

ATTACHMENT A - APPLICATION PACKAGE



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 4/11/24
INITIALS [Signature]
TENTATIVE MEETING DATES
P&Z PH 6/24/24

RECEIVED

APPLICATION FOR REZONING

APR 11 2024

Application No.: _____

Marion County Growth Service

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 A-1 General Agriculture, for the intended use of:

Adding a new office and barn area to the existing Ocala Equine Hospital

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

Parcel account number(s): 12557-000-00, and a portion of 12557-001-00

Property dimensions: Please see attached legal description Total acreage: 22.38

Directions: From I-75 north, turn west onto US Hwy 27. The property is located approximately 7.7 miles down on the right, just past NW Hwy 464B.

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

Ocala Equine Hospital Real Est LLP

Dr. John Madison

Joseph C. London, P.E.

Property owner name (please print)

Applicant or agent name (please print)

10855 US Hwy 27

1700 SE 17th Street, Suite 200

Mailing address

Mailing address

Marion County, FL, 34482

Ocala, FL, 34491

City, state, zip code

City, state, zip code

(352) 368-1616

(352) 438-3000

Phone number (please include area code)

Phone number (please include area code)

Signature

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: [Signature] DATE: 4/11/24 ZONING MAP NO.: 90

Rev. 01/11/2021

PROJECT: 2004060045
AR: 31422

Empowering Marion for Success

www.marioncountyfl.org

ATTACHMENT A - APPLICATION PACKAGE

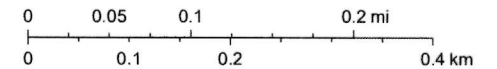
MCBCC Interactive Map - Internal



4/11/2024, 10:27:22 AM

1:5,733

- | | | | |
|----------------------------------|---------------------|-------------------------|---------------|
| Parcels Labels | No Address | WRA/DRA | Streets |
| Parcels | In-Office Use Only | Marion County | Aerial2023 |
| Address Points | Unverified Point | County Road Maintenance | Red: Band_1 |
| Structure - Addressed | Vacant with Address | Not Maintained | Green: Band_2 |
| Structure - Confidential Address | | Not Maintained | Blue: Band_3 |



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,

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

12557-000-00

[GOOGLE Street View](#)

Prime Key: 228141

[Beta MAP IT+](#)

Current as of 4/11/2024

[Property Information](#)

OCALA EQUINE HOSPITAL REAL
 EST LLP
 10855 NW US HWY 27
 OCALA FL 34482-1842

[Taxes / Assessments:](#)

Map ID: 90

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 01

Acres: 10.27

Situs: Situs: 10835 N US HWY 27
 OCALA

[2023 Certified Value](#)

| | | | |
|----------------------|-------------|---------------------------|-------------|
| Land Just Value | \$993,339 | | |
| Buildings | \$305,810 | | |
| Miscellaneous | \$38,009 | | |
| Total Just Value | \$1,337,158 | | |
| Total Assessed Value | \$636,985 | Impact | |
| Exemptions | \$0 | Ex Codes: | (\$700,173) |
| Total Taxable | \$636,985 | | |
| School Taxable | \$1,337,158 | | |

[History of Assessed Values](#)

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|-----------|------------|-------------|--------------|------------|-------------|
| 2023 | \$993,339 | \$305,810 | \$38,009 | \$1,337,158 | \$636,985 | \$0 | \$636,985 |
| 2022 | \$559,201 | \$281,332 | \$39,111 | \$879,644 | \$579,077 | \$0 | \$579,077 |
| 2021 | \$268,417 | \$217,803 | \$40,214 | \$526,434 | \$526,434 | \$0 | \$526,434 |

[Property Transfer History](#)

| Book/Page | Date | Instrument | Code | Q/U | V/I | Price |
|---------------------------|---------|---------------------|------------------------|-----|-----|-------------|
| 5743/0403 | 09/2012 | 05 QUIT CLAIM | 7 PORTIONUND INT | U | V | \$100 |
| 5743/0400 | 09/2007 | 08 CORRECTIVE | 0 | U | V | \$100 |
| 4900/0048 | 09/2007 | 05 QUIT CLAIM | 7 PORTIONUND INT | U | I | \$100 |
| 4899/0585 | 09/2007 | 07 WARRANTY | 2 V-SALES VERIFICATION | Q | I | \$1,300,000 |
| 2676/1833 | 07/1999 | 05 QUIT CLAIM | 0 | U | I | \$100 |
| PT96/0272 | 10/1996 | EI E I | 0 | U | V | \$100 |
| 2278/0632 | 08/1996 | 06 SPECIAL WARRANTY | 7 PORTIONUND INT | U | I | \$100 |
| PT95/1038 | 02/1996 | EI E I | 0 | U | I | \$868 |
| 2209/0501 | 09/1995 | 43 R-O-W | 0 | U | I | \$100 |

