



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 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 B-5 Portion of existing B-5 to R-4 to B-5 and Portion of existing R-4 to B-5, for the intended use of:

Assembly of products of storage warehouses

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

Parcel account number(s): 36887-000-00

Property dimensions: 1,340 x 1,057 Total acreage: 26.3

Directions: South side of S US HWY 441 at intersection of SE 92nd Place Road

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

SUZI LLC - Roberta Scott

Property owner name (please print)

6599 SW 97th Terrace Rd

Mailing address

Ocala, FL 34481

City, state, zip code

352-427-2320

Phone number (please include area code)

Email Address: rkrogers@rogerseng.com

[Handwritten Signature]

Signature

Rodney Rogers

Applicant or agent name (please print)

1105 SE 3rd Avenue

Mailing address

Ocala, FL 34471

City, state, zip code

352-622-9214

Phone number (please include area code)

[Handwritten Signature: Rodney Rogers]

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: KB DATE: 12/24/24 ZONING MAP NO.: 216
LAND USE: COM ZONING: B-5, B-4, R-4 SEC/TWP/RGE: 23 / 16 / 22

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"



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

36887-000-00

[GOOGLE Street View](#)

Prime Key: 918989

[MAP IT+](#)

Current as of 10/30/2024

[Property Information](#)

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

[PC: 27](#)

Acres: 26.29

SUZIQ LLC
6599 SW 97TH TERRACE RD
OCALA FL 34481-0503

[Taxes / Assessments:](#)

Map ID: 216

[Millage:](#) 9001 - UNINCORPORATED

[More Situs](#)

Situs: Situs: 9110 S US HWY 441
OCALA

[2024 Certified Value](#)

Land Just Value	\$347,982		
Buildings	\$152,855		
Miscellaneous	\$32,208		
Total Just Value	\$533,045		
Total Assessed Value	\$519,080	Impact	(\$13,965)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$519,080		
School Taxable	\$533,045		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$347,982	\$152,855	\$32,208	\$533,045	\$519,080	\$0	\$519,080
2023	\$347,982	\$158,232	\$32,246	\$538,460	\$471,891	\$0	\$471,891
2022	\$260,949	\$135,772	\$32,271	\$428,992	\$428,992	\$0	\$428,992

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5667/1329	04/2012	07 WARRANTY	0	U	I	\$100
4599/0715	10/2006	07 WARRANTY	0	U	I	\$100
1004/0962	12/1979	07 WARRANTY	0	Q	V	\$86,300

[Property Description](#)

SEC 23 TWP 16 RGE 22
PLAT BOOK A PAGE 104
RICKARDS SURVEY

Attachment A

LOT 2 &
 LOT 3 EXC W 1/4 &
 EXC COM AT THE SW COR OF NE 1/4 OF NW 1/4 OF SEC 23 TH N 00-12-06 E 40 FT TO THE POB
 TH CONT N 00-12-06 E 274.21 FT TH S 89-48-48 W 317.73 FT TH S 00-12-06 W 274.21 FT TH
 N 89-48-48 E 317.73 FT TO THE POB
 EXC RD ROW &
 COM AT THE SW COR OF NE 1/4 OF NW 1/4 PT BEING THE POB TH N 89-48-48 E 341.99 FT TH
 N 26-34-51 W 44.65 FT TH S 89-48-48 W 321.87 FT TH S 00-12-06 W 40 FT TO THE POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	2742	.0	.0	B5	435,164.00	SF							
GCAC	9900	.0	.0	R4	16.30	AC							

