

# ATTACHMENT A - Application Packet AR33318



## 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  
INTIALS

8/28/25  
EM

TENTATIVE MEETING DATES

P&Z PH

10/27/25

BCC/P&Z PH

11/17 or 11/18/25

## 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 A-2, B-2 & R-3

to B-4 & R-3 (See Enclosed Sketch & Legal Descriptions), for the intended use of:

Retail and multifamily

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

**Parcel account number(s):** 35300-000-16, 35300-000-03 & 35300-001-17

**Property dimensions:** See attached sketch for specific dimensions and areas to be rezoned. **Total acreage:** 3.247 rezoned to R-3; 20.857 rezoned to B-4

**Directions:** Take Highway 200 South; Turn Right on SW 80th Avenue; Property is vacant on right director behind Neighborhood Market

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

ON TOP OF THE WORLD COMMUNITIES, LLC, a Florida limited liability company

**Property owner name (please print)**

8445 SW 80th Street

**Mailing address**

Satellite Beach, FL 32937

**City, state, zip code**

OCALA, FL 34481

**Phone number (please include area code)**

\*Separate Applicant Signature Page & Owner Consent Attached\*

**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: EM

DATE: 8/27/25 in

ZONING MAP NO.: 131

Rev. 01/11/2021

am

AR 33318

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## LETTER OF AUTHORIZATION (to Agencies Named Below)

Location:	Marion County, Florida
Subject Property Parcel Identification Numbers:	35300-000-16, 35300-000-03 & 35300-001-17
Applicable Agencies:	MARION COUNTY
Property Owners:	ON TOP OF THE WORLD COMMUNITIES, L.L.C.
Applicant/Authorized Party:	CORNERSTONE OCALA PARTNERS, LLC
Authorized Agents:	<ol style="list-style-type: none"><li>1) KLEIN &amp; KLEIN, LLC (Fred N. Roberts, Jr., Esq.)</li><li>2) UPHAM, INC. (Roger Strcula)</li><li>3) CORNERSTONE OCALA PARTNERS, LLC</li></ol>

ON TOP OF THE WORLD COMMUNITIES, L.L.C., a Florida limited liability company, the owner of the real property identified under Marion County Parcel Identification Numbers 35300-000-16, 35300-000-03 & 35300-001-17 (collectively, the "Property"), hereby authorizes and consents to Applicant/Authorized Party, through itself or through the Authorized Agents, making a rezoning application to the Property to rezone the Property as provided in the attached application for rezoning.

ON TOP OF THE WORLD COMMUNITIES, L.L.C., a  
Florida limited liability company

By:

Kenneth D. Colen, President

Address for Notice: 8445 SW 80<sup>th</sup> Street  
Ocala, FL 34481

(Email): Megan\_Brobst@colenbuilt.net

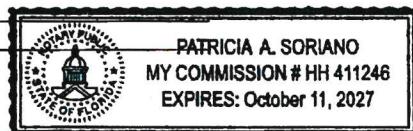
State of Florida  
County of Marion

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup>, day of August, 2025, by KENNETH D. COLEN, President of ON TOP OF THE WORLD COMMUNITIES, L.L.C., a Florida limited liability company, who is personally known to me or has produced \_\_\_\_\_ as identification.

Patricia A. Soriano  
NOTARY PUBLIC

Commission No.:

Commission Expires:



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## APPLICANT SIGNATURE PAGE TO APPLICATION FOR REZONING (MARION COUNTY)

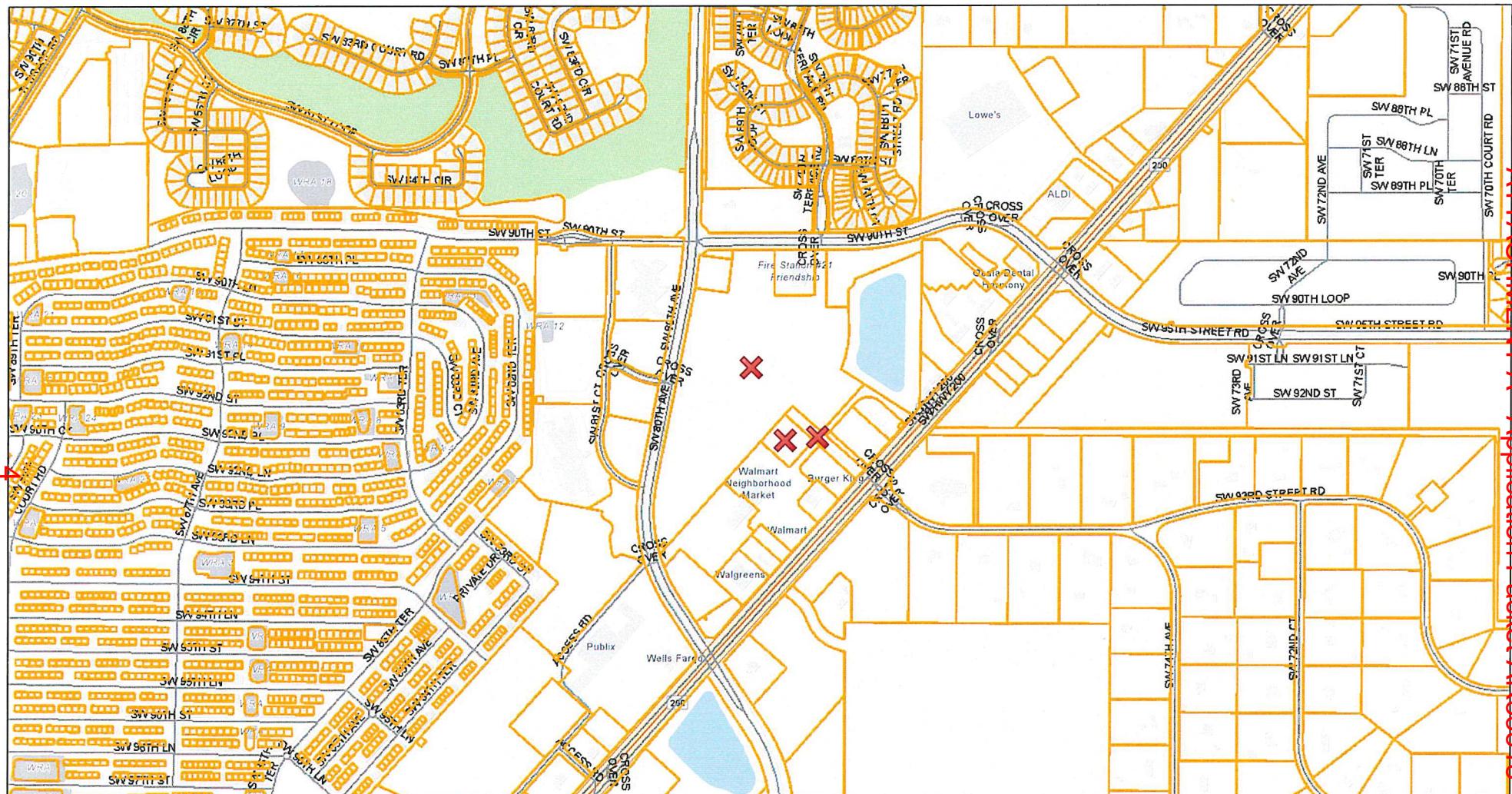
Location:	Marion County, Florida
Subject Property Parcel Identification Numbers:	35300-000-16, 35300-000-03 & 35300-001-17
Authorized Agents:	1) KLEIN & KLEIN, PLLC (Fred N. Roberts, Jr., Esq.) 2) UPHAM, INC.