MCPA Property Record Card
ATTACHMENT A - APPLICATION PACKAGE
Property Description

SEC 27 TWP 14 RGE 20
BEG AT NE COR OF NW 1/4 OF NW 1/4 OF SEC 27 TH S 00-26-46 W 847.47 FT
TO NLY ROW OF US HWY 27 SAID PT ALSO BING ON NON TANGENT CIR CURVE
CONCAVE SLY HAVING RAD OF 2962.79 FT & CENTRAL ANGLE OF 00-43-11 &
CHORD BEARING & DIS OF N 70-19-38 W 37.22 FT TH N 00-23-38 E 20.60 FT
TH N 74-03-36 W 454.59 FT TH N 06-54-05 E 504.44 FT TH N 89-24-52 W
544.42 FT TH N 06-55-35 E 193.97 FT TH S 89-25-27 E 939.04 FT TO POB.
LESS & EXCEPT THE FOLLOWING:
COM NW COR TH S 89-2-20 E 408.10 FT TO POB TH S 89-26-20 E 544.36 FT
TH S 06-54-05 W 194.20 FT TH N 89-24-51 W 544.42 FT TH N 06-85-35 E
193.97 FT TO POB
EX ADDITIONAL ROW US 27 AS DESCRIBED IN OR 2209-501

Land Data - Warning: Verify Zoning

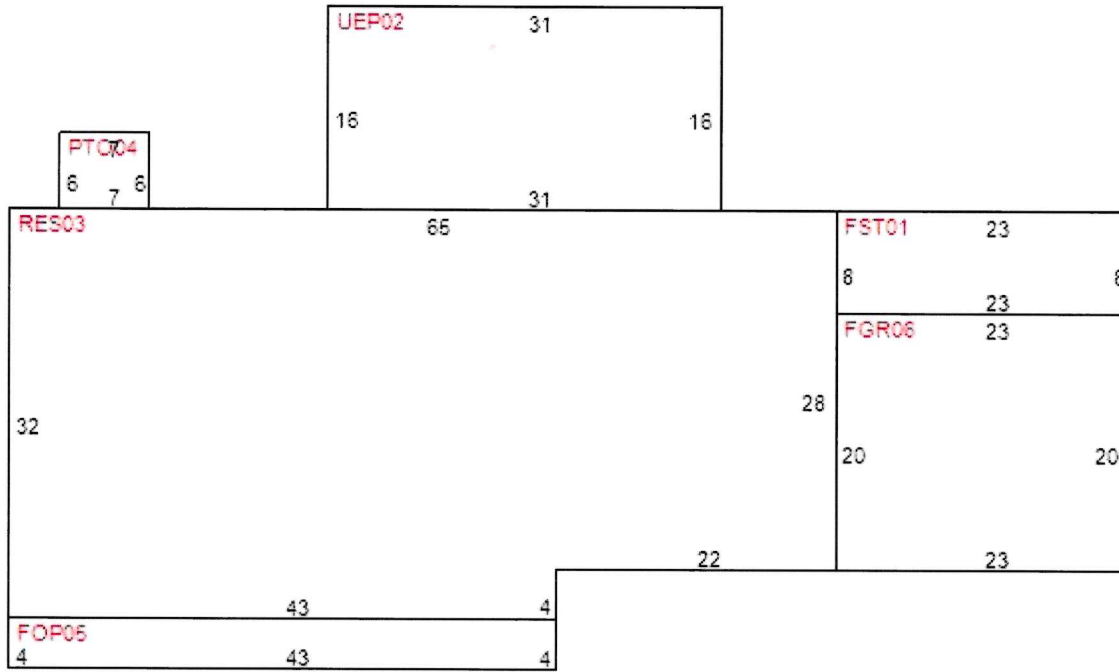
| Use | CUse | Front | Depth | Zoning | Units | Type | Rate | Loc | Shp | Phy | Class | Value | Just Value |
|------|------|-------|-------|--------|------------|------|------|-----|-----|-----|-------|-------|------------|
| GCSF | 0100 | .0 | .0 | B2 | 303,613.00 | SF | | | | | | | |
| GCAC | 9902 | .0 | .0 | A1 | 3.30 | AC | | | | | | | |

