATIVE MEETING DATES
P&Z PH 6/24/24
BCC/P&Z PH 7/16/24

RECEIVED

APR 12 2024

Marion County
Growth Service

MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE
COMPREHENSIVE PLAN AMENDMENTS

Staff Use Only: Case # 1__ - _____

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:	
LARGE-SCALE MAP AMENDMENT _____	SMALL-SCALE MAP AMENDMENT <u>X</u>
TEXT AMENDMENT _____	TEXT AMENDMENT _____ <i>(Text amendment must be associated with submitted small-scale map amendment)</i>

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
 - 2) Copy of the most recent deed covering the property included within the proposed amendment.
 - 3) Notarized owner affidavit(s) – see third page of this form.
 - 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
 - 5) Additional information, including proposed text amendment language, necessary to complete application.
- (NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
48375-000-00	S30 T17 R23	2.27	B2 w/ Rural land use	Commercial

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
David D Reynolds 15360 SE 73rd Ave, Summerfield, FL 34491 352-266-3158 aciirrigation@yahoo.com	Jessica Davis 15360 SE 73rd Ave, Summerfield, FL 34491 352-648-2783 acisecretary@yahoo.com

Staff Use Only: Application Complete – Yes Received: Date 4/11/24 Time 9:00 (a.m./p.m.) Page 1 of 3

Project: 2024040052
AP: 31424

“Meeting Needs by Exceeding Expectations”

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES _____ NO _____
(IF YES, PLEASE ATTACH TO APPLICATION)

EXISTING USE OF SITE:
N/A

PROPOSED USE OF SITE (IF KNOWN):
The proposed use of the site is to operate my existing service and repair business out of the shop. I would also like to turn the existing house into a retail store for irrigation parts.

WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?

Well Centralized water _____ Provider _____

Septic Centralized sewer _____ Provider _____

DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):

0.2 mi turn left onto SE 25th Ave. - 1.0 mi turn left onto SE Maricamp Rd. - 3.7 mi turn right onto SE 58th Ave. -
 5.6 mi turn right onto SE Babb Rd. - 0.3 mi turn left onto US-301 S. - 5.4 mi turn left onto SE HWY 42. - 0.3 mi
 turn left into property address 6885 SE HWY 42, Summerfield, FL 34491.

Attachment A
PROPERTY OWNER AFFIDAVIT

STATE OF Florida
COUNTY OF marion

BEFORE ME THIS DAY PERSONALLY APPEARED David Reynolds,
Property owner's name, printed
WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

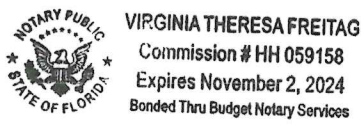
1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:
48375-000-00, _____, _____.
2. He/she duly authorizes and designates _____ to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

David Reynolds
Property owner's signature
Date 4/10/24

Signed and sworn to (or affirmed) before me on 4/10/24 by
David Reynolds (Date)
(Property owner's name). He/she is personally known to me or has produced

_____ as identification.
(Driver's license, etc.)

[Signature]
Notary public signature



State of Florida County of marion
My commission expires: November 2, 2024

Attachment A



metal shop } existing
metal shop }

office (existing (remodeled))

Attachment A

MCBCC Interactive Map - Internal



4/12/2024, 10:09:31 AM

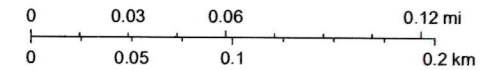
1:2,866

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

- ✦ Miscellaneous
- ✦ No Address
- ✦ Railroad Equipment
- ✦ Vacant with Address

- Marion County
- 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,

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

48375-000-00

[GOOGLE Street View](#)

Prime Key: 1164770

[Beta MAP IT+](#)

Current as of 4/12/2024

[Property Information](#)

[M.S.T.U.](#)

[PC:](#) 01

Acres: 2.27

REYNOLDS DAVID D
15360 SE 73RD AVE
SUMMERFIELD FL 34491-4223

[Taxes / Assessments:](#)

Map ID: 239

[Millage:](#) 9001 - UNINCORPORATED

Situs: Situs: 6885 SE HWY 42
SUMMERFIELD

[2023 Certified Value](#)

