



**Marion County
Board of County Commissioners**

Growth Management ♦ Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

APPLICATION FOR ZONING CHANGE

Application No.: 250110ZC

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 (COMMUNITY BUSINESS)

to B-4 (REGIONAL BUSINESS), for the intended use of:

BUSINESSES AND/OR FACILITIES ALLOWED IN THE B-4 ZONING DISTRICT PER MARION COUNTY LAND DEVELOPMENT CODE

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

Parcel account number(s): 3564-032-000

Property dimensions: SEE SURVEY & LEGAL DESCRIPTION (DIMENSIONS VARY) **Total acreage:** 2.26 ACRES +/-

Directions: 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

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

NORTH POINTE MOBILE HOME SALES LLC

Property owner name (please print)

1800 STATE ROAD 207

Mailing address

ST. AUGUSTINE, FLORIDA, 32086

City, state, zip code

352-266-2438

Phone number (please include area code)

Email Address: WILLPETENBRINK@ICLOUD.COM

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: KO

LAND USE: com

DATE: 10/30/2024

ZONING: B-2

ZONING MAP NO.: 131

SEC/TWP/RGE: / /

AR 32164

Rev. 07/02/2019

2023090065

"Meeting Needs by Exceeding Expectations"

Rec. 18.50
Doc. 9720

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

WARRANTY DEED

THIS INDENTURE, made effective the 13th 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:

Diane M. Byrnes
Witness
DIANE M BYRNES
Print Name

GRANTOR:

Jess R. King
JESS R. KING

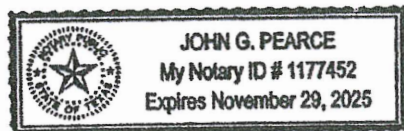
Atiyeh Behmanesh
Witness
Atiyeh Behmanesh
(Print Name)

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 6th 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.

LESS AND EXCEPT THE PARCEL OF PROPERTY CONVEYED TO THE STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION AS DESCRIBED IN OFFICIAL RECORDS BOOK 2427, PAGE 1880,
PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DATE OF FIELD SURVEY: SEPTEMBER 13, 2021

1. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
2. OVERVIEW: SURVEY OF THE PROPOSED HIGHWAY RIGHT-OF-WAY LOCATED AT THE INTERSECTION OF
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARNHART & ASSOCIATES, INC.
4. BEARINGS AND STATE PLANE COORDINATES DERIVED HEREON ARE DROD, WEST FLORIDA
5. DATUM, 1983 AND GEODETIC DATUM, 1983. THE SURVEY IS BASED ON THE INTERSECTION
6. STATION NETWORK AND REFERENCED TO CITY OF OCALA ENGINEERING DEPARTMENT CONTROL
7. POINT RESECTION.
8. VERTICAL DATUM BASED ON CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0161
9. RESECTION 79-334, NAD-88.
10. GRADIENTS FOR THE EASEMENTS SHOWN HEREON SHOULD NOT BE USED TO
11. RECONSTRUCT BOUNDARY LINES.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR
13. PARTIALS ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT
15. THE SIGNATURE OF THE SIGNING PARTY.
16. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES(ES)
17. NAMED HEREON, AND SHOWN HEREON. IT IS NOT TO BE USED BY ANY OTHER PARTY
18. WITHOUT AUTHORIZATION OF R.M. BARNHART & ASSOCIATES, INC.

(IN FEET)
1 inch = 40 ft.

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 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, 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 6897
TRAVES@BMBARRINEAU.COM OF R.M. BARRINEAU & ASSOCIATES, INC.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL, RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAP

R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL REPRESENTATIVES
10000 P.O. Box 37000, Dallas, Texas 75237-0000
Phone: (214) 343-1101, FAX: (214) 343-1102
E-Mail: rmbar@earthlink.net <http://www.rmbar.com>

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

REFERENCES:
F.A. 659, PGS. 5-6

J.C. # 23058
DWG. # 23058
SHT 1 OF 1

Tree Legend
(SIZE DENOTES TREE DIAMETER)

	OAK
	SWEETGUM

LEGEND UNLESS OTHERWISE NOTED

- 1 = CENTERLINE OF RIGHT OF WAY
- F.F.E. = FINISH FLOOR ELEVATION
- (F.F.E.) = FIELD MEASUREMENT
- (C.D.) = CALCULATED DIMENSION
- (C.D.) = 5.0' BOX CULVERT * CB - LAP 30"
- (D) = DRAINAGE MANHOLE
- (S) = STORM DRAINAGE GRATE
- (S) = SANITARY CLEVEROUT
- (S) = SEWER VALVE
- (S) = WOOD POWER POLE
- (S) = TELEPHONE BOX
- (S) = TELEPHONE CABLE MARKER
- (S) = CABLE BOX
- (S) = OPTIC CABLE MARKER
- (S) = WELL
- (S) = GAS LINE MARKER
- (S) = AIR CONDITIONER PAD
- (S) = METAL REFLECTOR POST
- (S) = SIGN
- * R.C.P. = REINFORCED CONCRETE PIPE
- * A.E. = AERIAL ELECTRIC
- * S.D. = SLOPE DRAIN NOT DRAWN TO SCALE
- (D) = DENOTES CONCRETE
- (D) = DENOTES ASPHALT
- (D) = DENOTES GRAVEL

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Detail by Entity Name

Florida Limited Liability Company
NORTH POINTE MOBILE HOME SALES LLC

Filing Information

Document Number	L10000061892
FEI/EIN Number	27-2806855
Date Filed	06/09/2010
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	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
6095 S. PINE AVE.
OCALA, FL 34480

ATTACHMENT A

A-7

Title Manager

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

Annual Reports

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

Document Images

04/09/2024 -- ANNUAL REPORT	View image in PDF format
03/14/2023 -- ANNUAL REPORT	View image in PDF format
03/10/2022 -- ANNUAL REPORT	View image in PDF format
05/11/2021 -- ANNUAL REPORT	View image in PDF format
10/12/2020 -- REINSTATEMENT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
02/14/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
02/12/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
01/17/2018 -- ANNUAL REPORT	View image in PDF format
04/10/2017 -- ANNUAL REPORT	View image in PDF format
02/25/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
11/06/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
05/07/2014 -- LC Amendment	View image in PDF format
04/03/2014 -- LC Amendment	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format
04/19/2013 -- ANNUAL REPORT	View image in PDF format
03/20/2012 -- ANNUAL REPORT	View image in PDF format
08/18/2011 -- LC Amendment	View image in PDF format
04/11/2011 -- ANNUAL REPORT	View image in PDF format
07/16/2010 -- LC Amendment	View image in PDF format
06/09/2010 -- Florida Limited Liability	View image in PDF format