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

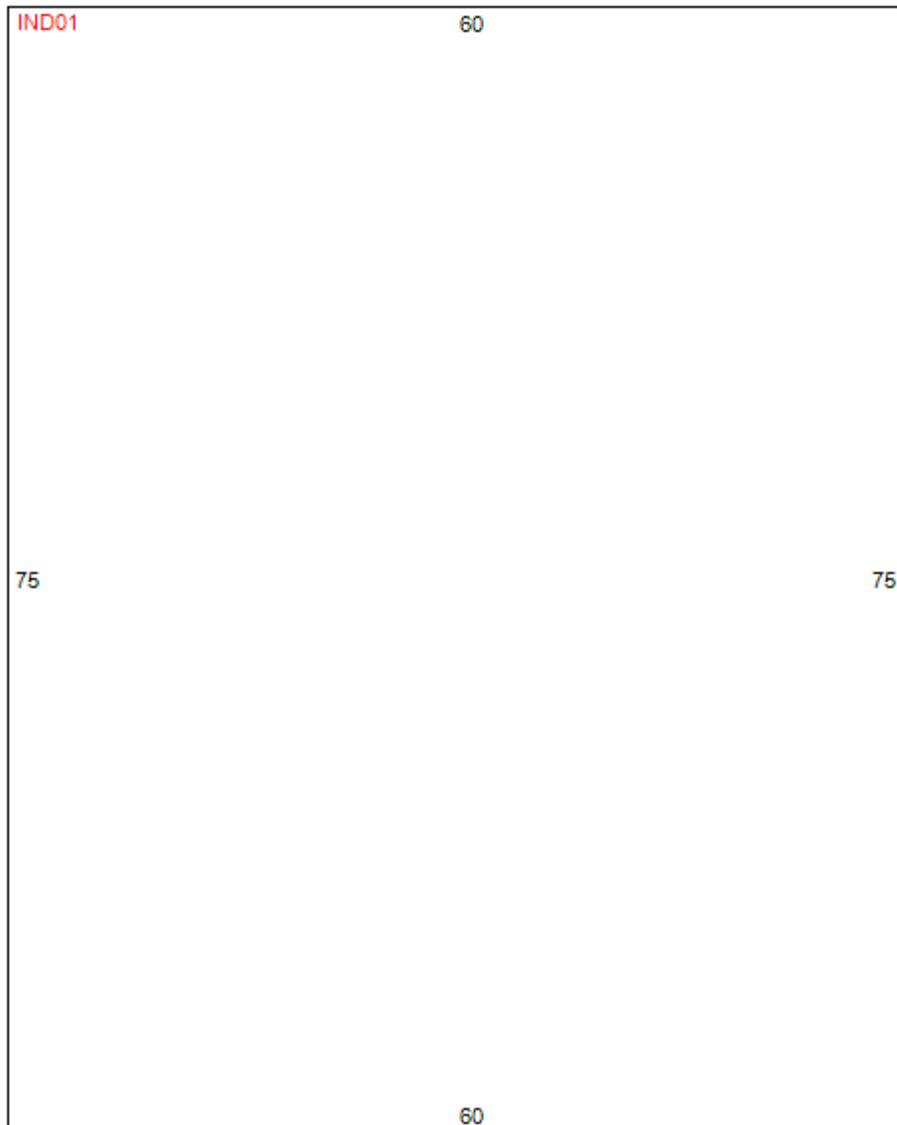
[Traverse](#)

Building 1 of 2

IND01=L60D75R60U75.

MZO02=644.

644



Building Characteristics

Structure	1 - WH STL FR	Year Built 1980
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	2	Obsolescence: Functional 0%
Quality Grade	400 - FAIR	Obsolescence: Locational 0%
Inspected on	6/12/2020 by 117	Base Perimeter 270

Exterior Wall 18 PREFINISHED MTL29 VINYL SIDING

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	15.0	1.00	1980	0	4,500	F41 LIGHT MANUFACTURING	84 %	N	N
						F17 OFFICE	16 %	N	Y
2	8.0	1.00	1980	0	644	MZO MEZZANINE OFF	100 %	N	Y