Neighborhood 9964 - COMM US HWY 27- CL/ NW 60 AVE
Mkt: 2 70

Traverse

Building 1 of 1
FST01=L23D8R23U8.L32
UEP02=U16L31D16R31.R9
RES03=L65D32R43U4R22U28.L54
PTO04=U6L7D6R7.L11D32
FOP05=D4R43U4L43.R43U4R22
FGR06=U20R23D20L23.

ATTACHMENT A - APPLICATION PACKAGE



Building Characteristics

| | | |
|----------------------|---------------------------|--------------------------------------|
| Improvement | 1F - SFR- 01 FAMILY RESID | Year Built 1979 |
| Effective Age | 3 - 10-14 YRS | Physical Deterioration 0% |
| Condition | 0 | Obsolescence: Functional 0% |
| Quality Grade | 600 - AVERAGE | Obsolescence: Locational 0% |
| Inspected on | 5/14/2021 by 211 | Architecture 0 - STANDARD SFR |
| | | Base Perimeter 194 |

| TypeID | Exterior Walls | Stories | Year Built | Finished Attic | Bsmt Area | Bsmt Finish | Ground Floor Area | Total Flr Area |
|----------|----------------|---------|------------|----------------|-----------|-------------|-------------------|----------------|
| FST 0160 | COMMON BRICK | 1.00 | 1979 | N | 0 % | 0 % | 184 | 184 |
| UEP 0220 | MH ALUM SIDING | 1.00 | 1979 | N | 0 % | 0 % | 496 | 496 |
| RES 0360 | COMMON BRICK | 1.69 | 1979 | N | 0 % | 0 % | 1,992 | 3,366 |
| PTO 0401 | NO EXTERIOR | 1.00 | 1979 | N | 0 % | 0 % | 42 | 42 |
| FOP 0501 | NO EXTERIOR | 1.00 | 1979 | N | 0 % | 0 % | 172 | 172 |
| FGR 0660 | COMMON BRICK | 1.00 | 1979 | N | 0 % | 0 % | 460 | 460 |

Section: 3

| | | | |
|--------------------------------------|--------------------------------------|---------------------------|-----------------------------|
| Roof Style: 10 GABLE | Floor Finish: 37 LAMINATE | Bedrooms: 2 | Blt-In Kitchen: Y |
| Roof Cover: 08 FBRGLASS SHNGL | Wall Finish: 16 DRYWALL-PAINT | 4 Fixture Baths: 0 | Dishwasher: Y |
| Heat Meth 1: 20 HEAT PUMP | Heat Fuel 1: 10 ELECTRIC | 3 Fixture Baths: 3 | Garbage Disposal: N |
| Heat Meth 2: 00 | | | Garbage Compactor: N |

A-6

ATTACHMENT A - APPLICATION PACKAGE

Foundation: 7 BLK PERIMETER
A/C: Y

Heat Fuel 2: 00
Fireplaces: 1

2 Fixture Baths: 1 **Intercom:** N
Extra Fixtures: 2 **Vacuum:** N

Miscellaneous Improvements

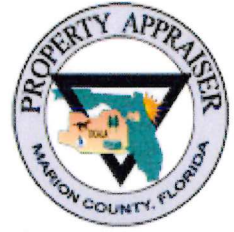
| Type | Nbr Units | Type | Life | Year In | Grade | Length | Width |
|--------------------|-----------|------|------|---------|-------|--------|-------|
| 190 SEPTIC 1-5 BTH | 1.00 | UT | 99 | 1970 | 2 | 0.0 | 0.0 |
| 256 WELL 1-5 BTH | 1.00 | UT | 99 | 1970 | 5 | 0.0 | 0.0 |
| 159 PAV CONCRETE | 250.00 | SF | 20 | 1970 | 3 | 0.0 | 0.0 |
| 144 PAVING ASPHALT | 15,760.00 | SF | 5 | 1970 | 1 | 0.0 | 0.0 |
| 009 BARN HORSE | 3,690.00 | SF | 40 | 2008 | 3 | 41.0 | 90.0 |
| FOP PORCH-OPEN-FIN | 312.00 | SF | 40 | 2008 | 1 | 12.0 | 26.0 |
| 114 FENCE BOARD | 1,698.00 | LF | 10 | 2003 | 2 | 0.0 | 0.0 |
| 112 FENCE WIRE/BD | 640.00 | LF | 10 | 2003 | 5 | 0.0 | 0.0 |
| 250 WALLS MASONRY | 360.00 | SF | 50 | 2008 | 3 | 0.0 | 0.0 |
| 159 PAV CONCRETE | 276.00 | SF | 20 | 2008 | 3 | 0.0 | 0.0 |
| 114 FENCE BOARD | 877.00 | LF | 10 | 2008 | 3 | 0.0 | 0.0 |

