



**Marion County  
Board of County Commissioners**

**Growth Services - Planning & Zoning**

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

**ZONING CHANGE APPLICATION – 2025**

The undersigned hereby requests a Zoning Change in accordance with the Marion County Land Development Code, Articles 2 and 4, on the below described property and area from:

R1 to: B2 for the intended use of: expansion of existing manufacturing facility for the purpose of additional parking, landscape, drive aisle, etc

**Parcel ID Number(s):** 14138-000-00

**Property/Site Address:** 9645 NE 21 Ave, Anthony, FL

**Future Land Use Designation:** COMM **Total Acreage:** .48 acres

**Each property owner(s) MUST sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please print all information, except for the Owner and Applicant/Agent signature. If multiple Owners or Applicants/Agents, please use additional pages.**

<b>Property Owner Name (print)</b> Juan Giron	<b>Applicant or Agent Name (print)</b> Juan Giron
<b>Mailing Address</b> 4716 SE 31st St	<b>Mailing Address</b> 4716 SE 31st St
<b>City, State, Zip</b> Ocala, FL 34480	<b>City, State, Zip</b> Ocala, FL 34480
<b>Phone Number (include area code)</b> 352-304-4960	<b>Phone Number (include area code)</b> 352-304-4960
<b>E-Mail Address</b> jgiron@alienep.com	<b>E-Mail Address</b> JGiron@alienep.com
<b>Signature*</b> 	<b>Signature*</b> 
<b>Printed Name and Title of Authorized Signer (for corporate, trust &amp; other entities)</b>	<b>Printed Name and Title of Authorized Signer (for corporate, trust &amp; other entities)</b>

\*By signing this application, the Owner, Applicant, and/or Agent hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinances and any applicable permits.

<b>STAFF/OFFICE USE ONLY</b>			
<b>Project No.:</b>	<b>Application Request No.:</b>	<b>Code Case No.:</b>	
<b>Rcvd by:</b>	<b>Rcvd Date:</b> / /	<b>Time:</b>	<b>PZ Case No.:</b>

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 and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings to represent this application. 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 non-refundable. For more information, please contact the Growth Services Zoning Division at 352-438-2675.



**This instrument was prepared by:**

Faegre Drinker Biddle & Reath LLP  
2200 Wells Fargo Center, 90 South Seventh Street  
Minneapolis, MN 55402  
Attn: Crystal Thorpe

**After recording, return to:**

[  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_]

Parcel ID No. **14221-000-00**  
Parcel ID No. **14138-000-00**

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(space above this line for recording information)

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made and entered into as of February 8, 2022 by NUTRIEN AG SOLUTIONS, INC. (F/K/A CROP PRODUCTION SERVICES, INC.), a Delaware corporation, whose address is 3005 Rocky Mountain Avenue, Loveland, Colorado 80538 (“Grantor”), in favor of GIRONJ LLC, a Florida limited liability company, whose address is 4716 SE 31<sup>st</sup> Street, Ocala, Florida 34480 (“Grantee”).

WITNESSETH:

THAT, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property in Marion County, Florida, more particularly described as follows (the “Property”):

SEE EXHIBIT A ATTACHED HERETO

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property unto Grantee, and its successors and assigns, in fee simple forever, subject to (i) all easements, reservations, restrictions and other recorded

## ATTACHMENT A

instruments which are valid and affect the Property, without intention to reimpose same, (ii) real property taxes and assessments for the 2022 tax year and for subsequent years, (iii) all zoning and other laws and ordinances affecting the Property, and (iv) a restrictive covenant that shall run with the land that for a period of twenty (20) years from the date hereof, the lands may not be utilized for the sale or distribution of agricultural chemicals, seed or fertilizer.

GRANTOR WILL WARRANT and forever defend the right and title to the Property hereby conveyed unto Grantee against the claims of all persons, claiming by, through or under Grantor.



EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Parcel ID No. 14221-000-00

Parcel ID No. 14138-000-00

PER O.R. BOOK 6652, PAGES 656-659, M.C.R.

COMMENCE AT THE SOUTHWEST CORNER OF THE RAILROAD DEPOT GROUND, ANTHONY, FLORIDA AND RUN THENCE NORTH 88°07'24" EAST, DISTANCE OF 58.75 FEET TO A POINT ON THE EAST MAINTAINED RIGHT OF WAY MAIN STREET SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00°32'22" WEST, ALONG THE EAST MAINTAINED RIGHT OF WAY OF MAINSTREET A DISTANCE OF 291.08 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 89°17'10", A TANGENT LENGTH OF 69.13 FEET, A CHORD BEARING OF NORTH 44°06'12" EAST AND A CHORD LENGTH 98.38 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 109.08 FEE TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°44'47" EAST ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 91.04 FEET TO THE WESTERLY RIGHT OF WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE SOUTH 21°43'57" EAST, A DISTANCE OF 385.43 FEET; THENCE SOUTH 21°43'57" EAST, A DISTANCE OF 256.44 FEET; THENCE SOUTH 88°54'32" WEST, A DISTANCE OF 222.98 FEET; THENCE NORTH 00°46'40" WEST A DISTANCE OF 240.36 FEET; THENCE SOUTH 89°13'20" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°46'40" EAST, A DISTANCE OF 110.47 FEET; THENCE SOUTH 88°50'53" WEST, A DISTANCE OF 149.24 FEET TO SAID EAST RIGHT OF WAY OF MAIN STREET; THENCE NORTH 00°15'32" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 110.17 FEET TO THE POINT OF BEGINNING, MARION COUNTY, FLORIDA.