Land Just Value	\$58,984		
Buildings	\$132,150		
Miscellaneous	\$12,763		
Total Just Value	\$203,897		
Total Assessed Value	\$171,095	Impact	(\$32,802)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$171,095		
School Taxable	\$203,897		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$58,984	\$132,150	\$12,763	\$203,897	\$171,095	\$0	\$171,095
2022	\$48,524	\$117,014	\$12,775	\$178,313	\$155,541	\$0	\$155,541
2021	\$39,226	\$89,387	\$12,788	\$141,401	\$141,401	\$0	\$141,401

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8062/0271	05/2023	21 ADMNSTR	0	U	I	\$100
8062/0268	05/2023	25 PER REP	4 V-APPRAISERS OPINION	U	I	\$325,000
DETH/REGS	07/2020	71 DTH CER	0	U	I	\$100
3800/1630	07/2004	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$26,000
2883/0371	11/2000	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$29,000
2883/0369	04/1986	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$49,900
1344/0085	04/1986	51 AGR-DED	4 V-APPRAISERS OPINION	Q	I	\$49,900
1161/1267	06/1983	07 WARRANTY	0	Q	V	\$49,000

[Property Description](#)

Attachment A

SEC 30 TWP 17 RGE 23
 COM 264.45 FT W & 37.8 FT N OF SE COR OF NE 1/4 FOR POB
 TH N 603.86 FT TH S 89-57-21 W 185 FT S 02-18-08 E 602.53 FT TO
 NLY ROW SR 42 E TH ALG ROW S 89-24-08 E 160.80 FT TO POB
 LESS AND EXCEPT TH FOLLOWING DESC PARCEL LYING WITHIN ABOVE DESCRIPTION;
 THAT PORTION OF SEC 30 DESC AS FOLLOWS:
 COM AT E 1/4 COR OF SEC 30 TH N 00-29-41 E 68 FT TO POB
 TH N 88-43-30 W 385 FT TH N 87-55-00 W 104.50 FT
 TH N 89-28-00 W 26.4 FT MOL TO ELY ROW LINE OF SEABOARD AIRLINE RR
 TH SELY 35.1 FT MOL TO NLY ROW LINE OF CTY RD 42 TH ELY 745 FT MOL
 TO E LINE OF SEC 30 TH N 00-29-41 E 32.1 FT MOL TO POB

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

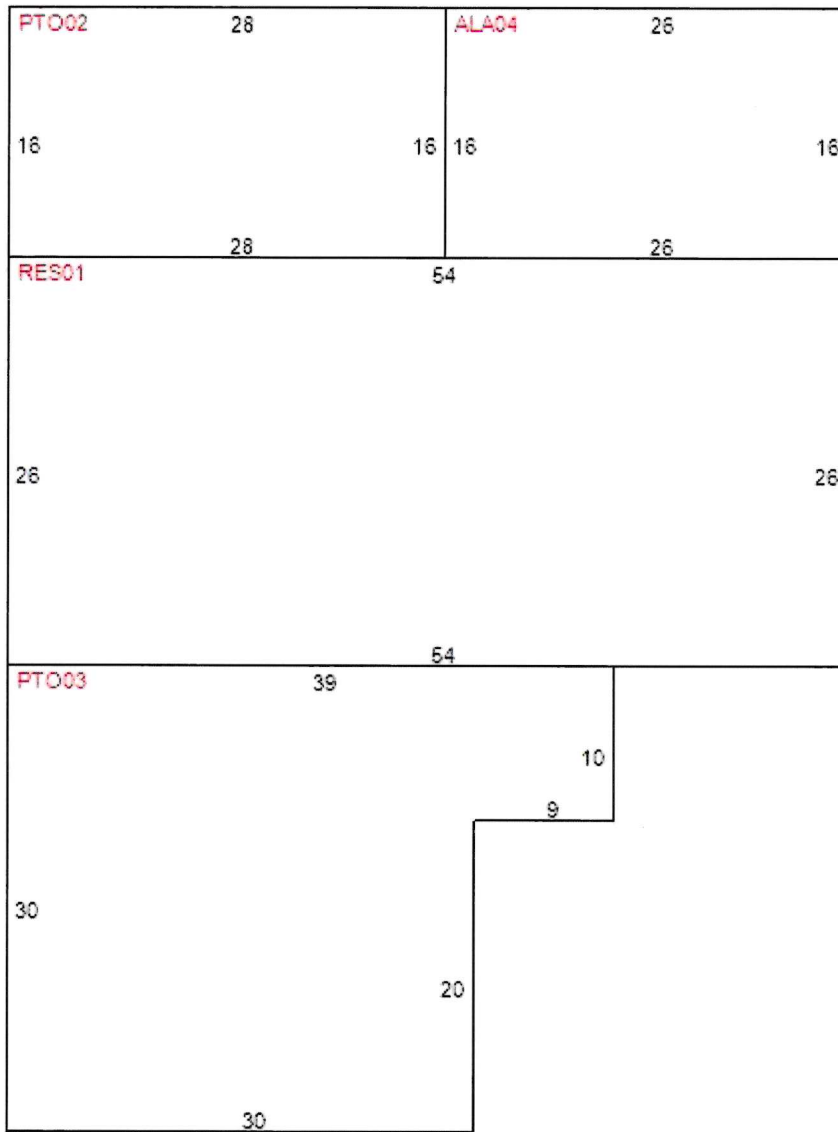
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		173.0	603.0	B2	2.27	AC							
Neighborhood 9997 - COMM HWY 42 W OF US 441													
Mkt: 2 70													