Appraiser Notes

OCALA EQUINE HOSPITAL PA

Planning and Building
** Permit Search **

| Permit Number | Date Issued | Date Completed | Description |
|---------------|-------------|----------------|---|
| 2021111210 | 11/10/2021 | 1/3/2022 | SHINGLE TEAR OFF SHINGLE RE-ROOF HOUSE FL16305.1 |
| 2021111206 | 11/10/2021 | 7/5/2022 | SHINGLE TEAR OFF SHINGLE RE-ROOF BARN FL 16305.1 BARN 2 (BA |
| 2019100865 | 10/22/2019 | 3/10/2020 | REMODEL UPSTAIRS BATH LIVING AREA INTO BATH AND KITCHENETTE |
| M010410 | 1/1/2000 | 8/1/2000 | ADD |



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

12557-001-00

[GOOGLE Street View](#)

Prime Key: 2804912

[Beta MAP IT+](#)

Current as of 4/11/2024

[Property Information](#)

OCALA EQUINE HOSPITAL REAL
 EST LLP
 10855 NW HIGHWAY 27
 Ocala FL 34482-1842

[Taxes / Assessments:](#)

Map ID: 90

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 19

Acres: 12.11

Situs: Situs: 10855 N US HWY 27
 Ocala

[2023 Certified Value](#)

| | | | |
|----------------------|-------------|---------------------------|-------------|
| Land Just Value | \$575,966 | | |
| Buildings | \$833,298 | | |
| Miscellaneous | \$123,447 | | |
| Total Just Value | \$1,532,711 | Impact | |
| Total Assessed Value | \$1,259,042 | Ex Codes: | (\$273,669) |
| Exemptions | \$0 | | |
| Total Taxable | \$1,259,042 | | |
| School Taxable | \$1,532,711 | | |

[History of Assessed Values](#)

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|-----------|------------|-------------|--------------|------------|-------------|
| 2023 | \$575,966 | \$833,298 | \$123,447 | \$1,532,711 | \$1,259,042 | \$0 | \$1,259,042 |
| 2022 | \$315,599 | \$766,271 | \$127,525 | \$1,209,395 | \$1,144,584 | \$0 | \$1,144,584 |
| 2021 | \$197,858 | \$710,761 | \$131,912 | \$1,040,531 | \$1,040,531 | \$0 | \$1,040,531 |

[Property Transfer History](#)

| Book/Page | Date | Instrument | Code | Q/U | V/I | Price |
|---------------------------|---------|---------------------|------------------------|-----|-----|-----------|
| 5743/0403 | 09/2012 | 05 QUIT CLAIM | 7 PORTIONUND INT | U | V | \$100 |
| 4222/0093 | 10/2005 | 06 SPECIAL WARRANTY | 5 V-OTHER MLSAGENT | U | I | \$892,600 |
| 3399/0346 | 03/2003 | 07 WARRANTY | 7 PORTIONUND INT | U | I | \$125,000 |
| 2676/1798 | 07/1999 | 07 WARRANTY | 2 V-SALES VERIFICATION | Q | I | \$370,000 |
| 2209/0495 | 01/1996 | 43 R-O-W | 0 | U | I | \$100 |
| 2068/1196 | 09/1994 | 07 WARRANTY | 9 UNVERIFIED | Q | I | \$300,000 |

[Property Description](#)