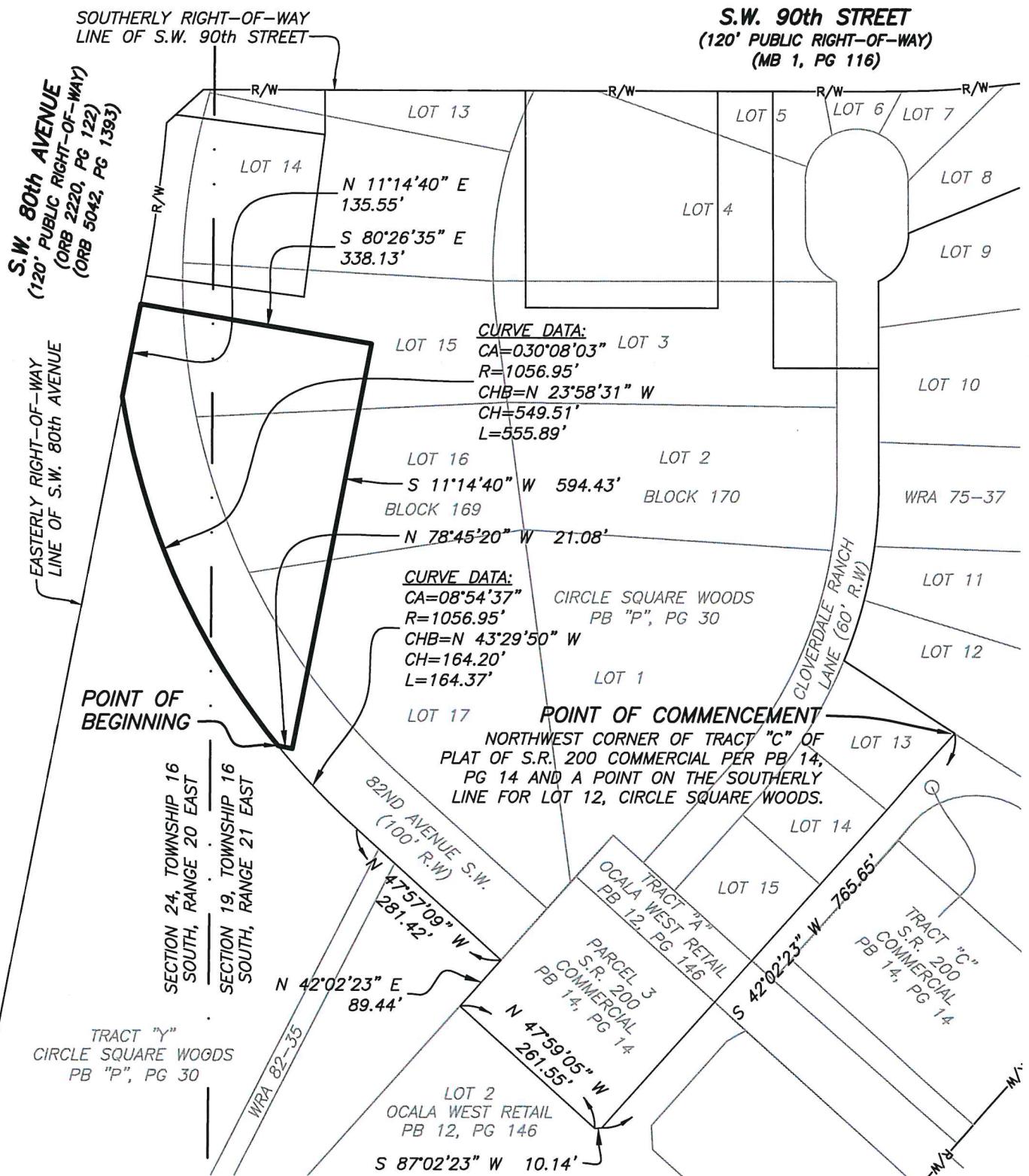
CORNERSTONE OCALA PARTNERS, LLC, a  
Florida limited liability company

By: Matthew Williams  
Matthew T. Williams, Manager

Address: 1490 Highway A1A, Suite 301  
Satellite Beach, FL 32937  
Email: Matt.Williams@MatthewDev.com  
Phone: 770-283-9823

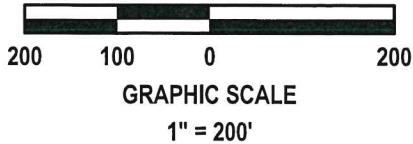
# Marion County Florida - Interactive Map





## NOT A SURVEY - PARCEL 2

SHEET 1 OF 2



LOCATION No: 16-21-19	SKETCH
PROJECT No: 250504	
DATE: 08/07/2025	CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
CHECKED BY: CVK	265 Kenilworth Avenue • Ormond Beach • Florida 32174
DRAFTED BY: JMB	Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com LB# 0003612 IC# 0000357

**DESCRIPTION:**

A PORTION OF LAND LYING IN LOTS 13, 14, 15, 16, AND 17, BLOCK 169 AND 82ND AVENUE S.W. AND TRACT "Y", ACCORDING TO THE PLAT OF CIRCLE SQUARE WOODS, AS RECORDED IN PLAT BOOK "P", PAGE 30, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT "C" OF THE PLAT OF S.R. 200 COMMERCIAL, AS RECORDED ON PLAT BOOK 14, PAGE 14, ALSO BEING A POINT ON THE SOUTHERLY LINE OF LOT 12, BLOCK 170 OF THE PLAT OF CIRCLE SQUARE WOODS, AS RECORDED IN PLAT BOOK "P", PAGE 30, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE RUN S42°02'23"W FOR A DISTANCE OF 765.65 FEET; THENCE S87°02'23"W FOR A DISTANCE OF 10.14 FEET; THENCE N47°59'05"W FOR A DISTANCE OF 261.55 FEET; THENCE N42°02'23"E FOR A DISTANCE OF 89.44 FEET; THENCE N47°57'09"W FOR A DISTANCE OF 281.42 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORtheASTERLY AND TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°54'37" AND A RADIUS OF 1056.95 FEET, ALSO HAVING A CHORD BEARING N43°29'50"W FOR A DISTANCE OF 164.20 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 164.37 FEET TO A POINT OF COMPOUND CURVATURE AND THE POINT OF BEGINNING; SAID CURVE BEING CONCAVE NORtheASTERLY AND TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°08'03" AND A RADIUS OF 1056.95 FEET, ALSO HAVING A CHORD BEARING N23°58'31"W FOR A DISTANCE OF 549.51 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 555.89 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 80TH AVENUE, ACCORDING TO OFFICIAL RECORDS BOOK 5042, PAGE 1393, THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, N11°14'40"E FOR A DISTANCE OF 135.55 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, S80°26'35"E FOR A DISTANCE OF 338.13 FEET; THENCE S11°14'40"W FOR A DISTANCE OF 594.43 FEET; THENCE N78°45'20"W FOR A DISTANCE OF 21.08 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 3.247 ACRES, MORE OR LESS.