[Traverse](#)

Building 1 of 1

RES01=L54D26R54U26.L54
 PTO02=U16R28D16L28.D26
 PTO03=D30R30U20R9U10L39.R54U26
 ALA04=U16L26D16R26.

Attachment A



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 6 - 25-29 YRS
Condition 0
Quality Grade 600 - AVERAGE
Inspected on 6/23/2020 by 025

Year Built 1974
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 244

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1974	N	0 %	0 %	1,404	1,404
PTO 0201	- NO EXTERIOR	1.00	1974	N	0 %	0 %	448	448
PTO 0301	- NO EXTERIOR	1.00	1974	N	0 %	0 %	990	990
ALA 0434	- WD FRAME-STUCO	1.00	2007	N	0 %	0 %	416	416

Section: 1

Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED	TILE	4 Fixture Baths:	Dishwasher: Y
MTL	Wall Finish: 16 DRYWALL-PAINT	0	Garbage Disposal: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths:	Garbage Compactor:
Heat Meth 2: 00	Heat Fuel 2: 00	1	N
	Fireplaces: 0	2 Fixture Baths:	

A-9

Attachment A

Foundation: 7 BLK PERIMETER
A/C: Y

0 **Intercom:** N
Extra Fixtures: 2 **Vacuum:** N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1977	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1977	1	0.0	0.0
159 PAV CONCRETE	280.00	SF	20	1997	1	0.0	0.0
057 QUONSET BLDG	1,640.00	SF	20	1997	3	41.0	40.0
UDU UTILITY-UNFINS	360.00	SF	40	1974	1	20.0	18.0
UDU UTILITY-UNFINS	400.00	SF	40	1974	1	20.0	20.0
057 QUONSET BLDG	1,640.00	SF	20	2004	3	41.0	40.0
116 FENCE VINYL	60.00	LF	99	2004	4	0.0	0.0
105 FENCE CHAIN LK	250.00	LF	20	2000	1	0.0	0.0

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

Prepared by and return to:
Susan W. Findley

Rubino Findley, PLLC
20283 State Road 7, Suite 400
Boca Raton, FL 33498
561-781-8250
File Number: 23-0067-CL
Will Call No.:

[Space Above This Line For Recording Data]

Personal Representative's Deed

This Personal Representative's Deed made this 26 day of May, 2023 between Thomas Cholak, a single man, as the Personal Representative of the Estate of Mathew W. Cholak whose post office address is 18513 North Lakeside Drive, Maricopa, AZ 85138, grantor, and David D. Reynolds, a single man whose post office address is 15360 SE 73rd Avenue, Summerfield, FL 34491, grantee:

(Whenever used herein the terms 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

The South 12 acres of that part of the East 1/2 of the Northeast 1/4 of Section 30, Township 17 South, Range 23 East, lying East of the Seaboard Air Line R.R., except beginning at the intersection of the East right-of-way line of the Seaboard Air Line R.R. and the North right-of-way line of State Road 42, and running thence North along said East right-of-way line of said R.R. a distance of 615.26 feet, thence East a distance of 429.10 feet, thence in a southerly direction to the intersection of the North right-of-way line a distance of 320.83 feet East of the P.O.B., thence West along the North right-of-way line of said State Road 42 a distance of 320.83 feet to P.O.B. and EXCEPT the East 5 acres thereof. And EXCEPT the right-of-way for State Road 42. AND a parcel of land described as follows: The West 75 feet of the East 5 acres of the South 12 acres of the E. 1/2 of the NE 1/4, lying East of the Seaboard Air Line Railway right-of-way, in Section 30, Township 17 South, Range 23 East, Marion County, Florida.