SEC 27 TWP 14 RGE 20

ATTACHMENT A - APPLICATION PACKAGE

COM NW COR THENCE S 00-00-02 E 476.03 FT TO INTERSECTION
 OF NLY ROW OF US HWY 27 THENCE S 74-00-32 E ALG ROW
 288.29 FT THENCE S 85-19-08 E 101.98 FT THENCE S 74-00-32 E
 100 FT THENCE S 66-02-21 E ALG ROW 100.98 FT THENCE
 S 74-00-32 E ALG ROW 311.05 FT THENCE DEPARTING ROW
 N 06-56-56 E 519.45 FT THENCE N 89-24-34 W 544.50 FT THENCE
 N 06-57-51 E 194 FT TO PT ON N BDY OF SEC 27 THENCE
 N 89-24-34 W 408.12 FT TO POB EX ADDITIONAL ROW FOR US 27
 AS DESCRIBED IN OR 2209-495 &

INCLUDE THE FOLLOWING:

COM NW COR TH S 89-2-20 E 408.10 FT TO POB TH S 89-26-20 E
 544.36 FT TH S 06-54-05 W 194.20 FT TH N 89-24-51 W
 544.42 FT TH N 06-85-35 E 193.97 FT TO POB

Parent Parcel: 12557-000-00

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

| Use | CUse | Front | Depth | Zoning | Units | Type | Rate | Loc | Shp | Phy | Class | Value | Just Value |
|------|------|-------|-------|--------|------------|------|------|-----|-----|-----|-------|-------|------------|
| GCSF | 1905 | .0 | .0 | B2 | 127,631.00 | SF | | | | | | | |
| GCAC | 9902 | .0 | .0 | A1 | 7.72 | AC | | | | | | | |
| DRA | 9470 | .0 | .0 | B2 | 1.46 | AC | | | | | | | |

Neighborhood 9964 - COMM US HWY 27- CL/ NW 60 AVE
 Mkt: 2 70

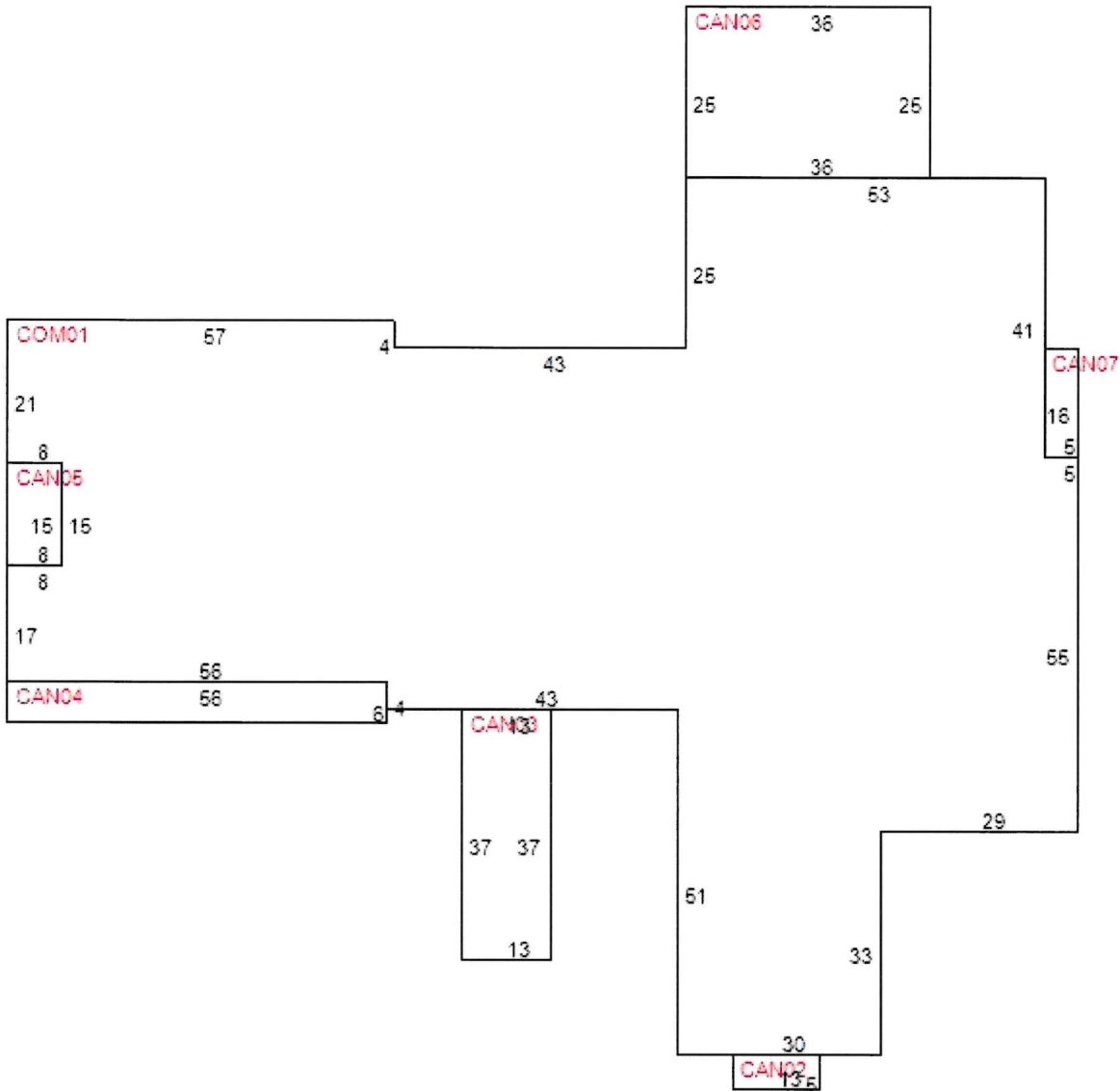
[Traverse](#)

