



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 # 25-502

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:	
LARGE-SCALE MAP AMENDMENT _____ TEXT AMENDMENT _____	SMALL-SCALE MAP AMENDMENT <sup>x</sup> _____ TEXT AMENDMENT _____ <i>(Text amendment must be associated with submitted small-scale map amendment)</i>

**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
3564-032-000	18-16-21	2.26 acres	COM (COMMERCIAL)	EC (EMPLOYMENT CENTER)

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
NORTH POINTE MOBILE HOME SALES LLC 1800 STATE ROAD 207 ST. AUGUSTINE, FLORIDA, 32086	Paolo Mastroserio, Mastroserio Engineering, Inc. 170 SE 32ND PLACE OCALA, FLORIDA, 34471

Staff Use Only: Application Complete Yes Received: Date 12/6/21 Time \_\_\_\_\_ a.m. / p.m. Page 1 of 3

PJ 2023090065 w/REZONE

CPK NO RECORD w/ RZV  
Empowering Marion for Success

AR 32283

**EXISTING USE OF SITE:**

EXISTING MOBILE/MODULAR HOME SALES BUSINESS

**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 before 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:  
3564-032-000
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.

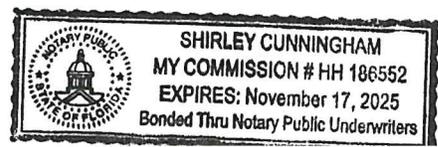
[Signature]  
Property owner's signature

12-6-24  
Date

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 6<sup>th</sup> 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.)

[Signature]  
Notary public signature

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



Rec. 1850  
Doc. 9720 02

This instrument was prepared by,  
record and return to:  
Jon I. McGraw, Esq.  
McGraw Rauba & Mutarelli, PA  
35 S.E. 1<sup>st</sup> Avenue, Suite 102  
Ocala, FL 34471  
352-789-6520

### WARRANTY DEED

THIS INDENTURE, made effective the 13<sup>th</sup> day of October 2023, between JESS R. KING, whose address is 2303 S Ranch Road 620, Suite 160-304, Lakeway, Texas 78734, Grantor, and NORTH POINTE MOBILE HOME SALES LLC, a Florida limited liability company, whose address is 1800 SR 207, St Augustine, Florida 32086, 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:

**All that part of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 16 South, Range 21 East, lying North and West of State Road 200 (100 feet wide) all being in Marion County, Florida.**

**LESS AND EXCEPT the parcel of property conveyed to the State of Florida Department of Transportation as described in Official Records Book 2427, Page 1660, Public Records of Marion County, Florida.**

Parcel ID: 3564-032-000

THE LANDS ABOVE DESCRIBED ARE NOT THE HOMESTEAD OF GRANTOR NOR CONTIGUOUS THERETO AS DEFINED BY ARTICLE 10 SECTION 4 OF THE FLORIDA CONSTITUTION, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID LAND.

SUBJECT TO:

1. Ad valorem taxes for 2023 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 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 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, 2022 or subject matters shown in the title commitment.

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:

Diane M. Byrnes  
Witness  
DIANE M BYRNES  
Print Name

Jess R. King  
JESS R. KING

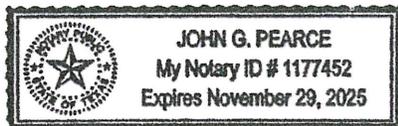
Ariyeh Behmanesh  
Witness  
Ariyeh Behmanesh  
(Print Name)

STATE OF TEXAS  
COUNTY OF TRAVIS

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 \_\_\_\_\_ day of October, 2023 by Jess R. King, 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 he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 6<sup>th</sup> day of October, 2023.

John Pearce  
JOHN PEARCE (Print Name)  
Notary Public, State of Texas  
My Commission Expires: 11-29-25