Less right-of-way for State Road 42.

Also known as: From the Southeast corner of the Northeast quarter of Section 30, Township 17 South, Range 23 East, Marion County, Florida, run West along the South line of said Northeast 1/4 a distance of 264.45 feet, thence North parallel with the East line of said Northeast 1/4 a distance of 37.8 feet more or less to the North right-of-way of State Road #42 and the Point of Beginning of this description, thence continue North parallel with the East line of the said Northeast 1/4 a distance of 603.86 feet, thence S. 89°57'21" W. 185.00 feet to a point that is N. 89°57'21" E. 429.10 feet from the easterly right-of-way of the Seaboard Coast Line R.R., thence S. 02°18'08" E. 602.53 feet to the North right-of-way of State Road #42 at a point that is N. 89°24'08" W. 320.83 feet from the easterly right-of-way of said R.R., thence S. 89°24'08" E. along the right-of-way of State Road #42 a distance of 160.80 feet to the Point of Beginning.

LESS that portion of the subject property lying within the following parcel which was deeded to Marion County in O.R. Book 3800, Page 1630, Public Records of Marion County, Florida:

That portion of Section 30, Township 17 South, Range 23 East, Marion County, Florida, described as follows:

DoubleTime®

Attachment A

Commence at the East 1/4 corner of Section 30; thence along the East line of the NE1/4 of Section 30 run N. 00°29' 41" E., 68.0 feet to the Point of Beginning; thence run N. 88°43'30" W. 385.00 feet; thence N. 87°55'00" W. 104.50 feet; thence N. 89°28'00" W., 264 feet, more or less, to the Easterly right-of-way line of Seaboard Airline Railroad; thence along said right-of-way line run Southeasterly 35.1 feet, more or less, to the Northerly right-of-way line of County Road 42 as shown on Maintenance Map, recorded in Road Maintenance Book I, Pages 51-90, Public Records of Marion County, Florida; thence run Easterly 745 feet, more or less, to the East line of Section 30; thence along said East line run N. 00°29'41" E. 32.1 feet, more or less, to the Point of Beginning.

Parcel Identification Number: 48375-000-00

Subject to General or Special Taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor hereby warrants to the Grantee that the above-described property is hereby transferred to the Grantee free and clear of any *Personal Representative's lien* pursuant to Fla. Stat. §733.608 or otherwise.

This property is not the homestead nor is it contiguous to the homestead of Thomas Cholak whose post office address is 18513 North Lakeside Drive, Maricopa, Arizona 85138.

Premises commonly known as 6885 SE Highway 42, Summerfield, Florida 34491.


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 has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

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:


Witness Name: John Brown


Thomas Cholak, as the Personal Representative of the Estate of Mathew W. Cholak

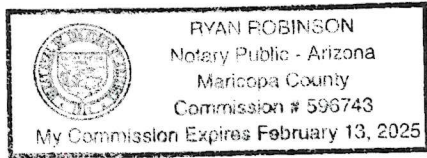

Witness Name: Morgan Black

Attachment A

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of May, 2023 by Thomas Cholak, as the Personal Representative of the Estate of Mathew W. Cholak, deceased, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Ryan Robinson
Notary Public

Printed Name: Ryan Robinson

My Commission Expires: 02/13/2025



Affidavit of No Florida Estate Tax Due

DR-312
R. 01/21
Rule 12C-3.008, F.A.C.
Effective 01/21
Page 1 of 2

(This space available for case style of estate probate proceeding)

(For official use only)

I, the undersigned, Thomas Cholak, do hereby state:

(print name of personal representative)

1. I am the personal representative as defined in section 198.01 or section 731.201, Florida Statutes, as the case may be, of the estate of Mathew W. Cholak