Building 1 of 1

COM01=L30U51L43U4L56U17R8U15L8U21R57D4R43U25R53D41R5D55L29D33.L9
 CAN02=D5L13U5R13.L21U51L19
 CAN03=D37L13U37R13.L24U4
 CAN04=L56D6R56U6.L56U17
 CAN05=R8U15L8D15.U36R57D4R43U25
 CAN06=U25R36D25L36.R53D41

ATTACHMENT A - APPLICATION PACKAGE

CAN07=R5U16L5D16.



Building Characteristics

| | | |
|----------------------|-----------------------|------------------------------------|
| Structure | 4 - MASONRY NO PILAST | Year Built 1970 |
| Effective Age | 6 - 25-29 YRS | Physical Deterioration 0% |
| Condition | 2 | Obsolescence: Functional 0% |
| Quality Grade | 600 - AVERAGE | Obsolescence: Locational 0% |
| Inspected on | 1/25/2018 by 117 | Base Perimeter 598 |

Exterior Wall 24 CONC BLK-PAINT32 CONC BLK-STUCO

| Section | Wall Height | Stories | Year Built | Basement % | Ground Flr Area | Interior Finish | Sprinkler | A/C |
|---------|-------------|---------|------------|------------|-----------------|-------------------------|-----------|-----|
| 1 | 13.5 | 1.00 | 1970 | 0 | 11,555 | V19 VETERINARY HOSPITAL | 100 % | Y Y |
| 2 | 10.0 | 1.00 | 2003 | 0 | 65 | CAN CANOPY-ATTACHD | 100 % | N N |
| 3 | 14.0 | 1.00 | 2003 | 0 | 481 | CAN CANOPY-ATTACHD | 100 % | N N |
| 4 | 15.0 | 1.00 | 2017 | 0 | 336 | CAN CANOPY-ATTACHD | 100 % | N N |
| 5 | 11.0 | 1.00 | 2017 | 0 | 120 | CAN CANOPY-ATTACHD | 100 % | N N |
| 6 | 14.0 | 1.00 | 2004 | 0 | 900 | CAN CANOPY-ATTACHD | 100 % | N N |
| 7 | 15.0 | 1.00 | 1970 | 0 | 80 | CAN CANOPY-ATTACHD | 100 % | N N |

Section: 1

ATTACHMENT A - APPLICATION PACKAGE

Elevator Shafts: 0 Aprtments: 0 Kitchens: 1 4 Fixture Baths: 0 2 Fixture Baths: 0
Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 2 Extra Fixtures: 17