**ABBREVIATIONS**

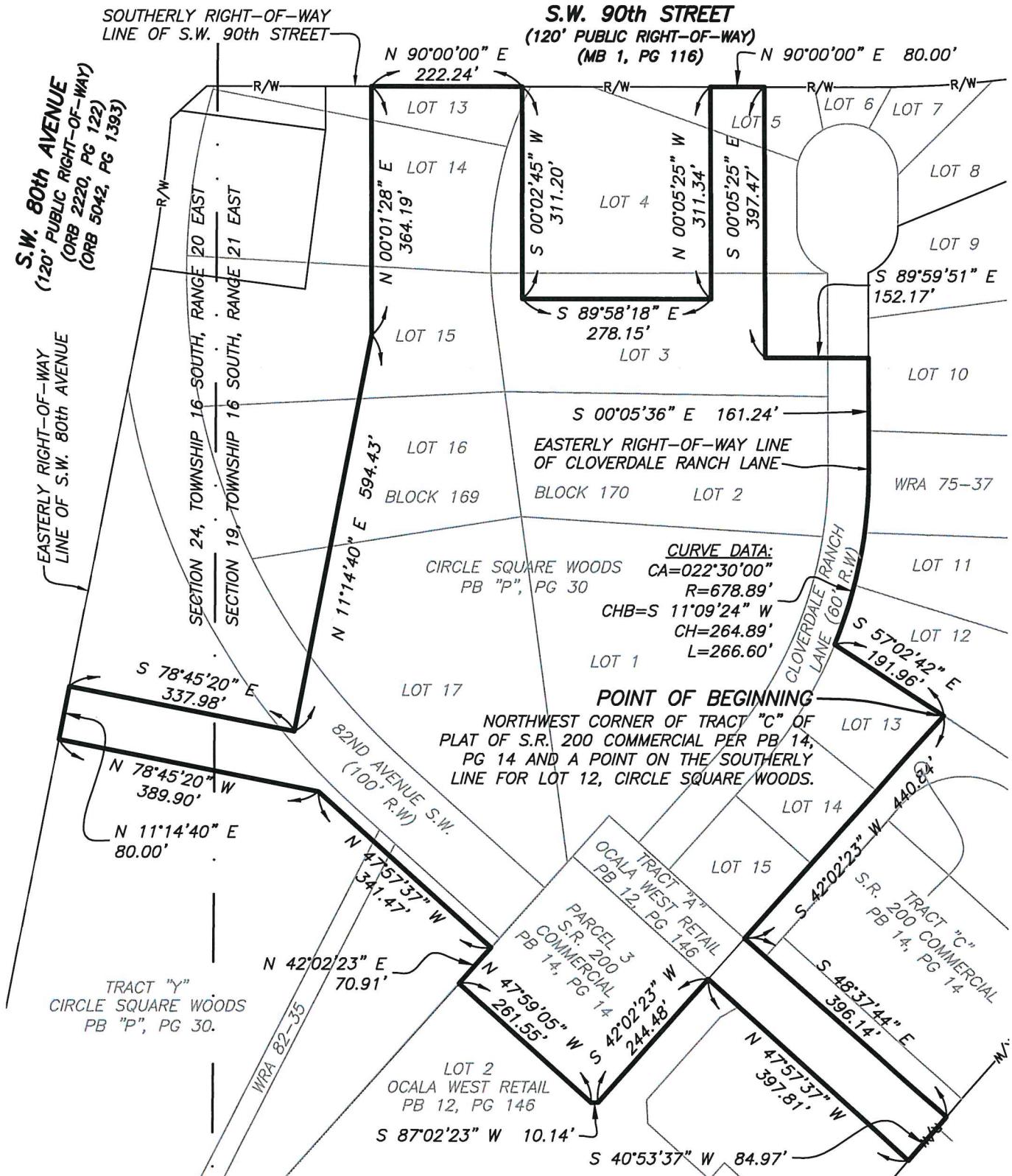
CA ... CENTRAL ANGLE	ORB ... OFFICIAL RECORDS BOOK
CH ... CHORD	PG(S) ... PAGE(S)
CH ... CHORD BEARING	PSM ... PROFESSIONAL SURVEY MAPPER
INC ... INCORPORATED	PB ... PLAT BOOK
L ... LENGTH	R ... RADIUS
LB ... LICENSED BUSINESS	R/W ... RIGHT-OF-WAY
MB ... MAP BOOK	WRA ... WATER RETENTION AREA

NOT A SURVEY - PARCEL 2

SHEET 2 OF 2

LOCATION No: 16-21-19	SKETCH
PROJECT No: 250504	
DATE: 08/07/2025	
CHECKED BY: CVK	
DRAFTED BY: JMB	

**UUPHAM** CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE  
265 Kenilworth Avenue • Ormond Beach • Florida 32174  
Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com  
LB # 0003612 LC # 0000357



NOT A SURVEY - PARCEL 1

SHEET 1 OF 2

200 100 0 200  
GRAPHIC SCALE  
1" = 200'



LOCATION No: 16-21-19

PROJECT No: 250504

DATE: 08/07/2025

CHECKED BY: CVK

DRAFTED BY: JMB

SKETCH

**UPHAM** INC  
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE  
265 Kenilworth Avenue • Ormond Beach • Florida 32174  
Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com  
LB # 0003612 LC # 0000357