Section: 1

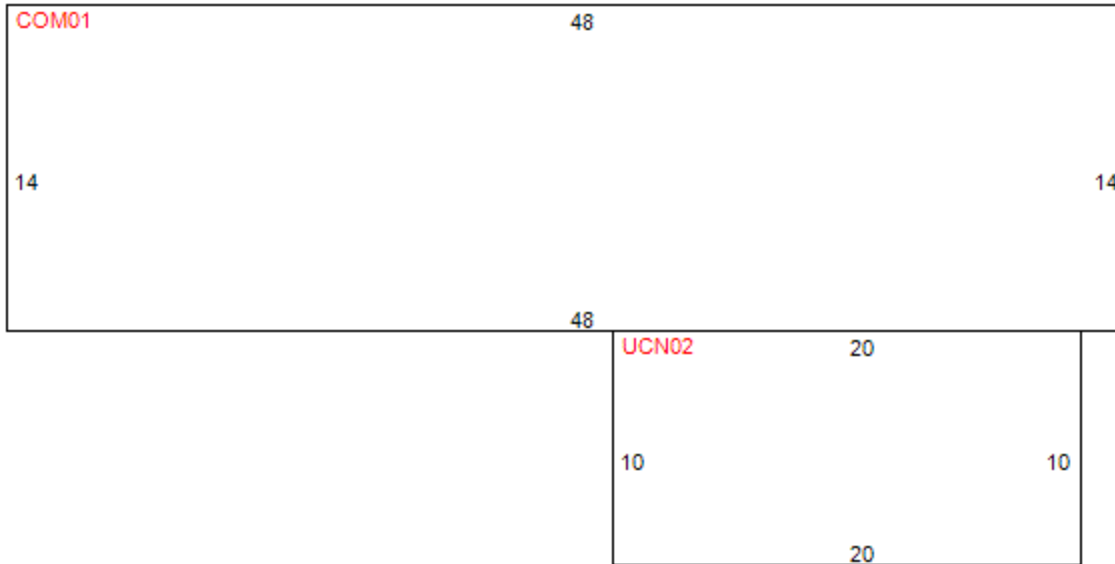
Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 3
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 1

Traverse

Building 2 of 2

COM01=L48U14R48D14.L2

UCN02=D10L20U10R20.



Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 7 - 30-34 YRS
Condition 2
Quality Grade 400 - FAIR
Inspected on 6/12/2020 by 117

Year Built 1985
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 124

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
COM 0129	VINYL SIDING	1.00	1985	N	0 %	0 %	672	672
UCN 0201	NO EXTERIOR	1.00	1985	N	0 %	0 %	200	200

Section: 1

Roof Style: 10 GABLE	Floor Finish: 28 SOFTWD ON WOOD	Bedrooms: 1	Blt-In Kitchen: N
Roof Cover: 17 KOOL SEAL/MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 1	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	3,225.00	LF	20	1980	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1980	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1980	1	0.0	0.0
048 SHED OPEN	2,500.00	SF	15	1985	1	50.0	50.0
144 PAVING ASPHALT	22,500.00	SF	5	1985	1	0.0	0.0
UDG GARAGE-UNFINSH	240.00	SF	40	1985	3	20.0	12.0
063 GEN PUR BLDG	1,440.00	SF	15	1985	3	48.0	30.0
045 LEAN TO	1,000.00	SF	15	1985	2	50.0	20.0
045 LEAN TO	950.00	SF	15	1985	2	50.0	19.0
159 PAV CONCRETE	384.00	SF	20	1985	3	96.0	4.0
159 PAV CONCRETE	984.00	SF	20	1980	3	82.0	12.0
159 PAV CONCRETE	400.00	SF	20	1997	5	20.0	20.0
159 PAV CONCRETE	720.00	SF	20	1997	5	30.0	24.0
159 PAV CONCRETE	576.00	SF	20	1997	5	24.0	24.0
UDU UTILITY-UNFINS	120.00	SF	40	2000	1	12.0	10.0
045 LEAN TO	960.00	SF	15	2000	2	20.0	48.0
114 FENCE BOARD	130.00	LF	10	2008	3	0.0	0.0

Appraiser Notes

BLDG 1
 SKI SOLUTIONS
 BLDG 2 EST FROM LOCKED GATE
 MASTER GARAGE BUILDERS.

BLDG #2: SALES OFFICE. SERIAL # FLA 267173
 TRUCK WEIGH SCALE ASSESSED ON TANGIBLE.