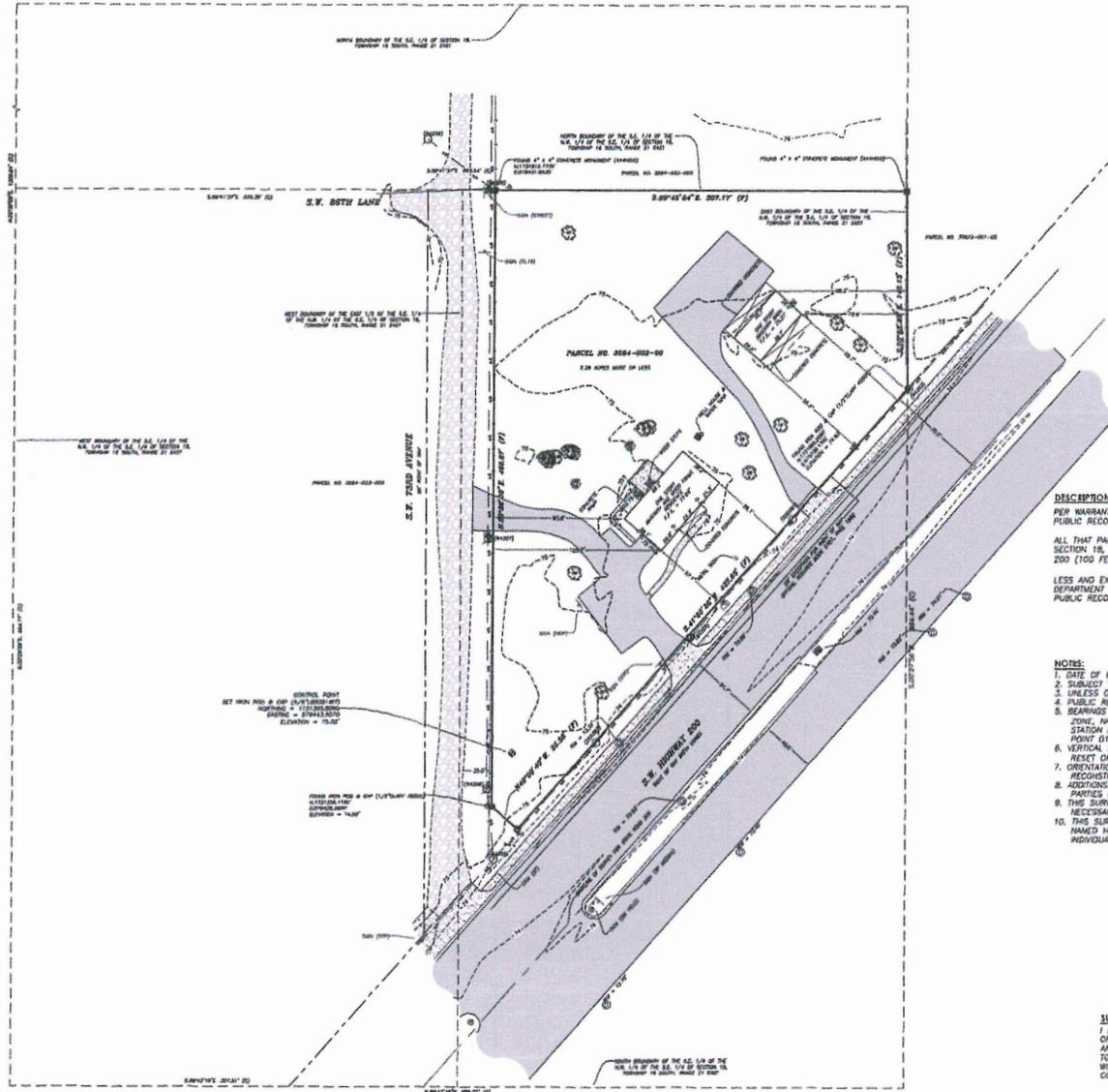
LEGAL DESCRIPTION – PARCEL ID: 3564-032-000

PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 6423, PAGE 1955 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

ALL THAT PART OF THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 21 EAST, LYING NORTH AND WEST OF STATE ROAD 200 (100 FEET WIDE) ALL BEING IN MARION COUNTY, FLORIDA.

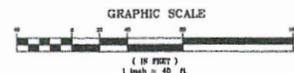
LESS AND EXCEPT THE PARCEL OF PROPERTY CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS DESCRIBED IN OFFICIAL RECORDS BOOK 2427, PAGE 1660, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SECTION 18, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA



**DESCRIPTION:**  
PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 6423, PAGE 1955 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.  
ALL THAT PART OF THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 21 EAST, LYING NORTH AND WEST OF STATE ROAD 200 (100 FEET WIDE) ALL BEING IN MARION COUNTY, FLORIDA.  
LESS AND EXCEPT THE PARCEL OF PROPERTY CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS DESCRIBED IN OFFICIAL RECORDS BOOK 2427, PAGE 1680, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

- NOTES:**
- DATE OF FIELD SURVEY: SEPTEMBER 13, 2021
  - SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
  - UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
  - PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
  - BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CONFORMS) (SP02N2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0101 RESET.
  - VERTICAL DATUM BASED ON CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0101 RESET OF 79.347 NAVD-83.
  - ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
  - ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
  - THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.