**DESCRIPTION:**

A PORTION OF LAND LYING IN LOTS 13, 14, 15, 16, AND 17, BLOCK 169 AND LOTS 1, 2, 3, 4, 5, 13, 14, AND 15, BLOCK 170 AND 82ND AVENUE S.W. AND CLOVERDALE RANCH LANE AND TRACT "Y" AND WATER RETENTION AREA 82-35, ACCORDING TO THE PLAT OF CIRCLE SQUARE WOODS, AS RECORDED IN PLAT BOOK "P", PAGE 30, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND ALL OF PARCEL 3, ACCORDING TO THE PLAT OF S.R. 200 COMMERCIAL, AS RECORDED IN PLAT BOOK 14, PAGE 14, OF THE PUBLIC RECORDS OF MARION, COUNTY, FLORIDA, AND A PORTION OF TRACT "A", ACCORDING TO THE PLAT OF OCALA WEST RETAIL, AS RECORDED IN PLAT BOOK 12, PAGE 146 PAGE, OF TH PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "C" OF THE PLAT OF S.R. 200 COMMERCIAL, AS RECORDED ON PLAT BOOK 14, PAGE 14, ALSO BEING A POINT ON THE SOUTHERLY LINE OF LOT 12, BLOCK 170 OF THE PLAT OF CIRCLE SQUARE WOODS, AS RECORDED IN PLAT BOOK "P", PAGE 30, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE RUN S42°02'23"W FOR A DISTANCE OF 440.84FEET; THENCE S48°37'44"E FOR A DISTANCE OF 396.14 FEET; THENCE S40°53'37"W FOR A DISTANCE OF 84.97 FEET; THENCE N47°57'37"W FOR A DISTANCE OF 397.81 FEET; THENCE S42°02'23"W FOR A DISTANCE OF 244.48 FEET; THENCE S87°02'23"W FOR A DISTANCE OF 10.14 FEET; THENCE N47°59'05"W FOR A DISTANCE OF 261.55 FEET; THENCE N42°02'23"E FOR A DISTANCE OF 70.91 FEET; THENCE N47°57'37"W FOR A DISTANCE OF 341.47 FEET; THENCE N78°45'20"W FOR A DISTANCE OF 389.90 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 80TH AVENUE, ACCORDING TO OFFICIAL RECORDS BOOK 5042, PAGE 1393; THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, N11°14'40"E FOR A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, S78°45'20"E FOR A DISTANCE OF 337.98 FEET; THENCE N11°14'40"E FOR A DISTANCE OF 594.43 FEET; THENCE N00°01'28"E FOR A DISTANCE OF 364.19 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 90TH STREET, ACCORDING TO S.W. 90TH STREET ROAD PHASE 2 RIGHT-OF-WAY MAP, AS RECORDED IN MAP BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N90°00'00"E FOR A DISTANCE OF 222.24 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S00°02'45"W FOR A DISTANCE OF 311.20 FEET; THENCE S89°58'18"E FOR A DISTANCE OF 278.15 FEET; THENCE N00°05'25"W FOR A DISTANCE OF 311.34 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 90TH STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N90°00'00"E FOR A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S00°05'25"E FOR A DISTANCE OF 397.47 FEET; THENCE S89°59'51"E FOR A DISTANCE OF 152.17 FEET TO EASTERLY RIGHT-OF-WAY LINE OF CLOVERDALE RANCH LANE OF SAID PLAT OF CIRCLE SQUARE WOODS; THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, S00°05'36"E FOR A DISTANCE OF 161.24 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°30'00" AND A RADIUS OF 678.89 FEET, HAVING A CHORD BEARING S11°09'24"W FOR A DISTANCE OF 264.89 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 266.60 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, S57°02'42"E FOR A DISTANCE 191.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 20.857 ACRES, MORE OR LESS.

**ABBREVIATIONS**

CA ... CENTRAL ANGLE	ORB ... OFFICIAL RECORDS BOOK
CH ... CHORD	PG(S) ... PAGE(S)
CH ... CHORD BEARING	PSM ... PROFESSIONAL SURVEY MAPPER
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NOT A SURVEY - PARCEL 1

SHEET 2 OF 2

LOCATION No: 16-21-19	SKETCH
PROJECT No: 250504	
DATE: 08/07/2025	
CHECKED BY: CVK	
DRAFTED BY: JMB	

**UUPHAM** C  
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE  
265 Kenilworth Avenue • Ormond Beach • Florida 32174  
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LB # 0003612 LC # 0000357

# ATTACHMENT A - Application Packet AR33318

6633

WARRANTY DEED  
(FROM CORPORATION)

This Warranty Deed Made and executed the 30<sup>th</sup> day of December, 1975, in

NORCORP., INC.,

By ROGER A. TROMBINO for and by ROGER A. TROMBINO

WILLARD AYRES

AYRES, CHURCH, GRIFFIN, MC CALL, P.A.

ATTORNEYS AT LAW

P.O. BOX 1000, Ocala, Florida 32670

BOOK 721 PAGE 714

a corporation existing under the laws of Florida and having a principal place of business at 103 NE First Avenue, Ocala, Florida 32670, hereinafter called the grantor, to L'Hayim Corporation, a Florida corporation,

whose postoffice address is 5758 - 54th Avenue No., Kenneth City, Florida, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their 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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Marion County, Florida, viz:

Parcel No. 1. CIRCLE SQUARE WOODS SUBDIVISION, according to the plat thereof recorded in Plat Book P, pages 30 through 103, inclusive, of the public records of Marion County, Florida; AND

Parcel No. 2. Beginning at the quarter Section corner on the West boundary of Section 19, Township 16 South, Range 21 East, thence run South 210.97 feet to the North right-of-way of State Road No. 200, thence North 41°47' East along said State Road No. 200, 113.47 feet, thence North 30°54' West 147.23 feet to the Point of Beginning.

SUBJECT TO easements, reservations and restrictions as shown on Schedule A attached hereto and made a part hereof.

1975 DEC 30 PM 2:25  
CLERK'S OFFICE, MARION COUNTY, FLA.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 for 1976.

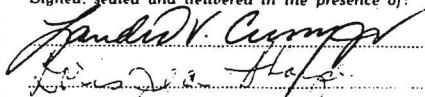
(CORPORATE SEAL)

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: \_\_\_\_\_ Secretary

NORCORP., INC.

Signed, sealed and delivered in the presence of:

  
Roger A. Trombino

By Roger A. Trombino Vice President

President

STATE OF FLORIDA  
COUNTY OF MARION

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ROGER A. TROMBINO

well known to me to be the Vice President respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State aforesaid this 30<sup>th</sup> day of December, A.D. 1975.

Notary Public, State of Florida at large  
My Commission Expires December 14, 1976

Notary Public, State of Florida  
at Large

ATTACHMENT A - Application Packet AR33318

STATE OF FLORIDA	
DOCUMENTARY	STAMP TAX
DEPT. OF REVENUE	
0 2 3 6	
P.B. 11009	DEC 30 '75
489.60	

SCHEDULE A

SUBJECT TO easement from Norris Cattle Company to Sumter Electric Cooperative, Inc. filed March 2, 1971, in Official Records Book 455, page 341, public records of Marion County, Florida.

BOOK 721 PAGE 715

SUBJECT TO easement from Norris Cattle Company to Sumter Electric Cooperative, Inc. dated February 3, 1959, and recorded April 10, 1959, in Official Records Book 4, page 399, public records of Marion County, Florida.

SUBJECT TO easement to Florida Power Corporation dated December 1, 1932, and recorded July 23, 1936, in Deed Book 264, page 292, public records of Marion County, Florida.

SUBJECT TO easement from Norris Grain Company to American Telephone and Telegraph Company dated June 9, 1966, and recorded June 16, 1966, in Official Records Book 276, page 196, public records of Marion County, Florida.

SUBJECT TO easement to Sumter Electric Cooperative, Inc. dated July 28, 1966, and recorded September 6, 1966, in Official Records Book 284, page 663, public records of Marion County, Florida.

SUBJECT TO easement to Sumter Electric Cooperative, Inc. as shown in Official Records Book 391, page 356, under filing date of June 3, 1969, public records of Marion County, Florida.

SUBJECT TO easement from Norris Grain Company to Sumter Electric Cooperative, Inc. as shown in Official Records Book 455, page 342, under filing date of March 2, 1971, public records of Marion County, Florida.

SUBJECT TO reservations to the United States of America of all fissionable materials and phosphate shown in instrument recorded August 15, 1950, in Deed Book 293, page 592, public records of Marion County, Florida.