Planning and Building

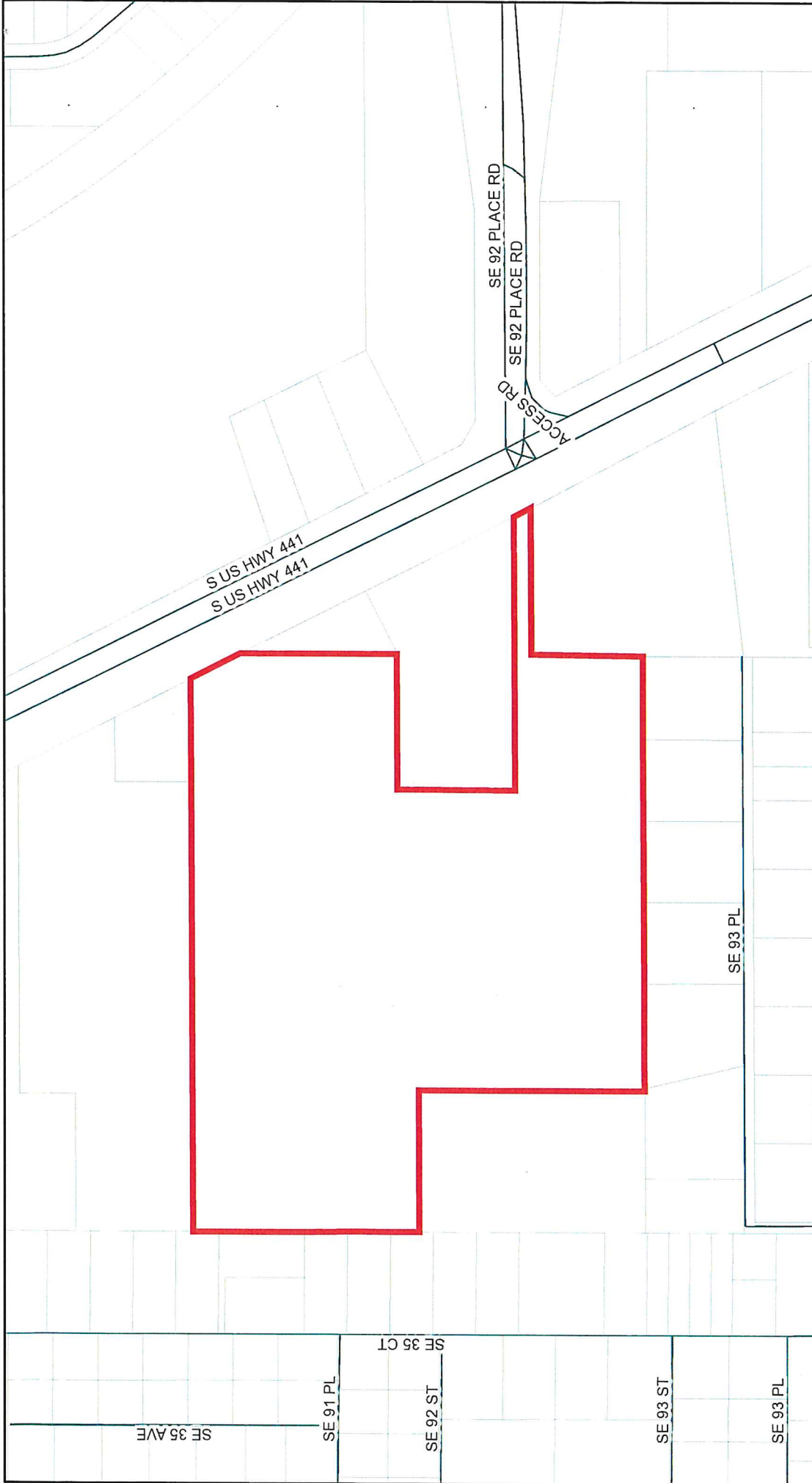
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
MC00681	2/1/1985	9/1/1985	ADD PTO TO SALES OFFICE



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

Updated every 24 hours



10/22/2024
Marion County Property Appraiser
Marion County, FL

36887-000-00 LOCATION MAP

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

REVISION	DATE

Robert L. Rogers, PE
 F. Reg. No. 10027
 rrogers@rogerseng.com

Rodney K. Rogers, PSM
 F. Reg. No. 5274
 rkrogers@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A SKETCH OF LEGAL DESCRIPTION
 FOR
 SUZIQ, LLC REZONING
 PARCEL NO. 36887-000-00

