



**Marion County  
Board of County Commissioners**

Growth Services ♦ Planning & Zoning

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

**STAFF/OFFICE USE ONLY**

Case No.:	
AR No.:	32048
PA:	

PARCEL ACCOUNT NUMBERS: 21602-000-00

**APPLICATION FOR PUD REZONING or PUD AMENDMENT**

With: Concept Plan ☒ Master Plan ☐

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article 4, Zoning, on the below described property and area, to **PUD (PLANNED UNIT DEVELOPMENT)** from:

PUD - text amendment to plan regarding water & sewer utilities "or City of Ocala"

Property Address: Parcel ID 21602-000-00

Legal Description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required Documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Total PUD Acreage: 11.31 Maximum Proposed Residential Units: 54  
(# SFR ☒ # MF ☐

Maximum Non-Residential (Commercial or Industrial) Acreage: n/a

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

Highway 27 West, LLC  
Property Owner name (please print)  
2441 NE 3rd St #201

Mailing Address  
Ocala, FL 34470  
City, State, Zip Code  
352-289-1555

Phone Number (include area code)  
todd.rud@gmail.com  
E-Mail Address (include complete address)

Signature\*

By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

OTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the owner and/or applicant/agent must be correct and legible in order to be processed.

**STAFF/OFFICE USE ONLY**

Project No.: <u>2022070141</u>	Code Case No.: <u>0</u>	Application No.:
Filed by: <u>AOB</u>	Rcvd Date: <u>9/25/24</u>	FLUM: <u>HR+com</u>
	AR No.: <u>32048</u>	Rev: 12/21/23

8:45a.m.

Empowering Marion for Success

Rec. \$27.00  
DS \$4,550.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Fred N. Roberts, Jr., Esq.

Klein & Klein, LLC

40 SE 11th Ave.

Ocala, Florida 34471

Our File No.: F2017166

Property Appraisers Parcel Identification (Folio) Number: 21602-000-00

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

## ***WARRANTY DEED***

THIS WARRANTY DEED, made the 22 day of December, 2017 by BESHARE INVESTMENTS, LLC, a Florida limited liability company, whose post office address is 31540 Soaring Hawk Lane, Sorrento, FL 32776 herein called the Grantor, to HIGHWAY 27 WEST, LLC, a Florida limited liability company, whose post office address is 2441 NW 3rd Street, Suite 201, Ocala, FL 34470, hereinafter called the Grantee:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MARION County, State of Florida, viz.:

**SEE EXHIBIT A ATTACHED HERETO**

**SUBJECT** to easements, restrictions and reservations of record, if any, and taxes for the year 2018 and thereafter.

**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 the 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 accruing subsequent to December 31, 2017.

LTF

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

J. Christopher Burmester  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Christopher Skees  
Witness #2 Printed Name

BESHARE INVESTMENTS, LLC, a Florida limited liability company

By: Bettina M. Beshere  
Bettina M. Beshere, Manager

STATE OF Florida  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 22 day of December, 2017, by Bettina M. Beshere, as Manager of BESHARE INVESTMENTS, LLC, a Florida limited liability company, who is personally known to me or has produced FL DL as identification.

[Signature]  
Notary Public

«{NOTARY\_SEAL}»

Christopher Skees  
Printed Notary Name  
My Commission Expires: February 24, 2018



Christopher Skees  
Notary Public  
State of Florida  
MY COMMISSION # FF 95545  
Expires: February 24, 2018

LTF



**EXHIBIT A**  
**Legal Description**

THE WEST HALF OF THAT PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER THAT LIES NORTH OF HIGHWAY NO. 500 IN SECTION 4, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 4, ALSO BEING THE SOUTHERLY BOUNDARY OF PARCEL 12 OF "OCALA PRESERVE GOLF COURSE" AS RECORDED IN PLAT BOOK 13, PAGES 23 THROUGH 28 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA THE FOLLOWING TWO (2) COURSES: 1) S.89°34'09"E., 31.26 FEET; 2) THENCE S.89°34'57"E., 153.67 FEET TO THE SOUTHWESTERLY MOST CORNER OF "OCALA PRESERVE PHASE 6" AS RECORDED IN PLAT BOOK 12, PAGES 182 AND 183 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY BOUNDARY OF "OCALA PRESERVE GOLF COURSE", ALONG SAID SOUTHERLY BOUNDARY OF "OCALA PRESERVE PHASE 6", S.89°25'24"E., 145.45 FEET TO THE NORTHWEST CORNER OF "QUAIL MEADOW" AS RECORDED IN PLAT BOOK Y, PAGES 89 THROUGH 91 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 4, ALONG THE WESTERLY BOUNDARY OF SAID "QUAIL MEADOW" AND THE EAST BOUNDARY OF THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 4, S.00°18'20"W., 2,187.19 FEET TO THE SOUTHWEST CORNER OF SAID "QUAIL MEADOW"; THENCE DEPARTING SAID WESTERLY BOUNDARY OF "QUAIL MEADOW", AND CONTINUE ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 4, S.00°14'52"W., 414.06 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27 (ALSO BEING KNOWN AS STATE ROAD NO. 500, HAVING A VARIABLE WIDTH RIGHT OF WAY); THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, N.61°54'56"W., 369.61 FEET TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, ALONG SAID WEST BOUNDARY THE FOLLOWING FOUR (4) COURSES: 1) N.00°12'04"E., 482.44 FEET; 2) THENCE N.00°12'38"E., 411.79 FEET TO THE NORTHEAST CORNER THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; 3) THENCE N.00°12'38"E., 475.56 FEET; 4) THENCE N.00°13'41"E., 1,060.26 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 18.98 ACRES, MORE OR LESS.