SUBJECT TO reservations to the Trustees of the Internal Improvement Fund of the State of Florida as shown in Deed Book 341, page 460, under filing date of April 11, 1956, to an undivided one-half of all petroleum and petroleum products, and title to an undivided 3/4ths of all other minerals which may be found on or under said land, together with privilege outside any municipality, this date, to explore for and to mine and develop same. Said privilege to explore, mine and develop is to be conducted on and under lands inside any municipality, this date, only with consent of surface owner. All fissionable material is reserved. As to all lands outside of any municipality, as of this date, there is reserved to State of Florida an easement for State Road right-of-way 200 feet wide, lying equally on each side of center line of any State Road existing on date of this deed through so much of any parcel herein described as is within 100 feet of said center line, affecting:

139 yards square in NW corner of SW 1/4 of Section 6, Township 16 South, Range 21 East.

SUBJECT TO alcoholic beverage restrictions as shown in Deed Book 286, page 300, public records of Marion County, Florida, under filing date of June 22, 1949.

STATE OF FLORIDA	
DOCUMENTARY	STAMP TAX
DEPT. OF REVENUE	
0 2 3 6	
P.B. 11009	DEC 30 '75
900.00	

STATE OF FLORIDA	
DOCUMENTARY	STAMP TAX
DEPT. OF REVENUE	
0 2 3 6	
P.B. 11009	DEC 30 '75
900.00	

STATE OF FLORIDA	
DOCUMENTARY	STAMP TAX
DEPT. OF REVENUE	
0 2 3 6	
P.B. 11009	DEC 30 '75
900.00	

STATE OF FLORIDA	
DOCUMENTARY	STAMP TAX
DEPT. OF REVENUE	
0 2 3 6	
P.B. 11009	DEC 30 '75
900.00	

# ATTACHMENT A - Application Packet AR33318

BOOK 721 PAGE 716

## CERTIFIED COPY OF RESOLUTION OF THE BOARD OF DIRECTORS

I, Roger Trombino, do hereby certify that I am the duly elected and qualified Assistant Secretary and the keeper of the records and the corporate seal of NORCORP, INC., a corporation organized and existing under the laws of the State of Florida, that the following is a true and correct copy of resolutions duly adopted at a meeting of the Board of Directors thereof, convened and held in accordance with the law and the By-laws of said corporation on December 19, 1975, and that such resolutions are now in full force and effect:

WHEREAS, in the opinion of this Board of Directors, the real property owned by this Corporation and located in Marion County, Florida, more particularly known as Circle Square Woods, is not required for the purposes for which this Corporation was organized, be it

RESOLVED, that the appropriate officers are hereby authorized, empowered, and directed to sell to Mr. Sidney Colen, at a purchase price of approximately \$5,000,000, upon such terms and conditions as they shall deem for the best interests of this Corporation, certain real property owned by this Corporation known as Circle Square Woods, according to the plat thereof recorded in Plat Book P, pages 30 through 103, inclusive, of the public records of Marion County, Florida; AND

Beginning at the quarter Section corner on the West boundary of Section 19, Township 16 South, Range 21 East; thence run South 210.97 feet to the North right-of-way of State Road No. 200, thence North 41° 47' East along said State Road No. 200, 113.47 feet, thence North 89° 54' West 147.23 feet to the Point of Beginning.

FURTHER RESOLVED, that the same officers are hereby authorized and empowered to enter into such agreements as may be necessary or desirable to carry out the sale of said property, and to consummate such sale by executing and delivering a deed to the property, for and in behalf of and under the seal of this Corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the said corporation this 29th day of December, 1975.

Roger Trombino

Filed and recorded 12-30-75 in O. R. Book 721 Page 714  
Record Verified: John F. Nicholson, Clerk of Circuit Court, Marion Co. Fla.  
By *Janet M. Bolender* D.C.

I, Janet M. Bolender, a Notary Public in and for said county, do hereby certify that Roger Trombino, personally known to me to be the Assistant Secretary of Norcorp, Inc., a Florida corporation, whose name is subscribed to the foregoing certificate, appeared before me this day in person and acknowledged that as Assistant Secretary he signed and delivered the said certificate of said corporation, and caused the corporate seal of said corporation to be affixed thereto, as his free and voluntary act and as the free and voluntary act and deed of said corporation.

Given under my hand and notarial seal this 29th day of December, 1975.

*Janet M. Bolender*  
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES JUNE 14, 1979  
BONDED THRU GENERAL INS. UNDERWRITERS



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

## Detail by Entity Name

Florida Limited Liability Company  
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

### Filing Information

**Document Number** L19000111783  
**FEI/EIN Number** 59-6059413  
**Date Filed** 05/01/2019  
**Effective Date** 02/26/1957  
**State** FL  
**Status** ACTIVE  
**Last Event** LC STMNT OF AUTHORITY 21  
**Event Date Filed** 06/04/2024  
**Event Effective Date** NONE

### Principal Address

8445 SW 80TH STREET  
OCALA, FL 34481

Changed: 06/25/2019

### Mailing Address

8445 SW 80TH STREET  
OCALA, FL 34481

Changed: 06/25/2019

### Registered Agent Name & Address

COLEN & WAGONER, P.A.  
1756 N. BELCHER RD  
CLEARWATER, FL 33765

Name Changed: 03/02/2022

Address Changed: 03/02/2022

### Authorized Person(s) Detail

#### **Name & Address**

Title PRESIDENT

**ATTACHMENT A - Application Packet AR33318**

COLEN, KENNETH D  
8445 SW 80TH STREET  
OCALA, FL 34481

Title VP/CHIEF FINANCIAL OFFICER/SEC./TRE

WOOLBRIGHT, C. GUY  
8445 SW 80TH STREET  
OCALA, FL 34481

Title ASSISTANT TREASURER

COLEN, ROBERT L  
8445 SW 80TH STREET  
OCALA, FL 34481

Title ASSISTANT SECRETARY

SORIANO, PATRICIA  
8445 SW 80TH STREET  
OCALA, FL 34481

Title Exec VP, COO

Massarella-Aiosa, Linda  
8445 SW 80TH STREET  
OCALA, FL 34481

**Annual Reports**

Report Year	Filed Date
2024	02/14/2024
2024	04/10/2024
2025	04/21/2025

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[06/04/2024 -- CORLCAUTH](#)

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[05/01/2019 -- Florida Limited Liability](#)

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## ATTACHMENT A - Application Packet AR33318



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

## Detail by Entity Name

Florida Limited Liability Company  
MATTHEW DEVELOPMENT, L.L.C.

### Filing Information

Document Number L01000007823  
FEI/EIN Number 59-3727390  
Date Filed 05/17/2001  
State FL  
Status ACTIVE  
Last Event LC AMENDMENT  
Event Date Filed 06/09/2016  
Event Effective Date NONE

### Principal Address

1490 HWY A1A, Ste 301  
Satellite Beach, FL 32937

Changed: 04/08/2024

### Mailing Address

1490 HWY A1A, Ste 301  
Satellite Beach, FL 32937

Changed: 04/08/2024

### Registered Agent Name & Address

Williams, Matthew T  
1490 HWY A1A, Ste 301  
Satellite Beach, FL 32937

Name Changed: 03/20/2023

Address Changed: 04/08/2024

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

**ATTACHMENT A - Application Packet AR33318**

EULER, ERNEST C  
1490 HWY A1A, Ste 301  
Satellite Beach, FL 32937

Title MGR

WILLIAMS, MATTHEW T  
1490 HWY A1A, Ste 301  
Satellite Beach, FL 32937

**Annual Reports**

Report Year	Filed Date
2023	03/20/2023
2024	04/08/2024
2025	02/06/2025

**Document Images**

<a href="#">02/06/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/16/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/24/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/09/2016 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">03/02/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/14/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/05/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/03/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/13/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/28/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/13/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/17/2001 -- Florida Limited Liabilities</a>	<a href="#">View image in PDF format</a>

## ATTACHMENT A - Application Packet AR33318

19000111783

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

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R KEMPLE

MAY 01 2019



500328778265

FILED  
19 MAY - 1 AM 11:34  
DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
RECEIVED BY MAIL  
RECEIVED, FLORIDA

RECEIVED  
19 MAY - 1 PM 4:34  
DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
RECEIVED BY MAIL  
RECEIVED, FLORIDA

ATTACHMENT A - Application Packet AR33318

CORPORATION SERVICE COMPANY  
1201 Hays Street  
Tallahassee, FL 32301  
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 747466 4343687

AUTHORIZATION : 

COST LIMIT : \$ 150.00

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ORDER DATE : May 1, 2019

ORDER TIME : 3:23 PM

ORDER NO. : 747466-005

CUSTOMER NO: 4343687

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DOMESTIC AMENDMENT FILING

NAME: ON TOP OF THE WORLD  
COMMUNITIES, INC.

EFFECTIVE DATE:

ARTICLES OF AMENDMENT  
 RESTATED ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY  
 PLAIN STAMPED COPY  
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Lydia Cohen -- EXT# 62974

EXAMINER'S INITIALS: \_\_\_\_\_

Articles of Conversion  
For  
"Other Business Entity"  
Into  
Florida Limited Liability Company

The Articles of Conversion and attached Articles of Organization are submitted to convert the following "Other Business Entity" into a Florida Limited Liability Company in accordance with s.605.1045, Florida Statutes.

1. The name of the "Other Business Entity" immediately prior to the filing of the Articles of Conversion is:  
ON TOP OF THE WORLD COMMUNITIES, INC.

200264

(Enter Name of Other Business Entity)

2. The "Other Business Entity" is a corporation

(Enter entity type. Example: corporation, limited partnership, general partnership, common law or business trust, etc.)

First organized, formed or incorporated under the laws of Florida

(Enter state, or if a non-U.S. entity, the name of the country)

on February 26, 1957

(date of organization, formation or incorporation)

3. The name of the Florida Limited Liability Company as set forth in the attached Articles of Organization:

ON TOP OF THE WORLD COMMUNITIES, L.L.C.

(Enter Name of Florida Limited Liability Company)

4. If not effective on the date of filing, enter the effective date: 05/01/2019

(The effective date: Cannot be prior to date of receipt or filed date nor more than 90 calendar days after the date this document is filed by the Florida Department of State.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

5. The plan of conversion has been approved in accordance with all applicable statutes.

6. The "Converted or Other Business Entity" has agreed to pay any members having appraisal rights the amount to which such members are entitled under ss. 605.1006 and 605.1061-605.1072, F.S.

19 MAY - 1 AM 11:06  
FLORIDA  
STATE OF  
REGISTRATION  
AND  
RECORDS  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

FILED

# ATTACHMENT A - Application Packet AR33318

Signed this 1st day of May 2019.

Signature of Authorized Representative of Limited Liability Company:

Signature of Authorized Representative:

Printed Name: Alan S. Gassman

  
Alan S. Gassman  
Title: Authorized Representative

Signature(s) on behalf of Other Business Entity: [See below for required signature(s)]

Signature: 

Printed Name: Kenneth D. Colen

Title: President

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

If Florida Corporation:

Signature of Chairman, Vice Chairman, Director, or Officer.

If Directors or Officers have not been selected, an Incorporator must sign.

If Florida General Partnership or Limited Liability Partnership:

Signature of one General Partner.

If Florida Limited Partnership or Limited Liability Limited Partnership:

Signatures of ALL General Partners.

All others:

Signature of an authorized person.

Fees:

Articles of Conversion:	\$25.00
Fees for Florida Articles of Organization:	\$125.00
Certified Copy:	\$30.00 (Optional)
Certificate of Status:	\$5.00 (Optional)

19 MAY - 1 AM 11:00  
FLORIDA  
DEPARTMENT OF STATE  
REGISTRATION  
AND  
QUALIFICATION  
OF  
OUT-OF-STATE  
BUSINESSES  
TAX  
DIVISION

FILED  
21

**ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY**

**ARTICLE I - Name:**

The name of the Limited Liability Company is:

ON TOP OF THE WORLD COMMUNITIES, L.L.C.

(Must contain the words "Limited Liability Company, "L.L.C.," or "LLC.")

**ARTICLE II - Address:**

The mailing address and street address of the principal office of the Limited Liability Company is:

**Principal Office Address:**

1245 Court Street  
Clearwater, FL 33756

**Mailing Address:**

1245 Court Street  
Clearwater, FL 33756

**ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:**

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Alan S. Gassman

Name

1245 Court Street

Florida street address (P.O. Box NOT acceptable)

Clearwater

FL 33756

City

Zip

*Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S..*



Registered Agent's Signature (REQUIRED)

**(CONTINUED)**

19 MAY - 1 AM 11:06  
FLORIDA  
STATE OF  
REGISTRATION

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## ATTACHMENT A - Application Packet AR33318

## ARTICLE IV-

The name and address of each person authorized to manage and control the Limited Liability Company:

Title:

"AMBR" = Authorized Member  
"MGR" = Manager  
MGR

**Name and Address:**

KENNETH D. COLEN  
1245 Court Street  
Clearwater, FL 33756

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(Use attachment if necessary)

## ARTICLE V: Other provisions, if any.

See attached Exhibit "A"

**REQUIRED SIGNATURE:**



**Signature of a member or an authorized representative of a member**

This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Alan S. Gassman, Authorized Representative

Typed or printed name of signee

### **Filing Fees**

**Filing Fees**  
\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent  
\$ 30.00 Certified Copy (Optional)      \$ 5.00 Certificate of Status (Optional)

(Option  
LAW ASSESSMENT,  
FLORIDA)

三

EXHIBIT "A"  
TO  
ARTICLES OF ORGANIZATION  
OF  
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

**ARTICLE V - Other provisions, if any.**

**Written Operating Agreement**

Any operating agreement entered into by the Members of the Limited Liability Company, and any amendments or restatements thereof, shall be in writing, and shall govern all matters relating to the governance of the affairs of the Limited Liability Company, the conduct of its business and the relations of its Members, including without limitation, the amendment of these Articles. No oral agreement among any of the Members or Managers of the Limited Liability Company shall be deemed or construed to constitute any portion of, or otherwise affect the interpretation of, any written operating agreement of the Limited Liability Company, as amended and in existence from time to time.