**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17.000-050, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.027, FLORIDA STATUTES AND THAT THE SURVEY IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.

SIGNATURE DATE: TRAVIS P. BARRINEAU, P.S.M. - LS 8897  
TRANS@RMBARRINEAU.COM OF R.M. BARRINEAU & ASSOCIATES, INC.  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL, DATED 10% BY A FLORIDA LICENSED SURVEYOR AND MAPPER



**TREE LEGEND**  
(SHP DENOTES ASH PAROLA)

	OAK
	SYCAMORE

**LEGEND** UNLESS OTHERWISE NOTED

	= CENTERLINE OF RIGHT OF WAY
	= FINISH FLOOR ELEVATION
	= FIELD MEASUREMENT
	= CALCULATED DIMENSION
	= SET 5/8" IRON ROD & CAP - LD 5091
	= DRAINAGE MANHOLE
	= STORM DRAINAGE GRATE
	= SANITARY CLEANOUT
	= SEWER VALVE
	= WOOD POWER POLE
	= TELEPHONE BOX
	= TELEPHONE CABLE MARKER
	= CABLE BOX
	= FIBER OPTIC CABLE MARKER
	= WELL
	= GAS LINE MARKER
	= AIR CONDITIONER PAD
	= METAL REFLECTOR POST
	= SIGN
	= REINFORCED CONCRETE PIPE
	= AERIAL ELECTRIC
	= BROKEN LINE, NOT DRAWN TO SCALE
	= DENOTES CONCRETE
	= DENOTES ASPHALT
	= DENOTES GRAVEL

NO.	REGIONS	BY	DATE

DATE:	T.P.E.	NO.
DRAWN:	REVISED:	
CHECKED:	T.P.E.	
APPROVED:	T.P.E.	
SCALE:	1" = 40'	

**R.M. BARRINEAU & ASSOCIATES, INC.**  
PROFESSIONAL SURVEYORS & MAPPERS  
1000 W. STATE ROAD 200, SUITE 100, OCALA, FLORIDA 34474  
PHONE: 352.369.1111 FAX: 352.369.1112  
WWW.RMBARRINEAU.COM

**BOUNDARY & TOPOGRAPHIC SURVEY FOR:**  
**WILLIAM PEINBRINK**

FILE:	J.O.# 23058
DATE:	DWG.# 23058



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

## Detail by Entity Name

Florida Limited Liability Company  
NORTH POINTE MOBILE HOME SALES LLC

### Filing Information

<b>Document Number</b>	L10000061892
<b>FEI/EIN Number</b>	27-2806855
<b>Date Filed</b>	06/09/2010
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/12/2020

### Principal Address

1800 SR 207  
ST. AUGUSTINE, FL 32086

Changed: 02/09/2018

### Mailing Address

1800 SR 207  
ST. AUGUSTINE, FL 32086

Changed: 02/09/2018

### Registered Agent Name & Address

Petenbrink, William A  
6095 S. Pine Ave.  
Ocala, FL 34480

Name Changed: 02/14/2018

Address Changed: 02/14/2018

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

Petenbrink, William A  
**ATTACHMENT A**  
6095 S. PINE AVE.  
OCALA, FL 34480

A-9

Title Manager

Shore, Walter Carroll  
1800 SR 207  
ST. AUGUSTINE, FL 32086

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	03/10/2022
2023	03/14/2023
2024	04/09/2024

**Document Images**

<a href="#">04/09/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/14/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/10/2022 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">10/12/2020 -- REINSTATEMENT</a>	View image in PDF format
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<a href="#">01/17/2018 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">11/06/2014 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/07/2014 -- LC Amendment</a>	View image in PDF format
<a href="#">04/03/2014 -- LC Amendment</a>	View image in PDF format
<a href="#">03/20/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/19/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/20/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/18/2011 -- LC Amendment</a>	View image in PDF format
<a href="#">04/11/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/16/2010 -- LC Amendment</a>	View image in PDF format
<a href="#">06/09/2010 -- Florida Limited Liability</a>	View image in PDF format