JOB No. 36887-000-00
DATE 12-23-2024
SCALE 1" = 100'
SHEET 1 OF 1

LEGAL DESCRIPTION FOR R-4 to B-5

A PORTION OF LOTS 2 AND 3 OF RICKARDS SURVEY OF THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 'A', PAGE 104 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 23, SAID POINT ALSO BEING ON THE EAST LINE OF SAID LOT 3 OF RICKARDS SURVEY OF THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST; THENCE N00°12'06"E ALONG THE WEST LINE OF SAID N.E. 1/4 OF THE N.W. 1/4 AND SAID EAST LINE OF LOT 3, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID WEST LINE OF THE N.E. 1/4 OF THE N.W. 1/4, PROCEED S89°48'48"W, A DISTANCE OF 317.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°48'48"W, A DISTANCE OF 403.99 FEET; THENCE N00°11'12"W, A DISTANCE OF 321.80 FEET; THENCE S26°35'03"E, A DISTANCE OF 266.80 FEET; THENCE N89°48'27"E, A DISTANCE OF 285.93 FEET; THENCE S00°12'06"W, A DISTANCE OF 82.84 FEET TO THE POINT OF BEGINNING.

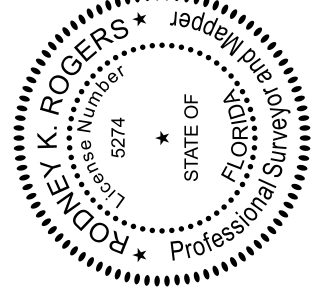
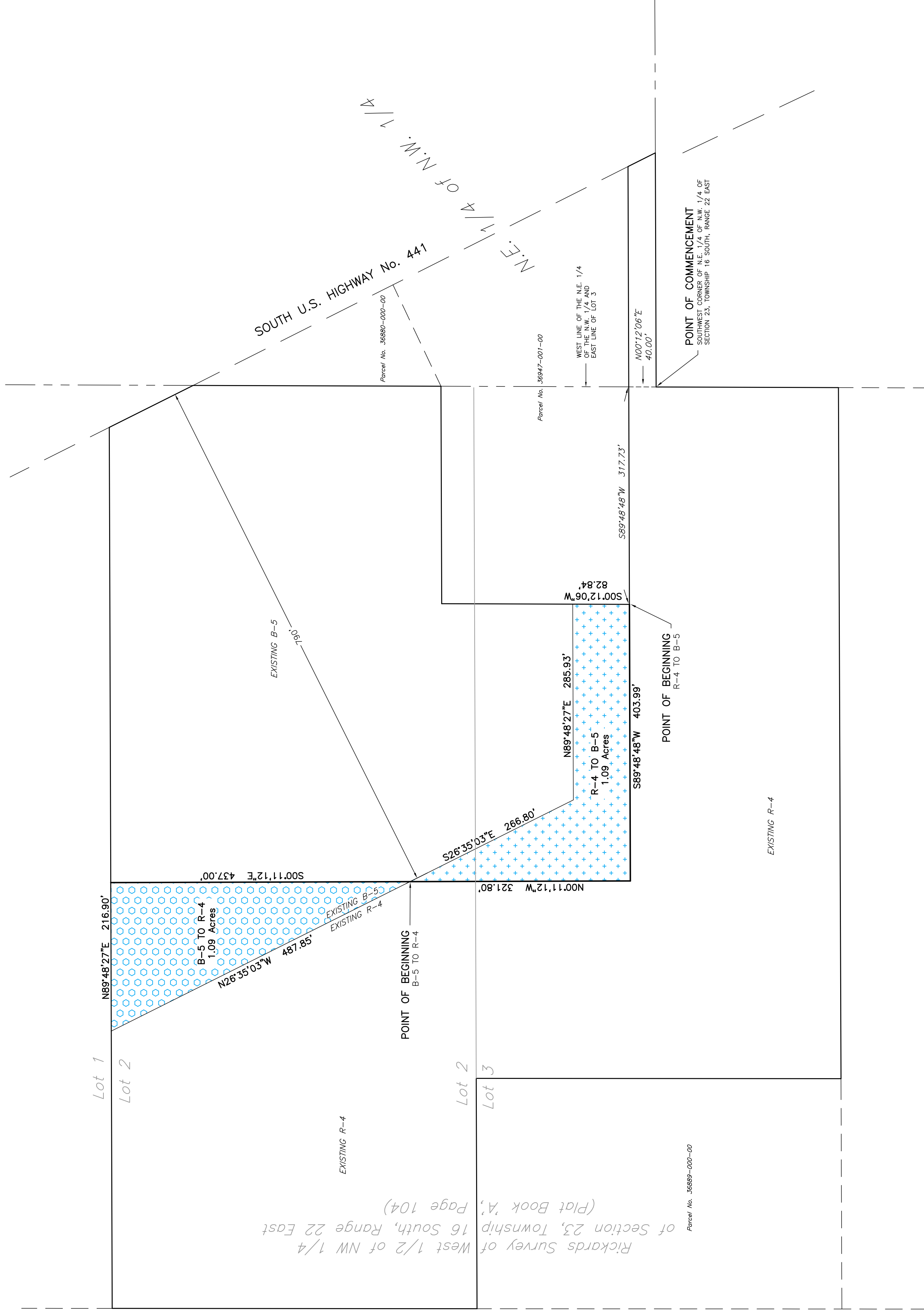
LEGAL DESCRIPTION FOR B-5 to R-4