Miscellaneous Improvements

| Type | Nbr Units | Type | Life | Year In | Grade | Length | Width |
|--------------------|-----------|------|------|---------|-------|--------|-------|
| 190 SEPTIC 1-5 BTH | 1.00 | UT | 99 | 1970 | 4 | 0.0 | 0.0 |
| 256 WELL 1-5 BTH | 1.00 | UT | 99 | 1970 | 4 | 0.0 | 0.0 |
| 144 PAVING ASPHALT | 25,834.00 | SF | 5 | 1990 | 1 | 0.0 | 0.0 |
| 114 FENCE BOARD | 1,733.00 | LF | 10 | 1980 | 3 | 0.0 | 0.0 |
| 159 PAV CONCRETE | 748.00 | SF | 20 | 1980 | 3 | 0.0 | 0.0 |
| 009 BARN HORSE | 4,240.00 | SF | 40 | 2000 | 5 | 106.0 | 40.0 |
| 226 RES SWIM POOL | 70.00 | SF | 20 | 2003 | 5 | 14.0 | 5.0 |
| 159 PAV CONCRETE | 904.00 | SF | 20 | 2003 | 3 | 0.0 | 0.0 |
| 009 BARN HORSE | 4,240.00 | SF | 40 | 2006 | 5 | 106.0 | 40.0 |
| 250 WALLS MASONRY | 810.00 | SF | 50 | 2006 | 3 | 0.0 | 0.0 |
| 144 PAVING ASPHALT | 4,220.00 | SF | 5 | 2003 | 1 | 0.0 | 0.0 |
| FDU UTILITY-FINISH | 1,728.00 | SF | 40 | 2003 | 4 | 36.0 | 48.0 |
| 256 WELL 1-5 BTH | 1.00 | UT | 99 | 2003 | 2 | 0.0 | 0.0 |
| 250 WALLS MASONRY | 252.00 | SF | 50 | 2003 | 3 | 0.0 | 0.0 |
| 159 PAV CONCRETE | 540.00 | SF | 20 | 2003 | 3 | 0.0 | 0.0 |
| 114 FENCE BOARD | 188.00 | LF | 10 | 2003 | 4 | 0.0 | 0.0 |
| 114 FENCE BOARD | 550.00 | LF | 10 | 2003 | 3 | 0.0 | 0.0 |
| 159 PAV CONCRETE | 1,022.00 | SF | 20 | 2017 | 3 | 0.0 | 0.0 |
| 144 PAVING ASPHALT | 7,893.00 | SF | 5 | 2017 | 3 | 0.0 | 0.0 |
| 184 RETAIN WALL | 1,456.00 | SF | 50 | 2017 | 3 | 0.0 | 0.0 |

Appraiser Notes

OCALA EQUINE HOSPITAL

Planning and Building

** Permit Search **

| Permit Number | Date Issued | Date Completed | Description |
|---------------|-------------|----------------|--|
| 2021110900 | 11/10/2021 | 7/5/2022 | SHINGLE TEAR OFF SHINGLE RE-ROOF BARN 1 (FRONT BARN) |
| 2020063164 | 11/4/2020 | 7/7/2021 | MODIFY AND ENLARGE EXISTING CT EQUIPMENT ROOM |
| 2020061176 | 7/9/2020 | 7/9/2020 | PERMIT EXISTING MRI TRAILER |
| 2020051046 | 7/9/2020 | 7/22/2020 | INSTALL MITSUBISHI MINI SPLIT FOR DEHUMID IN OFFICE - 1.3 T |
| 2020050965 | 5/13/2020 | 5/26/2020 | REPLACE LIKE FOR LIKE 5 TON RUUD 15 SEER (MAIN OFFICE) |
| 2020030297 | 3/4/2020 | 3/11/2020 | REMOVING 3 POLE 40 AMP BREAKER REPLACING W/3 POLE 60 AMP BR |
| 2020020727 | 2/18/2020 | 8/5/2020 | INSTALL 7.5 TON CARRIER & INSTALL METAL DUCT AHRI#5581931 |
| 2017071198 | 7/21/2017 | 2/5/2018 | BURY 500 GALLON PROPANE TANK RUN 50 3/4 PE PIPE 21 COOPER TO |
| 2016051303 | 5/1/2016 | 11/20/2017 | SURGURY EXPANSION |
| 2015090956 | 9/9/2015 | 10/8/2015 | LP GAS |
| 2013101240 | 10/12/2013 | 11/17/2013 | LP TO POOL HTR & WATERHEATER |
| M050272 | 5/1/2005 | 1/1/2006 | BARN |
| M052722 | 5/1/2005 | 4/1/2006 | BARN |
| M060789 | 6/1/2004 | 11/1/2004 | ADD TO OFFICE |
| M120093 | 12/1/2002 | 2/1/2003 | POOL |
| M111166 | 11/1/2002 | 2/1/2003 | BLDING FOR 1 HORSE STALL |
| M010507 | 1/1/2000 | 8/1/2000 | BARN & COMM ACCES STUCT. |