**Voting and Non-Voting Membership Interests**

The Company shall consist of 0.716674407321547% of the ownership interests having voting Membership rights and 99.2833255926784% of the ownership interests have non-voting Membership rights. The holders of the 0.716674407321547% voting Membership Units shall have a fiduciary duty to vote their Membership Interests based upon the same standard which applies to General Partners of a Limited Partnership in the State of Florida. In the event that the Voting and Non-Voting Membership Interest percentages specified in this Agreement do not total 100%, the difference between 100% and the sum of the various Membership Interest percentages specified above shall be allocated among the Members, in proportion to their Membership Interests in the Company, with any such allocation being in the same form of stock that any such Member currently owns (i.e. Voting, Special Voting or Non-Voting). The non-voting Members shall have rights as provided under the Florida Statutes, and as would apply to the Limited Partners of a Florida Limited Partnership. The Members may designate by written agreement and/or certificate of ownership whether Membership Interests that they are acquiring are voting or non-voting, but if not specifically designated, any issued Member Interests shall be considered to be non-voting.

## ATTACHMENT A - Application Packet AR33318



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

35300-000-16

Prime Key: 3684664

[MAP IT+](#)

Current as of 8/27/2025

Property Information

ON TOP OF THE WORLD COMMUNITIES LLC  
8445 SW 80TH ST  
OCALA FL 34481

Taxes / Assessments:

Map ID: 131

M.S.T.U.

PC: 10

Millage: 9002 - UNINCORPORATED

Acres: 34.35

Current Value

Land Just Value	\$2,693,315		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$2,693,315		
Total Assessed Value	\$838,768	Impact	(\$1,854,547)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$838,768		
School Taxable	\$2,693,315		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$2,693,315	\$0	\$0	\$2,693,315	\$762,516	\$0	\$762,516
2023	\$1,795,543	\$0	\$0	\$1,795,543	\$693,196	\$0	\$693,196
2022	\$1,795,543	\$0	\$0	\$1,795,543	\$630,178	\$0	\$630,178

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
UNRE/INST 5042/1393	04/2010 05/2008	70 OTHER 43 R-O-W	0 0	U U	V V	\$100 \$100

Property Description

SEC 19 TWP 16 RGE 21  
PLAT BOOK P PAGE 030  
CIRCLE SQUARE WOODS  
W 1/4 NWLY OF SR 200 &  
COM AT W 1/4 COR S 210.97 FT TO NLY ROW SR 200 N 41-47 E  
ALG ROW 113.47 FT N 30-54 W 147.23 FT TO POB &  
THAT PT OF TRACT Y LYING ELY OF SW 80TH AVE (AS DESC IN OR  
BK 2220/122) &  
ANY PT OF SEC 24 -16-20 LYING ELY OF ROW OF SW 80TH AVE &  
EXC SR 200 ROW TAKING (OR BK 2528/271)  
EXC SW 90TH ST ROW TAKING (OR BK 4970/1795)  
EXC DRA'S PER OR BK 2220/122  
EXC PARCEL A - SIGN SITE BEING MORE PARTICULARLY DESC AS:  
COM AT THE NW COR OF NW 1/4 OF SEC 19 TH S 00-27-35 W  
2590.42 FT TO THE POB TH N 56-44-37 E 218.04 FT TH  
S 47-57-37 E 90.55 FT TH S 42-02-23 W 198.20 FT TH  
S 47-57-37 E 3 FT TH S 41-57-11 W 94.55 FT TH N 85-36-30 W  
63.45 FT TH N 33-15-23 W 126.18 FT TH N 56-44-37 E 91.59 FT  
TO THE POB  
EXC THAT PT OF LOTS 13 & 14 BLK 170 CIRCLE SQUARE WOODS  
COM AT SOUTHERLY MOST CORNER OF LOT 14 N 41-38-27 E 42.28  
FT TO POB N 48-21-33 W 255.30 FT N 41-38-27 E 231.80 FT  
S 48-21-33 E 255.30 FT SWLY ALG SR 200 231.80 FT TO POB  
EXC PT OF BLK 170 BEING MORE PARTICULARLY DESC AS:  
COM AT THE NW COR OF NW 1/4 OF SEC 19 TH S 89-24-15 E  
805.37 FT TH S 00-07-07 E 331.03 FT TO THE POB TH  
N 90-00-00 E 152.17 FT TH S 00-05-36 E 143.16 FT TH  
N 90-00-00 W 152.11 FT TH N 00-07-07 W 143.16 FT TO POB &  
WRA NO. 1 BEING MORE PARTICULARLY DESC AS:  
COM AT THE NW COR OF SEC 19 TH S 89-24-36 E 806.32 FT TH  
S 00-35-24 W 76.95 FT TO THE POB TH N 89-59-49 E 164.38 FT  
TO THE POC OF A CURVE CONCAVE NLY HAVING A RADIUS OF 1588  
FT A CENTRAL ANGLE OF 17-42-51 A CHORD BEARING & DISTANCE  
OF N 81-08-23 E 489.01 FT TH ELY ALONG ARC OF CURVE 490.96

## ATTACHMENT A - Application Packet AR33318

FT TH S 00-30-02 W 5.04 FT TH S 89-24-36 E 0.76 FT TH S 00-30-50 W 89.64 FT TH S 67-43-30 W 486.11 FT TO A PT  
BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NWLY  
HAVNG A RADIUS OF 75 FT A CENTRAL ANGLE OF 66-25-24 A  
CHORD BEARING & DISTANCE OF S 33-05-26 W 82.16 FT TH SWLY  
ALONG ARC OF CURVE 86.95 FT TH N 00-06-14 W 18.34 FT TH  
S 89-59-49 W 152.18 FT TH N 00-07-18 W 254.11 FT TO THE  
POB

EXC PT OF BLKS 169.170 BEING MORE PARTICULARLY DESC AS:  
COM AT THE NW COR OF NW 1/4 OF SEC 19 TH S 89-24-15 E  
448.12 FT TH S 00-01-03 W 80.64 FT TO TH POB TH  
S 90-00-00 E 277.41 FT TH S 00-07-07 E 311.14 FT TH  
N 90-00-00 W 278.15 FT TH N 00-01-03 E 311.14 FT TO THE POB  
EXC ADDITIONAL ROW TAKING FOR SW 80TH AVE (AS DESC IN OR BK  
5042/1393)

EXC A PT OF TRACT Y BEING MORE PARTICULARLY DESC AS:  
COM AT THE W 1/4 COR OF SEC 19 TH N 00-27-35 E 52.27 FT TO  
THE POB TH S 56-44-37 W 91.59 FT TH N 33-15-23 W 208.82 FT  
TH TO A PT ON A 1053 FT RADIUS NON-TANGENT CURVE CONCAVE  
NELY WHOSE RADIUS PT BEARS N 56-44-38 E TH NWLY ALONG CURVE  
THRU A CENTRAL ANGLE OF 12-18-23 AN ARC DISTANCE OF 226.17  
FT TH N 42-02-23 E 167.41 FT TH S 47-57-37 E 299.73 FT TH  
N 42-02-23 E 498.71 FT TH S 47-57-37 E 287.34 FT TH  
S 42-02-23 W 298.21 FT TH N 47-57-37 W 5 FT TH S 42-02-23 W  
201.80 FT TH N 47-57-37 W 90.55 FT TH S 56-44-37 W 218.04  
FT TO THE POB