A PORTION OF LOT 2 OF RICKARDS SURVEY OF THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 'A', PAGE 104 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 23, SAID POINT ALSO BEING ON THE EAST LINE OF LOT 3 OF SAID RICKARDS SURVEY OF THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST; THENCE N00°12'06"E ALONG THE WEST LINE OF SAID N.E. 1/4 OF THE N.W. 1/4 AND SAID EAST LINE OF LOT 3, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID WEST LINE OF THE N.E. 1/4 OF THE N.W. 1/4, PROCEED S89°48'48"W, A DISTANCE OF 721.72 FEET; THENCE N00°11'12"W, A DISTANCE OF 321.80 FEET TO THE POINT OF BEGINNING; THENCE N26°35'03"W, A DISTANCE OF 487.85 FEET TO A POINT ON THE NORTH LINE OF AFORESAID LOT 2 OF RICKARDS SURVEY OF THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST; THENCE N89°48'27"E ALONG SAID NORTH LINE, A DISTANCE OF 216.90 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°11'12"E, A DISTANCE OF 437.00 FEET TO THE POINT OF BEGINNING.

NOTES:

1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR ARE BASED ON THE WARRANTY DEED'S LEGAL DESCRIPTION OF THE SUBJECT PARCEL RECORDED IN O.R. BOOK 5667, PAGE 1329, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND INSTRUCTIONS FROM THE CLIENT.
3. THE LEGAL DESCRIPTIONS SHOWN HEREON ARE FOR REZONING PURPOSES ONLY.



RODNEY K. ROGERS - DATE
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION NO. 5274
 STATE OF FLORIDA

Attachment A

LEGAL DESCRIPTION FOR R-4 to B-5

A PORTION OF LOTS 2 AND 3 OF RICKARDS SURVEY OF THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 'A', PAGE 104, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 23, SAID POINT ALSO BEING ON THE EAST LINE OF SAID LOT 3 OF RICKARDS SURVEY OF THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST; THENCE N00°12'06"E ALONG THE WEST LINE OF SAID N.E. 1/4 OF THE N.W. 1/4 AND SAID EAST LINE OF LOT 3, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID WEST LINE OF THE N.E. 1/4 OF THE N.W. 1/4, PROCEED S89°48'48"W, A DISTANCE OF 317.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°48'48"W, A DISTANCE OF 403.99 FEET; THENCE N00°11'12"W, A DISTANCE OF 321.80 FEET; THENCE S26°35'03"E, A DISTANCE OF 266.80 FEET; THENCE N89°48'27"E, A DISTANCE OF 285.93 FEET; THENCE S00°12'06"W, A DISTANCE OF 82.84 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR B-5 to R-4

A PORTION OF LOT 2 OF RICKARDS SURVEY OF THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 'A', PAGE 104, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 23, SAID POINT ALSO BEING ON THE EAST LINE OF LOT 3 OF SAID RICKARDS SURVEY OF THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST; THENCE N00°12'06"E ALONG THE WEST LINE OF SAID N.E. 1/4 OF THE N.W. 1/4 AND SAID EAST LINE OF LOT 3, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID WEST LINE OF THE N.E. 1/4 OF THE N.W. 1/4, PROCEED S89°48'48"W, A DISTANCE OF 721.72 FEET; THENCE N00°11'12"W, A DISTANCE OF 321.80 FEET TO THE POINT OF BEGINNING; THENCE N26°35'03"W, A DISTANCE OF 487.85 FEET TO A POINT ON THE NORTH LINE OF AFORESAID LOT 2 OF RICKARDS SURVEY OF THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST; THENCE N89°48'27"E ALONG SAID NORTH LINE, A DISTANCE OF 216.90 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°11'12"E, A DISTANCE OF 437.00 FEET TO THE POINT OF BEGINNING.

18.50
1.70
1.00

THIS INSTRUMENT WAS PREPARED BY:

JOHN C. TRENTELMAN, Attorney
207 N. Magnolia Avenue
Ocala, Florida 34475-6625
Parcel # 36887-000-00
consideration-\$ -0-



YH

WARRANTY DEED

THIS INDENTURE, made the 24 day of April, 2012, between **SHELDON R. SCOTT and his wife, ROBERTA S. SCOTT**, as Trustees of the **Sheldon R. Scott and Roberta S. Scott revocable Trust, under trust dated December 18, 2003**, hereinafter called the grantor*, whose mailing address is: 2101 SW 42nd St., Ocala, FL 34474, and **SUZIQ, LLC**, whose mailing address is: 2101 SW 42nd St., Ocala, FL 34474, hereinafter called the grantee*.

WITNESSETH:

that said grantor, for and in consideration of the sum of ten dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, argained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

SEE ATTACHED SCHEDULE "A"

and said grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for 2012. *"Grantor" and "grantee" are used for singular or plural as context requires.

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.

Victoria N. McCue
Victoria N. McCue
witness #1

John C. Trentelman
John C. Trentelman
witness #2

[Signature]
SHELDON R. SCOTT
[Signature]
ROBERTA S. SCOTT

**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing instrument was acknowledged before me this 24 day of April, 2012, by Sheldon R. Scott and his wife, Roberta S. Scott, who are personally known to me and who did not take an oath.

Victoria N. McCue

Notary Public, State of Florida
MY COMMISSION EXPIRES: _____



Attachment A

SCHEDULE "A"

PARCEL 1:

Lot 2 of RICKARDS SURVEY of West 1/2 of NW 1/4 of Section 23, Township 16 South, Range 22 East, as per plat thereof recorded in Plat Book A, Page 104, of the public records of Marion County, Florida.
EXCEPT right of way for State Road.

Lot 3, RICKARDS SURVEY of the West 1/2 of NW 1/4 of Section 23, Township 16 South, Range 22 East, as per plat thereof recorded in Plat Book A, Page 104, of the public records of Marlon County, Florida.
EXCEPT the West 1/4.

LESS AND EXCEPT the following described property:

A parcel of land lying within Section 23, Township 16 South, Range 22 East, Marion County, Florida, more particularly described as follows: Commence at the Southwest corner of the NE 1/4 of the NW 1/4 of said Section 23; thence N. 00°12'06" E., along the West boundary line of the NE 1/4 of the NW 1/4 of said Section 23, a distance of 40.00 feet to the Point of Beginning; thence continue N. 00°12'06" E., along said West boundary line a distance of 274.21 feet; thence S. 89°48'48" W., a distance of 317.73 feet; thence S. 00°12'06" W., a distance of 274.21 feet; thence N. 89°48'48" E., a distance of 317.73 feet to the Point of Beginning.

PARCEL 2:

A parcel of land lying within Section 23, Township 16 South, Range 22 East, Marion County, Florida, more particularly described as follows: Commence at the Southwest corner of the NE 1/4 of the NW 1/4 of said Section 23, said point being the Point of Beginning; thence N. 89°48'48" E., along the South boundary line of the NE 1/4 of the NW 1/4 of said Section 23, a distance of 341.99 feet to a point on the Westerly right of way line of U.S. 441-27 (200 feet wide); thence N. 26°34'51" W., along said right of way line a distance of 44.65 feet; thence departing said Westerly right of way line S. 89°48'48" W., a distance of 321.87 feet to a point on the West boundary line of the NE 1/4 of the NW 1/4 of said Section 23; thence S. 00°12'06" W., along said West boundary line a distance of 40.00 feet to the Point of Beginning.