LTF

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

21602-000-00

Prime Key: 548693

[MAP IT+](#)

Current as of 9/26/2024

[Property Information](#)

HIGHWAY 27 WEST LLC  
2330 NE 8TH RD  
OCALA FL 34470-4278

[Taxes / Assessments:](#)

Map ID: 145

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 63

Acres: 18.98

[Current Value](#)

Land Just Value	\$2,391,441		
Buildings	\$0		
Miscellaneous	\$0	Impact	(\$2,388,081)
Total Just Value	\$2,391,441	Land Class Value	\$3,360
Total Assessed Value	\$3,360	Total Class Value	\$3,360
Exemptions	\$0	<a href="#">Ex Codes:</a> 08	
Total Taxable	\$3,360		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$1,865,760	\$0	\$0	\$1,865,760	\$3,455	\$0	\$3,455
2022	\$1,003,174	\$0	\$0	\$1,003,174	\$2,658	\$0	\$2,658
2021	\$550,420	\$0	\$0	\$550,420	\$2,562	\$0	\$2,562

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">6694/0167</a>	12/2017	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$650,000
<a href="#">5059/1256</a>	03/2008	05 QUIT CLAIM	0	U	V	\$100
<a href="#">5059/1253</a>	02/2008	05 QUIT CLAIM	0	U	V	\$100
<a href="#">5059/1250</a>	02/2008	05 QUIT CLAIM	0	U	V	\$100
<a href="#">5059/1247</a>	02/2008	05 QUIT CLAIM	0	U	V	\$100
<a href="#">5059/1244</a>	02/2008	25 PER REP	0	U	V	\$100
<a href="#">6694/0159</a>	06/2004	74 PROBATE	0	U	V	\$100
<a href="#">1931/1177</a>	03/1993	05 QUIT CLAIM	0	U	V	\$100
<a href="#">0578/0347</a>	06/1973	02 DEED NC	0	U	V	\$40,000

[Property Description](#)

SEC 04 TWP 15 RGE 21  
W 1/4 OF E 1/2 OF NE 1/4 N OF HWY NO 500 EX RWY AS



DESC IN OR-902-751 BEING MORE FULLY DESC AS FOLLOWS:  
 BEING AT NW COR OF NE 1/4 OF NE 1/4 OF SEC 4 TH S 89-34-09 E 31.26 FT  
 TH S 89-34-57 E 153.67 FT TH S 89-25-24 E 145.45 FT TH S 00-18-20 W  
 2187.19 FT TH S 00-14-52 W 414.06 FT TO NLY ROW OF US HWY 27 TH  
 N 61-54-56 W 369.61 FT TH N 00-12-04 E 482.44 FT TH N 00-12-38 E 411.79 FT  
 TH N 00-12-38 E 475.56 FT TH N 00-13-41 E 1060.26 FT TO POB.

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6302		.0	.0	B2	339,332.00	SF	4.5000	1.00	1.00	0.80		1,379	1,221,595
6302		.0	.0	PUD	487,436.00	SF	3.0000	1.00	1.00	0.80		1,981	1,169,846
Neighborhood 9965 - COMM HWY 27 - NW 60TH AVE/I75												Total Land - Class \$3,360	
Mkt: 2 70												Total Land - Just \$2,391,441	

[Miscellaneous Improvements](#)

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

[Appraiser Notes](#)

[Planning and Building](#)

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

Permit Number	Date Issued	Date Completed	Description
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[Cost Summary](#)

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	\$2,391,441	7/10/2024				
Total Just Value	\$2,391,441	.				

Bldg Nbr	RCN	Depreciation	Depreciated
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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
HIGHWAY 27 WEST, LLC

### Filing Information

<b>Document Number</b>	L17000257686
<b>FEI/EIN Number</b>	82-4874331
<b>Date Filed</b>	12/18/2017
<b>Effective Date</b>	12/18/2017
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

2330 NE 8th Road  
Ocala, FL 34470

Changed: 01/31/2023

### Mailing Address

2330 NE 8th Road  
OCALA, FL 34470

Changed: 01/31/2023

### Registered Agent Name & Address

RUDNIANYN, TODD B  
2330 NE 8th Road  
OCALA, FL 34470

Address Changed: 01/31/2023

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

RUDNIANYN, TODD B  
2330 NE 8th Road  
OCALA, FL 34470

Title MGR

RUDNIANYN, SHIRLEY B  
2330 NE 8th Road  
OCALA, FL 34470

**Annual Reports**

Report Year	Filed Date
2022	04/20/2022
2023	01/31/2023
2024	02/20/2024

**Document Images**

<a href="#">02/20/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/11/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/18/2017 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>