(print name of decedent)

2. The decedent referenced above died on 7 / 19 / 2020, and was domiciled (as defined in s. 198.015, F.S.) at the time of death in the state of Florida

(date of death)

On date of death, the decedent was (check one): a U.S. citizen not a U.S. citizen

3. A federal estate tax return (federal Form 706 or 706-NA) is not required to be filed for the estate.

4. The estate does not owe Florida estate tax pursuant to Chapter 198, F.S.

5. I acknowledge personal liability for distribution in whole or in part of any of the estate by having obtained release of such property from the lien of the Florida estate tax.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true to the best of my knowledge and belief. This Affidavit is based on all information of which the personal representative has any knowledge.

Executed this 26 day of May, 2023 Signature [Signature]

Print name Thomas Cholak Telephone number (480) 440-4499

Mailing address 18513 North Lakeside Drive City/State/ZIP Maricopa, AZ 85138

File this form with the appropriate clerk of the court. Do not mail to the Florida Department of Revenue.

Code Case Detail Report Attachment A

CDPR4204 - Code Case Detail Report

CASE NBR: 943638

AO NBR: 661401

OLD CASE NBR

STATUS: OPEN

INSPECTOR: ROGERS, JAMES

CASE TYPE: STRUCTURAL

FOLIO NBR: 48375-000-00

AO INFORMATION

OPEN DATE 2/6/2024

OPEN USER BU341RA

COMPL NAME ADELE WILSON

COMPL PHONE

COMPL ADDRESS MCBS INSPECTIONS

COMPL FAX

CASE INFORMATION

ADDR NBR: 168344

LOCATION: 6885 SE HWY 42 SUMMERFIELD

OPEN DATE: 02/07/2024

DISPOSITION NOTICE OF VIOLATION

CLOSE DATE:

DISP BY:

DISP DATE:

DIRECTIONS: 301 SOUTH TO HWY 42 T/L TO ADDRESS

CATEGORY: CON - PERMITS

PRIORITY: 0

LAST VISIT ID: 609061 ZIP: 344914223

HEARING DATE:

CONTACT?:

DESCRIPTION:

PHYSICAL FILE ID:

ADDITION/ALTERATION TO RESIDENCE WITHOUT PERMITS.

CONTACT INFORMATION:

TENANT INFORMATION:

PHONE:

FAX:

PHONE:

FAX:

OWNER INFORMATION:

DAVID D REYNOLDS
15360 SE 73RD AVE
SUMMERFIELD, FL 34491-4223

VIOLATOR INFORMATION:

PHONE:

FAX:

PHONE:

FAX:

COMPLAINANT INFORMATION:

NAME/ADDRESS:

PHONE:

FAX:

ADELE WILSON

MCBS INSPECTIONS

ACTION ORDER NOTES:

VISITS:

<u>VISIT NBR</u>	<u>INSPECTOR</u>	<u>NAME</u>	<u>SCHEDULED DATE</u>	<u>VISIT DATE</u>	<u>NBR DAYS COMP</u>
609061	BU341JR3	ROGERS, JAMES		02/07/2024	
SWO POSTED BY INSPECTOR. SEND NOV.					

LETTERS:

<u>REF TYPE</u>	<u>LETTER NAME</u>	<u>RQST DATE</u>	<u>PRINT DATE</u>	<u>SEND DATE</u>	<u>STATUS</u>
CC	BLDG1 - FBC - 7'	02/07/2024			ACTV

VIOLATIONS:

<u>STATUS</u>	<u>GROUP</u>	<u>CODE</u>	<u>VIOL. DATE</u>	<u>DESCRIPTION/REMARKS</u>
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IMAGES:

CASE NBR: 943638

AO NBR: 661401

OLD CASE NBR

STATUS: OPEN **Attachment A**

INSPECTOR: ROGERS, JAMES

CASE TYPE: STRUCTURAL

FOLIO NBR: 48375-000-00

<u>IMAGE DATE</u>	<u>IMAGE DESCRIPTION</u>
2/6/2024	WORK
2/6/2024	WORK
2/6/2024	WORK
2/6/2024	WORK
2/6/2024	WORK
2/6/2024	WORK
2/6/2024	WORK

NOTES:
