



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 5/30/24 INTIALS [Signature]

TENTATIVE MEETING DATES

P&Z PH 7/29/24

BCC/P&Z PH 8/20/24

RECEIVED

MAY 29 2024

APPLICATION FOR REZONING

Marion County Growth Service

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-2 & A-1

to RC-1 on B-2 portions with RL land use, for the intended use of:

Farm supply store

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

Parcel account number(s): 12550-000-00

Property dimensions: Abnormal shape, see survey sketch Total acreage: .3431

Directions: Turn left on E. Silver Springs Blvd. in 2.2 miles turn right on N. Pine Ave. In 0.7 miles turn left on US HWY 27 N.

In 9.8 miles the destination is on the left.

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

Austin @klein and klein pa.com

Meridian Land Holdings, LLC

Property owner name (please print)

4950 NW 150TH AVE,

Mailing address

MORRISTON FL 32668

City, state, zip code

352-351-3834

Phone number (please include area code)

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: 5/29/2024 ZONING MAP NO.: 90

Rev. 01/11/2021

PROJECT: 2023120076 AR: 31619

KLEIN & KLEIN, LLC

HARVEY R. KLEIN (1922-2003)
H. RANDOLPH KLEIN
FRED N. ROBERTS, JR.
LAWRENCE C. CALLAWAY, III
AUSTIN T. DAILEY
ETHAN A. WHITE

Attorneys at Law
40 SE 11th Avenue
Ocala, Florida 3447

PHONE (352) 732-7750
FAX (352) 732-7754

May 29, 2024

VIA HAND DELIVERY

Marion County Board of County Commissioners
C/o – Planning & Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470

Re: ***Rezoning Request B-2 & A-1 to RC-1 & A-1***
Property ID: 12550-000-00

Dear Commissioners:

This firm represents MERIDIAN LAND HOLDINGS, LLC, the owner of the above-referenced land. This letter is being submitted together with a rezoning application and a small scale land use change submittal.


The subject parcel currently has a mixed future land use designation, with the northernmost ~3.2 acres being designated Rural Activity Center (RAC), and the remainder being Rural Land (RL). The parcel also has two zoning classifications: the portion being approximately 415' deep and adjacent to HWY 27, being ~17.6 acres, is B-2 "Community Business", and the remainder is A-1 "General Agriculture". B-2 zoning is not compatible with RL or RAC future land use designations, therefore a land use and/or zoning change is required for development of this parcel.

The enclosed application is for rezoning the portions of the property which are currently zoned B-2 to RC-1. This application is intended to be a secondary application to an application for RAC land use expansion and rezoning applied for concurrently herewith, so that in the RAC expansion fails or is withdrawn, this RC-1 application can continue to move forward. A separate application fee has been paid for each application, and each should be run in parallel until such time as the applicant requests that either or both be tabled or withdrawn.

If you should have any questions, please let me know.

Very truly yours,

KLEIN & KLEIN, LLC


Austin T. Dailey, Esq.

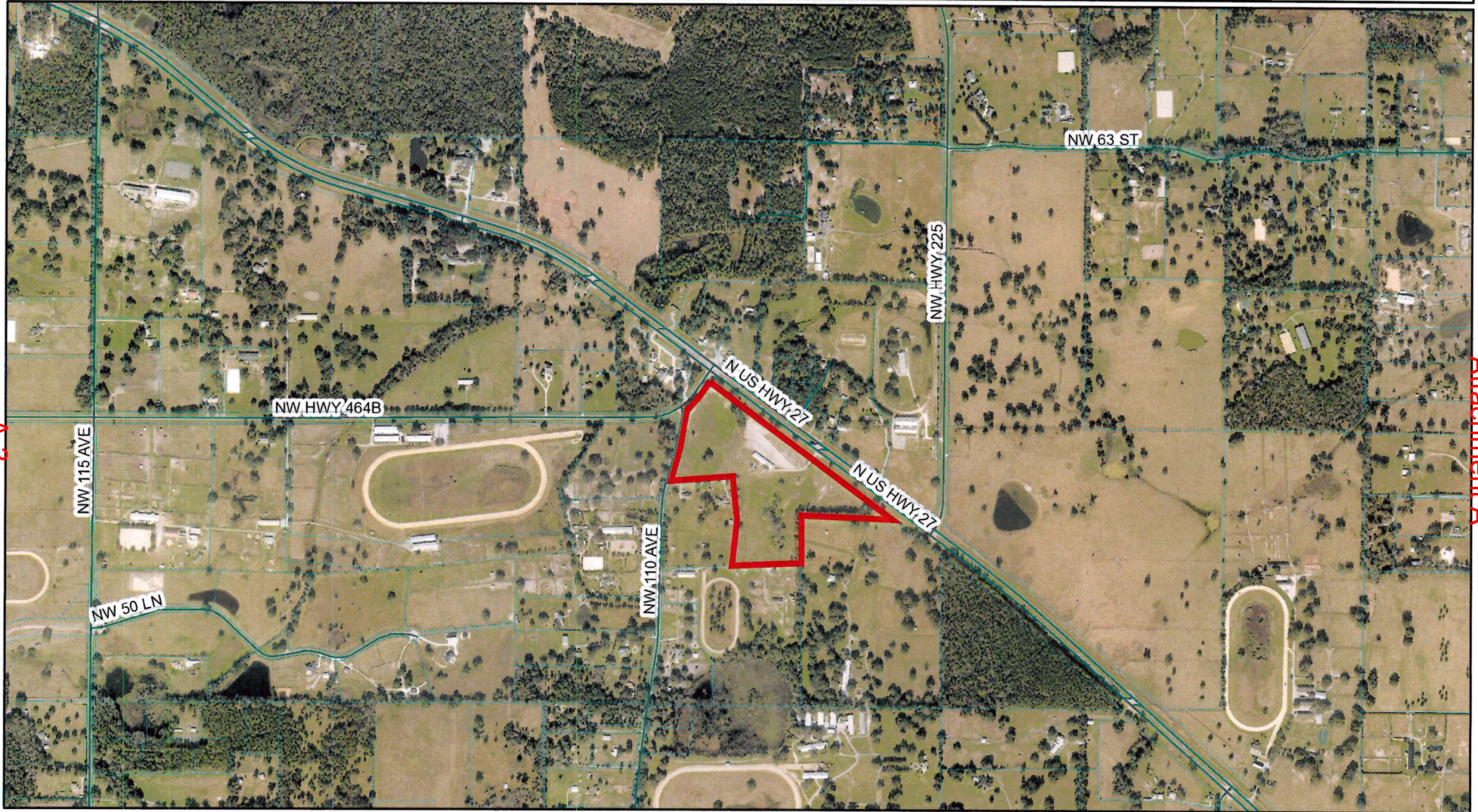
ATD/lvp

Enc. As noted above



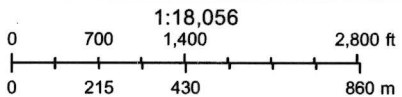
Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser

Updated every 24 hours



A-3

Attachment A



Search Results **Aerials** Aerial/Location
2024

Streets

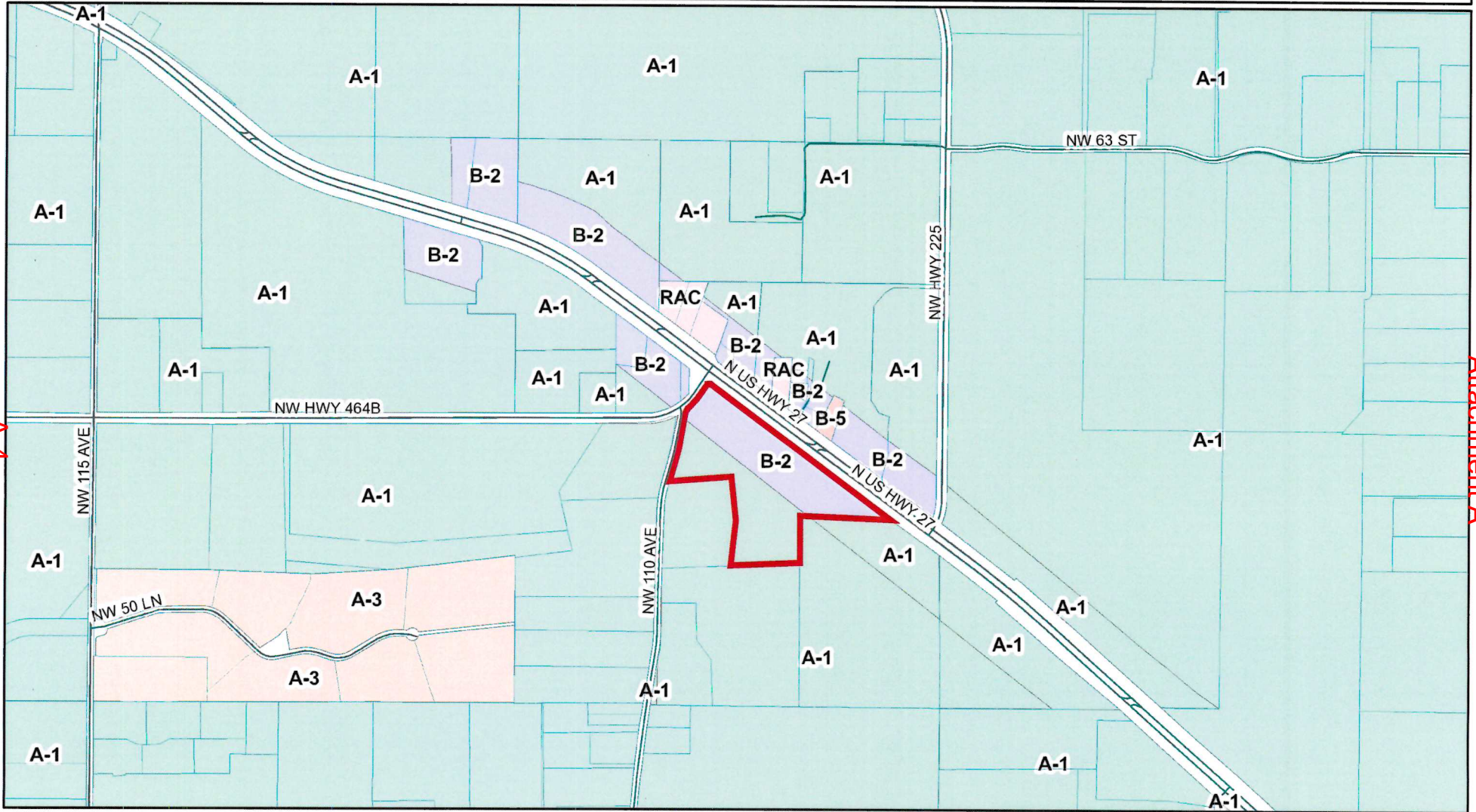
5/29/2024
 Marion County Property Appraiser
 Marion County, FL

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.



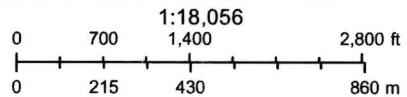
Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser

Updated every 24 hours



A-4

Attachment A



Search Results

Zoning

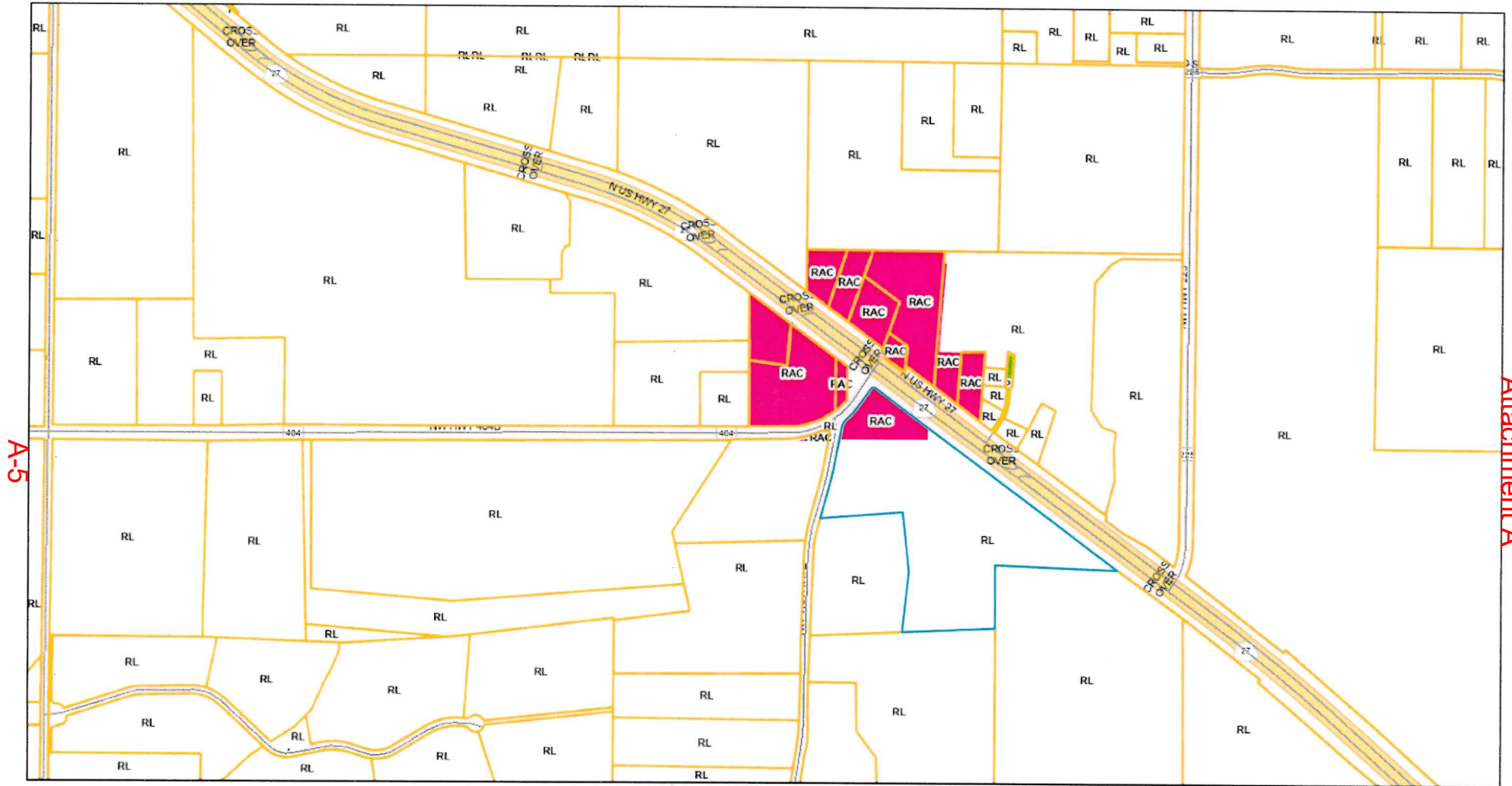
5/29/2024

Marion County Property Appraiser
 Marion County, FL

Streets

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Marion County Florida - Interactive Map



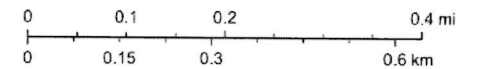
A-5

Attachment A

5/23/2024, 3:11:42 AM

- Marion County
- Parcels
- Future Land Use
 - Rural Activity Center (0 - 2 du/ac; FAR 0.35)
 - Public (N/A; FAR 1.0)
 - Streets
 - Rural Land (1 du/10 ac)

1:9,028



Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Marion

Marion County Board of County Commissioners
 This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

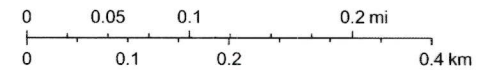
MCBCC Interactive Map - Internal



5/30/2024, 3:30:46 PM

1:5,733

- | | | | |
|----------------------------------|-------------------------|----------------|---------------|
| Parcels Labels | No Address | Not Maintained | Green: Band_2 |
| Parcels | Vacant with Address | Not Maintained | Blue: Band_3 |
| Address Points | Marion County | Streets | |
| Structure - Addressed | County Road Maintenance | Aerial2023 | |
| Structure - Confidential Address | OCE Maintained Paved | Red: Band_1 | |



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,

**ZONING CHANGE APPLICATION
FINDINGS OF FACTS RC-1**

- 1) Provision for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.
 - a) Ingress and egress shall be handled during the site plan phase. There will be multiple points of ingress & egress in case of fire or catastrophe. The applicants are proposing access off 464B, NW 110th Avenue, and Hwy 27.
- 2) Provision for off-street parking and loading areas, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the proposed used on adjoining properties and properties generally in the surrounding area.
 - a) Parking will be situated in accordance with the site plan requirements.
- 3) Provisions for refuse and service area, with particular reference to the items in (1) and (2) above.
 - a) Refuse areas will be screened from view from adjacent properties and roadways, and situated in locations which minimize impact on neighboring properties, pursuant to site plan approval.
- 4) Provision for utilities, with reference to locations, availability and compatibility.
 - a) Well and septic, Ocala Electric Utility.
- 5) Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary.
 - a) Screening in accordance with LDC requirements
- 6) Provision for exterior lighting with consideration given to glare, traffic safety, economic effects and compatibility and harmony with properties in the surrounding area.
 - a) Exterior lighting will comply with code requirements and be approved in site plan process. The lighting will be designed to complement the surrounding area's aesthetic while providing adequate illumination for safe use and security purposes
- 7) Provision for general compatibility with adjacent properties and other property in the surrounding area.
 - a) Surrounding area has Rural Land Use FLU. Across Hwy 27, all the parcels have B-2 or RAC zoning, and the uses include a gas station and the Florida Equine Veterinary Associates, to the Northwest across 464B is a Masonic Lodge and a church, to the West across NW 110th Ave, south, and east of the property are A-1 agricultural uses. The property immediately adjacent to the southwest is homesteaded.
- 8) Provision for meeting any special requirements required by the site analysis for the particular use involved.
 - a) Special requirements under the LDC will be met in site plan process.

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

12550-000-00

[GOOGLE Street View](#)

Prime Key: 228109

[Beta MAP IT+](#)

Current as of 5/30/2024

[Property Information](#)

MERIDIAN LAND HOLDINGS INC
 4950 NW 150TH AVE
 MORRISTON FL 32668-7737

[Taxes / Assessments:](#)

Map ID: 90

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 99

Acres: 34.31

Situs: Situs: 5465 NW 110TH AVE
 Ocala

[2023 Certified Value](#)

Land Just Value	\$1,092,774		
Buildings	\$0		
Miscellaneous	\$60,858		
Total Just Value	\$1,153,632		
Total Assessed Value	\$1,011,369	Impact	(\$142,263)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$1,011,369		
School Taxable	\$1,153,632		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$1,092,774	\$0	\$60,858	\$1,153,632	\$1,011,369	\$0	\$1,011,369
2022	\$808,630	\$403	\$110,393	\$919,426	\$919,426	\$0	\$919,426
2021	\$582,214	\$306	\$111,103	\$693,623	\$147,172	\$0	\$147,172

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7496/0830	06/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$1,350,000
7426/1639	03/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$850,000
7288/0228	03/2020	08 CORRECTIVE	0	U	I	\$100
2537/1893	08/1998	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$525,000
1861/1795	09/1992	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$420,300
IM91/0336	11/1991	EI E I	0	U	I	\$183,666
UNR /INST	07/1989	71 DTH CER	0	U	I	\$100
1489/1044	03/1988	07 WARRANTY	9 UNVERIFIED	Q	I	\$660,000
0849/0655	11/1977	07 WARRANTY	0	U	V	\$100

SEC 27 TWP 14 RGE 20
 COM AT SW COR OF NE 1/4 OF SE 1/4 TH N 00-17-16 E 20.59 FT TO THE POB TH
 S 87-42-17 W 654.81 FT TH N 06-19-55 E 424.74 FT TH N 05-57-14 W 418.48 FT
 TH S 85-38-25 W 583.21 FT TH N 15-47-09 E 242.44 FT TO THE POC OF A CURVE
 CONCAVE WLY HAVING A RADIUS OF 1754.90 FT A CENTRAL ANGLE OF 05-19-04
 TH NELY ALONG ARC OF CURVE 162.88 FT TH N 10-28-05 E 252.97 FT TO THE
 POC OF A CURVE CONCAVE SELY HAVING A RADIUS OF 100 FT A CENTRAL
 ANGLE OF 39-18-31 TH NELY ALONG ARC OF CURVE 68.60 FT TO THE PT OF
 REVERSE CURVATURE OF A CURVE CONCAVE NWLY HAVING A RADIUS OF
 623.69 FT A CENTRAL ANGLE OF 13-39-45 TH NELY ALONG ARC OF CURVE
 148.72 FT TH N 36-06-41 E 127.29 FT TO THE POC OF A CURVE CONCAVE SLY
 HAVING A RADIUS OF 25 FT A CENTRAL ANGLE OF 90-38-33 TH NELY ALONG
 ARC OF CURVE 39.55 FT TH S 53-14-46 E 2120.85 FT TH N 89-25-14 W 858.71
 FT TH S 00-17-16 W 422.98 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
9902		.0	.0	A1	34.31	AC							
Neighborhood 0154 - AC NHWY40 S27 E110 W80													
Mkt: 4 70													

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
112 FENCE WIRE/BD	2,120.00		LF	10	1986	3	0.0	0.0
009 BARN HORSE	9,492.00		SF	40	1984	3	226.0	42.0
144 PAVING ASPHALT	13,252.00		SF	5	1984	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00		UT	99	1992	2	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1992	2	0.0	0.0
OFF OFFICE FARM	651.00		SF	40	1995	3	21.0	31.0
008 HORSE RND PEN	2,827.00		SF	40	1995	2	0.0	0.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2021120637	2/11/2022	-	REMOVE MOBILE HOME
MA57023	11/1/1992	-	MHAD
MA56485	10/1/1992	-	MH
MA14113	6/1/1988	11/1/1988	B=SFR

Attachment A

Rec. 35.50
Doc. 4450 ⁰⁰

This instrument was prepared by,
record and return to:
Jon I. McGraw, Esq.
Schatt McGraw Rauba Mutarelli
328 N.E. 1st Avenue, Suite 100
Ocala, FL 34470
352-789-6520

WARRANTY DEED

THIS INDENTURE, made effective the 11th day of June, 2021, between **DUKE AND PRINCESS LLC, a Florida limited liability company**, whose address is 4560 NW 90th Avenue, Ocala, Florida 34482, Grantor, and **MERIDIAN LAND HOLDINGS, INC., a Florida corporation**, whose address is 4950 NW 150th Avenue, Morriston, Florida 32668, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

SEE ATTACHED EXHIBIT "A"

F.S. Section 689.02 required information:

Property Appraiser's Parcel I.D. Number: 12550-000-00

SUBJECT TO:

1. Ad valorem taxes for 2021 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

Together with all the tenanments, 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 Grantee that Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby 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 and assessments accruing subsequent to December 31, 2020 or subject matters shown in the title commitment.

Attachment A

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:

GRANTOR:

DUKE AND PRINCESS LLC, a Florida limited liability company,

BY Tami Bobo
TAMI BOBO, as Manager

Jim J. McEwen Witness
(Print Name)

Kimberly A Tabor Witness
(Print Name)

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 11 day of June, 2021 by Tami Bobo, Manager of Duke and Princess LLC, a Florida limited liability company, who is known to me (YES NO) to be the person described in and who executed the foregoing instrument, OR who has produced _____ as identification and acknowledged before me that she executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of June, 2021.



KIMBERLY A TABOR
Commission # GG 291900
Expires February 16, 2023
Notary Public, State of Florida

Kimberly A Tabor (Print Name)
Notary Public, State of Florida
My Commission Expires:

Attachment A

EXHIBIT "A"

(PER OFFICIAL RECORDS BOOK 7426, PAGE 1639, PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 14 South, Range 20 East; thence North 00°17'16" East, along the West line of said Northeast 1/4 of the Southeast 1/4, a distance of 20.59 feet to the Point of Beginning; thence South 87°42'17" West, a distance of 654.81 feet; thence North 05°19'55" East, a distance of 424.74 feet; thence North 05°57'14" West, a distance of 418.48 feet; thence South 85°38'25" West, a distance of 583.21 feet to an intersection with the Easterly right-of-way line of N.W. 110th Avenue; thence North 15°47'09" East, along said Easterly right-of-way line, a distance of 242.44 feet to the point of curvature of a curve, concave Westerly, having a radius of 1754.90 feet and a central angle of 05°19'04"; thence Northeasterly, along and with the arc of said curve, an arc distance of 162.88 feet to the point of tangency of said curve; thence North 10°28'05" East, along said Easterly right-of-way line, a distance of 252.97 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 100 feet and a central angle of 39°18'31"; thence Northeasterly, along and with the arc of said curve, an arc distance of 65.50 feet to the point of reverse curvature of a curve, concave Northwesterly, having a radius of 623.69 feet and a central of 13°39'45", said point of reverse curvature being on the Southeasterly right-of-way line of County Road Number 464B; thence Northeasterly, along and with the arc of said curve, an arc distance of 146.72 feet to the point of tangency of said curve; thence North 36°06'41" East, along said Southeasterly right-of-way line, a distance of 127.29 feet to the point of curvature of a curve, concave Southerly, having a radius of 25.00 feet and a central angle of 90°38'33"; thence Northeasterly, along and with the arc of said curve, an arc distance of 39.55 feet to an intersection with the Southwesterly right-of-way line of U.S. Highway 27; thence South 53°14'46" East, along and with said Southwesterly right-of-way line, a distance of 2120.85 feet to an intersection with the South line of the North 2/3 of the aforementioned Northeast 1/4 of the Southeast 1/4; thence North 89°25'14" West, along said South line, a distance of 858.71 feet to an intersection with the West line of said Northeast 1/4 of the Southeast 1/4; thence South 00°17'16" West, along said West line, a distance of 422.98 feet to the Point of Beginning.

ABOVE DESCRIBED LANDS BEING MORE CORRECTLY DESCRIBED AS FOLLOWS:

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 14 South, Range 20 East; thence North 00°17'16" East, along the West line of said Northeast 1/4 of the Southeast 1/4, a distance of 20.59 feet to the Point of Beginning; thence South 87°42'17" West, a distance of 654.81 feet; thence North 06°19'55" East, a distance of 424.74 feet; thence North 05°57'14" West, a distance of 418.48 feet; thence South 85°38'25" West, a distance of 583.21 feet to an intersection with the Easterly right-of-way line of N.W. 110th Avenue; thence North 15°47'09" East, along said Easterly right-of-way line, a distance of 242.44 feet to the point of curvature of a curve, concave Westerly, having a radius of 1754.90 feet and a central angle of 05°19'04"; thence Northeasterly, along and with the arc of said curve, an arc distance of 162.88 feet to the point of tangency of said curve; thence North 10°28'05" East, along said Easterly right-of-way line, a distance of 252.97 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 100 feet and a central angle of 39°18'31"; thence Northeasterly, along and with the arc of said curve, an arc distance of 68.60 feet to the

Attachment A

EXHIBIT "A" CONT.

point of reverse curvature of a curve, concave Northwesterly, having a radius of 623.69 feet and a central of $13^{\circ}39'45''$, said point of reverse curvature being on the Southeasterly right-of-way line of County Road Number 464B; thence Northeasterly, along and with the arc of said curve, an arc distance of 148.72 feet to the point of tangency of said curve; thence North $36^{\circ}06'41''$ East, along said Southeasterly right-of-way line, a distance of 127.29 feet to the point of curvature of a curve, concave Southerly, having a radius of 25.00 feet and a central angle of $90^{\circ}38'33''$; thence Northeasterly, along and with the arc of said curve, an arc distance of 39.55 feet to an intersection with the Southwesterly right-of-way line of U.S. Highway 27; thence South $53^{\circ}14'46''$ East, along and with said Southwesterly right-of-way line, a distance of 2120.85 feet to an intersection with the South line of the North 2/3 of the aforementioned Northeast 1/4 of the Southeast 1/4; thence North $89^{\circ}25'14''$ West, along said South line, a distance of 858.71 feet to an intersection with the West line of said Northeast 1/4 of the Southeast 1/4; thence South $00^{\circ}17'16''$ West, along said West line, a distance of 422.98 feet to the Point of Beginning.

Attachment A

Property Legal Description

SEC 27 TWP 14 RGE 20

COM AT SW COR OF NE 1/4 OF SE 1/4 TH N 00-17-16 E 20.59 FT TO THE POB TH
S 87-42-17 W 654.81 FT TH N 06-19-55 E 424.74 FT TH N 05-57-14 W 418.48 FT
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ANGLE OF 39-18-31 TH NELY ALONG ARC OF CURVE 68.60 FT TO THE PT OF
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FT TH S 00-17-16 W 422.98 FT TO THE POB



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

Detail by Entity Name

Florida Limited Liability Company
MERIDIAN LAND HOLDINGS, LLC

Filing Information

Document Number	L22000137113
FEI/EIN Number	11-3674584
Date Filed	03/15/2022
Effective Date	12/01/2002
State	FL
Status	ACTIVE
Last Event	CONVERSION
Event Date Filed	03/15/2022
Event Effective Date	NONE

Principal Address

4575 W. HWY 40
OCALA, FL 34482

Mailing Address

4575 W. HWY 40
OCALA, FL 34482

Registered Agent Name & Address

COOPER, MICHAEL J
1900 N. ATLANTIC AVENUE, #1203
DAYTONA BEACH, FL 32118

Address Changed: 03/03/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

DEL ZOTTO, LAURA
4575 W. HWY 40
OCALA, FL 34482

Annual Reports

Report Year	Filed Date
2023	03/03/2023

A-15

2024

02/23/2024

Document Images

[02/23/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/03/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/15/2022 -- Florida Limited Liability](#)

[View image in PDF format](#)

L22000137113

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

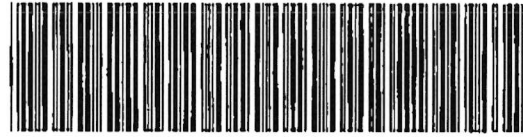
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



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RECEIVED
DIVISION OF CORPORATIONS
22 MAR 15 AM 8:45

J DENNIS
APR 04 2022

M

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: MERIDIAN LAND HOLDINGS, LLC
(Name of Resulting Florida Limited Company)

The enclosed Articles of Conversion, Articles of Organization, and fees are submitted to convert an "Other Business Entity" into a "Florida Limited Liability Company" in accordance with s. 605.1045, F.S.

Please return all correspondence concerning this matter to:

MICHAEL J. COOPER
(Contact Person)

(Firm/Company)

6900 SW 12TH CT
(Address)

OCALA, FL 34476
(City, State and Zip Code)

MCOOPER@MICHAELJCOOPER.COM
E-mail Address: (to be used for future annual report notifications)

For further information concerning this matter, please call:

MICHAEL J. COOPER at (352) 843-0902
(Name of Contact Person) (Area Code) (Daytime Telephone Number)

Enclosed is a check for the following amount: (All checks processed by this office must be payable in US dollars and drawn on a bank located in the United States)

- \$150.00 Filing Fees (S25 for Conversion & \$125 for Articles of Organization)
- \$155.00 Filing Fees and Certificate of Status
- \$180.00 Filing Fees and Certified Copy
- \$185.00 Filing Fees, Certified Copy, and Certificate of Status

Mailing Address:
New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address:
New Filing Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

SECRETARY OF STATE
DIVISION OF CORPORATIONS
22 MAR 15 AM 8:45

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:
MERIDIAN LAND HOLDINGS, INC.

(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 12/01/2002
(date of organization, formation or incorporation)

3. The name of the Florida Limited Liability Company as set forth in the **attached Articles of Organization**:
MERIDIAN LAND HOLDINGS, LLC

(Enter Name of Florida Limited Liability Company)

4. If not effective on the date of filing, enter the effective date: _____
(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.


Attachment A

Signed this _____ day of _____ 20_____.

Signature of Authorized Representative of Limited Liability Company:

Signature of Authorized Representative: _____
Printed Name: LAURA DEL ZOTTO Title: AUTHORIZED MEMBER

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

Signature: 
Printed Name: LAURA DEL ZOTTO Title: PRESIDENT

Signature: _____
Printed Name: _____ Title: _____

Signature: _____
Printed Name: _____ Title: _____

Signature: _____
Printed Name: _____ Title: _____

Signature: _____
Printed Name: _____ Title: _____

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)

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

MERIDIAN LAND HOLDINGS, LLC

(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:

Mailing Address:

4575 W. HWY 40
OCALA, FL 34482

4575 W. HWY 40
OCALA, FL 34482

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:

MICHAEL J. COOPER

Name

6900 SW 12TH CT

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

OCALA

FL 34476

City

Zip

22 MAR 15 AM 8:45
DIVISION OF CORPORATE REGISTRATION
FLORIDA

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)

Attachment A

ARTICLE IV-

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

Title:

"AMBR" = Authorized Member

"MGR" = Manager

AM R

Name and Address:

LAURA DEL ZOTTO

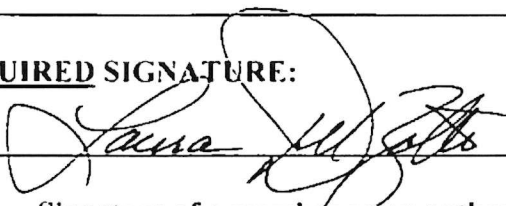
4575 W. HWY 40

OCALA, FL 34482

(Use attachment if necessary)

ARTICLE V: Other provisions, if any.

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.

LAURA DEL ZOTTO

Typed or printed name of signee

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)