EXC LIFT STATION 23 (35300-100023)

EXC FOLLOWING DESC PROPERTY:

SEC 19 TWP 16 RGE 21

PORTIONS OF TR Y WRA- 82-35 82ND AVE CLOVERDALE

RANCH LANE & LOT 16 BLOCK 170 CIRCLE SQ WOODS

ACCORDING TO THE PLAT BOOK P PAGES 30 -103 MORE

FULLY DESC AS FOLLOWS:

BEGIN AT NWLY COR OF TRA ACCORDING TO SHOPPES

AT SR200 AS REC IN PL BK 12 PGS 1 & 2; POINT BEING ON SELY

ROW LINE OF SW 80TH AVE(120' ROW) & POINT ON NON-TANGENT

CURVE CONCAVE NELY RAD OF 1053 FT CHORD BEARING OF N 18-21-05 W

CHORD DIST 95.31 FT TH NWLY ALONG SELY ROW LINE THRU CENTRAL ANGLE  
OF 05-11-16 ARC DIST OF 95.34 FT TH DEPARTING ROW LINE & CURVE RUN

N 42-02-23 E 1039-69 FT TH S 47-57-37 E 261.55 FT TH N 87-02-23 E 10.14 FT

TH N 42-02-23 E 244.484 FT TH N 47-57-37 W 268.71 FT TH N 42-02-23 E 80 FT

TH S 47-57-37 E 240.45 FT TH S 48-37-44 E 424.40 FT TO POINT ON NWLY ROW

LINE OF SW HWY 200 (STATE RD 200) TH NWLY ALONG ROW LINE THE NEXT 2

COURSES S 40-53-39 W 255.52 FT S 42-02-23 W 501.79 FT TO MOST ELY COR

OF LT 2 OF AFOREMENTIONED SHOPPES AT SR200; TH N 47-57-37 W 287.34 FT

TO MOST NLY COR OF LOT 2 TH S 42-02-23 W 498.71 FT TH N 47-57-37 W 299.73

FT TH S 42-02-23 W 167.41 FT TO POB

LESS & EXCEPT SR 200 COMMERCIAL 14-14

Parent Parcel: 35300-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1000	.0	.0	R3	1,496,286.00	SF	2.2500	1.00	1.00	1.00	2,693,315	2,693,315
Total Land - Class \$2,693,315												
Total Land - Just \$2,693,315												
Mkt: 2 70												

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	Total Value - \$0
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Appraiser NotesPlanning and Building\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed		Description	
<u>Cost Summary</u>					
Buildings R.C.N.	\$0	1/1/1800			
Total Depreciation	\$0				
Bldg - Just Value	\$0				
Misc - Just Value	\$0	3/11/2011			
Land - Just Value	\$2,693,315	6/10/2024	Bldg Nbr	RCN	Depreciation
Total Just Value	\$2,693,315				Depreciated

## ATTACHMENT A - Application Packet AR33318



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

35300-000-03

Prime Key: 2739223

[MAP IT+](#)

Current as of 8/27/2025

Property Information

ON TOP OF THE WORLD COMMUNITIES INC  
8445 SW 80TH ST  
OCALA FL 34481-9117

Taxes / Assessments:

Map ID: 131

Millage: 9002 - UNINCORPORATEDM.S.T.U.PC: 10

Acres: 1.55

Current Value

Land Just Value	\$1,080,288						
Buildings	\$0						
Miscellaneous	\$0						
Total Just Value	\$1,080,288						
Total Assessed Value	\$790,824						
Exemptions	\$0						
Total Taxable	\$790,824						
School Taxable	\$1,080,288						

Impact  
Ex Codes:

(\$289,464)

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$1,080,288	\$0	\$0	\$1,080,288	\$718,931	\$0	\$718,931
2023	\$742,698	\$0	\$0	\$742,698	\$653,574	\$0	\$653,574
2022	\$742,698	\$0	\$0	\$742,698	\$594,158	\$0	\$594,158

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
UNRE/INST	04/2010	70 OTHER	0	U	I	\$100
UNRE/INST	12/2002	46 CORP MERG	0	U	V	\$100

Property Description

SEC 19 TWP 16 RGE 21  
PLAT BOOK 014 PAGE 014  
SR 200 COMMERCIAL  
LOT 3  
Parent Parcel: 35300-000-01

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCPD	GCSF	.0	.0	B4	67,518.00	SF	16.0000	1.00	1.00	1.00	1,080,288	1,080,288
Neighborhood 9933											Total Land - Class	\$1,080,288
Mkt: 2 70											Total Land - Just	\$1,080,288

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	Total Value - \$0
------	-----------	------	------	---------	-------	--------	-------	-------------------

Appraiser NotesPlanning and Building\*\* Permit Search \*\*

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

Cost Summary

Buildings R.C.N.	\$0	3/8/2011	Bldg Nbr	RCN	Depreciation	Depreciated
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	6/2/2020				

## ATTACHMENT A - Application Packet AR33318

Land - Just Value	\$1,080,288
Total Just Value	\$1,080,288

\$1,080,288	7/15/2020
\$1,080,288	

## ATTACHMENT A - Application Packet AR33318



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

35300-001-17

Prime Key: 3811844

[MAP IT+](#)

Current as of 8/27/2025

Property InformationON TOP OF THE WORLD COMMUNITIES LLC  
8445 SW 80TH ST  
OCALA FL 34481Taxes / Assessments:

Map ID: 131

M.S.T.U.  
PC: 94

Millage: 9002 - UNINCORPORATED

Acres: 1.24

Current Value

Land Just Value	\$6,200
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$6,200
Total Assessed Value	\$6,200
Exemptions	\$0
Total Taxable	\$6,200

Ex Codes:History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$6,200	\$0	\$0	\$6,200	\$6,200	\$0	\$6,200
2023	\$6,200	\$0	\$0	\$6,200	\$6,200	\$0	\$6,200
2022	\$6,200	\$0	\$0	\$6,200	\$6,200	\$0	\$6,200

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>Property Description</u>						

SEC 19 TWP 16 RGE 21  
PLAT BOOK 012 PAGE 146  
OCALA WEST RETAIL  
TRACT A  
PRIVATE ROAD ACCESS  
Parent Parcel: 35300-001-16

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9430		82.5	665.7	B2	1.24	AC	10,000.0000	1.00	1.00	0.50	6,200	6,200
Neighborhood 9933												Total Land - Class \$6,200
Mkt: 2 70												Total Land - Just \$6,200

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - \$0

Appraiser NotesPlanning and Building  
\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed		Description	
<u>Cost Summary</u>					
Buildings R.C.N.	\$0	12/3/2015			
Total Depreciation	\$0				
Bldg - Just Value	\$0				
Misc - Just Value	\$0	12/3/2015			
Land - Just Value	\$6,200	3/2/2016			
Total Just Value	\$6,200				

ATTACHMENT A - Application Packet AR33318