



Marion County
Board of County Commissioners

Growth Services

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

Revised 01/09/2020

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

Staff Use Only: Case # 25-501

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:

<p>LARGE-SCALE MAP AMENDMENT _____</p> <p>TEXT AMENDMENT _____</p>	<p>SMALL-SCALE MAP AMENDMENT <input checked="" type="checkbox"/> _____</p> <p>TEXT AMENDMENT _____</p> <p><i>(Text amendment must be associated with submitted small-scale map amendment)</i></p>
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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
3564-023-000	18-16-21	4.42 acres	LR	EC (EMPLOYMENT CENTER)

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)

Property owner/applicant	Authorized agent (if not the owner/applicant)
8640 SE 73 LLC 8640 SW 73RD AVE OCALA FL 34476-7036	Paolo Mastroserio, Mastroserio Engineering, Inc. 170 SE 32ND PLACE OCALA, FLORIDA, 34471

Staff Use Only: Application Complete Received: Date 12/6/24 Time _____ : _____ a.m. / p.m. **Page 1 of 3**

PJ 2022070008

w/ REZONE

CAF REWED
Empowering Marion for Success

AR 32165

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

EXISTING USE OF SITE:
EXISTING RESIDENCE WITH VACANT LAND

PROPOSED USE OF SITE (IF KNOWN):
OVERALL ALLOWABLE USES WITH EMPLOYMENT CENTER LAND USE AND B-4 ZONING IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE.

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

Well _____	Centralized water <u>X</u> _____	Provider <u>MARION COUNTY</u>
Septic _____	Centralized sewer <u>X</u> _____	Provider <u>MARION COUNTY</u>

DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):
South on SE 25th Ave to SR 40, West on SE 17th Street. SW on SR 200 to property,
Located on the North side of SR 200, just after SW 73rd AVE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED WILLIAM PETENBRINK,
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:
3564-023-000
2. He/she duly authorizes and designates PAOLO MASTROSERIO 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.

[Handwritten signature of William A. Petenbrink II]

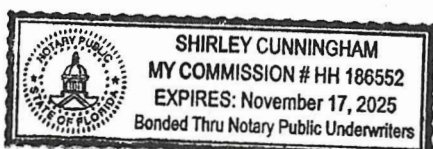
Property owner's signature

12-6-24
Date

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 6th day of Dec, 2024 (year), by William A. Petenbrink II (name of person making statement). He/she is personally known to me or has produced FL. D.L. as identification. (Driver's license, etc.)

[Handwritten signature of Shirley Cunningham]
Notary public signature

State of Florida County of Marion
My commission expires: 11-17-25



COMPANY ACTION BY 8640 SE 73 LLC

The undersigned, being the authorized Manager of 8640 SE 73 LLC, a Florida limited liability company ("Company"), does hereby waive all formal requirements, including the necessity of holding a formal or informal meeting, and any requirements for notice; and does hereby consent in writing to the adoption of the following resolutions, taking said action in lieu of a meeting of the Members:

RESOLVED, that WILL PETENBRINK has full authority to act as authorized agent to sign for the Company in all matters, including but not limited to the land use change and zoning changes for all property owned by the Company.

FURTHER RESOLVED that the Members of this Company hereby certify the names of the present Members of this Company and shall from time to time hereafter as changes in the said Members are made, immediately certify such changes; and

FURTHER RESOLVED that the Manager be, and hereby is authorized and directed to certify to the Closing Agent the passage of the foregoing resolutions and to certify that the provisions thereof are in conformity with the Articles of Organization, Operating Agreement and other Resolutions of this Company.

This Action contained herein shall be effective as of the 31ST day of October, 2024.

This document may be executed in counterparts, each of which may be deemed an original, but all of which together, shall be deemed one instrument.

IN WITNESS WHEREOF, the undersigned, being the Manager of this Company, has hereunto set his hand and seal for the purposes herein expressed.

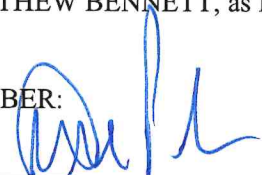
Dated as of the 31ST day of October, 2024.

BOARD OF MANAGERS:

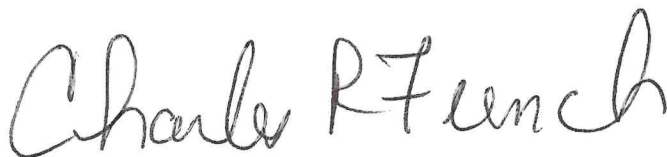


MATTHEW BENNETT, as Manager

MEMBER:



WILL PETENBRINK





CHARLES ROBERT FRENCH
Notary Public
State of Florida
Comm# HH192642
Expires 1/28/2026