TOGETHER WITH

PER O.R. BOOK 7102, PAGES 996-999, M.C.R.

COMMENCING 30 FEET EAST AND 110 FEET SOUTH OF THE SOUTHWEST CORNER OF RAILROAD DEPOT GROUNDS, ANTHONY, FLORIDA; THENCE SOUTH 118 FEET; THENCE EAST 177 FEET; THENCE NORTH 118 FEET; THENCE WEST 177 FEET, IN SECTION 9, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA. LESS THE WESTERLY 30 FEET FOR ROAD RIGHT OF WAY.

TOGETHER WITH

PER O.R. BOOK 6652, PAGES 653-655, M.C.R.

COMMENCE AT THE SOUTHWEST CORNER OF THE R.R. DEPOT GROUNDS, ANTHONY, FLORIDA, AND RUN N 89°00'56" E 227 FEET TO THE POINT OF BEGINNING; THENCE RUN S 00°47'26"E 240.00 FEET; THENCE RUN S 89°00'56" W 20.00 FEET; THENCE RUN N 00°47'26" W 240.00 FEET; THENCE RUN N 89°00'56" E 20.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 9, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.



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

### Detail by Entity Name

Florida Limited Liability Company  
GIRONJ LLC

Filing Information

<b>Document Number</b>	L21000499622
<b>FEI/EIN Number</b>	87-3656977
<b>Date Filed</b>	11/22/2021
<b>Effective Date</b>	11/15/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/06/2022

Principal Address

4716 SE 31ST ST  
OCALA, FL 34480

Mailing Address

4716 SE 31ST ST  
OCALA, FL 34480

Registered Agent Name & Address

Giron , Juan  
4716 SE 31ST ST  
OCALA, FL 34480

Name Changed: 04/13/2025

**Authorized Person(s) Detail**

**Name & Address**

Title President

Giron, Juan  
4716 SE 31ST ST  
OCALA, FL 34480

**Annual Reports**

Report Year	Filed Date
2023	01/30/2023
2024	02/06/2024
2025	04/13/2025

**Document Images**

<a href="#">04/13/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/06/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/30/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/06/2022 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">11/22/2021 -- Florida Limited Liability</a>	View image in PDF format



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

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

**2026 Property Record Card**

**14138-000-00**

[GOOGLE Street View](#)

Prime Key: 267341

[MAP IT+](#)

Current as of 1/29/2026

[Property Information](#)

GIRONJ LLC  
4716 SE 31ST ST  
OCALA FL 34480-9036

[Taxes / Assessments:](#)  
Map ID: 192  
[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)  
[PC:](#) 00  
Acres: .48

Situs: 9645 NE 21ST AVE ANTHONY

[2025 Certified Value](#)

Land Just Value	\$17,564		
Buildings	\$0		
Miscellaneous	\$560		
Total Just Value	\$18,124		
Total Assessed Value	\$17,679	Impact	(\$445)
Exemptions	\$0	<a href="#">Ex Codes:</a>	
Total Taxable	\$17,679		
School Taxable	\$18,124		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$17,564	\$0	\$560	\$18,124	\$17,679	\$0	\$17,679
2024	\$17,564	\$0	\$560	\$18,124	\$16,072	\$0	\$16,072
2023	\$14,051	\$0	\$560	\$14,611	\$14,611	\$0	\$14,611

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7720/0968</a>	02/2022	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$275,000
<a href="#">7102/0996</a>	12/2019	05 QUIT CLAIM	0	U	I	\$100
<a href="#">2830/0048</a>	08/2000	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$32,000
<a href="#">2318/1365</a>	11/1996	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$30,000
<a href="#">1171/1475</a>	05/1983	07 WARRANTY	0	Q	I	\$20,000
<a href="#">0421/0604</a>	06/1970	02 DEED NC	0	U	I	\$4,000

[Property Description](#)

SEC 09 TWP 14 RGE 22  
COM 30 FT E & 110 FT S OF SW COR RR DEPOT GROUNDS  
ANTHONY THENCE S 118 FT E 177 FT N 118 FT W 177 FT

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCNF	1000	118.0	177.0	R1	20,909.00	SF							
Neighborhood 9907													

Mkt: 2 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	413.00	LF	20	1992	2	0.0	0.0

[Appraiser Notes](#)

PARCEL USED AS EQUIPT STORAGE FOR SOUTHERN STATES FEED & FERTILIZER & SEED STORAGE YARD

[Planning and Building](#)

[\\*\\* Permit Search \\*\\*](#)

Permit Number	Date Issued	Date Completed	Description
M090486	9/1/2001	10/1/2001	DEMO-RES