ATTACHMENT A - APPLICATION PACKAGE

REC 44.00
DOC 70 70



DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY

DATE: 10/01/2012 11:30:03 AM

FILE #: 2012095337 OR BK 05743 PGS 0403-0407

REC 44.00 DEED DS 0.70

W

Mad

This instrument prepared by:
Linda L. Davis, an employee of
Official Land Title, Inc.
1603 SW 19th Avenue
Ocala, Florida 34471
File #12-0056

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this *27* day of September, 2012, by and between **ROBERT J. BLOOMER, CHARLES K. CANTRELL and JOHN B. MADISON**, whose address is 10855 NW US Highway 27, Ocala, Florida 34482, hereinafter called the **"GRANTORS"**, to **OCALA EQUINE HOSPITAL REAL ESTATE, LLP, a Florida Limited Liability Partnership**, whose address is 10855 NW US Highway 27, Ocala, Florida 34482, hereinafter the **"GRANTEE"**:

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantors have in and to, all that certain land situate in Marion County, Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Robert J. Bloomer, Charles K. Cantrell and John B. Madison hereby certify that the lands described in this Quit Claim Deed do not constitute their homestead, as defined by Article 10, Section 4 of the Florida Constitution, nor are said lands contiguous to lands upon which they claim or maintain as homestead. Furthermore, no member of their family who are dependent on them for support reside on the subject property.

SUBJECT TO all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, it any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belong or in any way appertaining.

TO HAVE AND TO HOLD, the same together with all singular appurtenants thereunto belonging or in anywise appertaining, and all estate, right, title interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

ATTACHMENT A - APPLICATION PACKAGE

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Linda L. Davis
Robert J. Bloomer
Print Name LINDA L. DAVIS

Robert J. Bloomer
Robert J. Bloomer

Craig C. Carpenter
Print Name CRAG C. CARPENTER

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 27 day of September, by **ROBERT J. BLOOMER**, who is personally known to me or has produced a valid driver's license as identification.

Linda L. Davis
Notary Public, State of Florida
Print Notary Name _____
My commission expires _____



ATTACHMENT A - APPLICATION PACKAGE

Signed, sealed and delivered in our presence as witnesses:

Linda L. Davis
Print Name LINDA L. DAVIS

Charles K. Cantrell
Charles K. Cantrell

Craig C. Carpenter
Print Name CRAG C. CARPENTER

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 27 day of September, by **CHARLES K. CANTRELL**, who is personally known to me or has produced a valid driver's license as identification.



Linda L. Davis
Notary Public, State of Florida
Print Notary Name _____
My commission expires _____

ATTACHMENT A - APPLICATION PACKAGE

Signed, sealed and delivered in our presence as witnesses:

Linda L. Davis
Print Name LINDA L. DAVIS

John B. Madison
John B. Madison

Craig C. Carpenter
Print Name CRAG C CARPENTER

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 27 day of September, by **JOHN B. MADISON**, who is personally known to me or has produced a valid driver's license as identification.



Linda L. Davis
Notary Public, State of Florida
Print Notary Name _____
My commission expires _____

ATTACHMENT A - APPLICATION PACKAGE

EXHIBIT "A"

PARCEL 1:

Commence at the Northwest corner of Section 27, Township 14 South, Range 20 East, Marion County, Florida, said point being the Point of Beginning; thence S00°00'02"E and along the West line of said Section 27, a distance of 476.03 feet to the intersection of the Northerly right of way line of U.S. Highway 27, (State Road 500); thence S74°00'32"E and along said Northerly right of way line a distance of 288.29 feet; thence S85°19'08"E along said right of way line a distance of 101.98 feet; thence S74°00'32"E along said right of way line a distance of 100.00 feet; thence S66°02'21"E along said right of way line a distance of 100.98 feet; thence S74°00'32"E along said right of way line a distance of 311.05 feet; thence departing said right of way line N06°56'56"E a distance of 519.45 feet; thence N89°24'34"W a distance of 544.50 feet; thence N06°57'51"E a distance of 194.00 feet to a point on the North boundary of said Section 27; thence N89°24'34"W and along said North boundary a distance of 408.12 feet to the Point of Beginning. Said parcel lying and being situated in the NW 1/4 of Section 27, Township 14 South, Range 20 East, Marion County, Florida, and lying North of the Northerly right of way line of U.S. Highway 27, (State Road 500).

LESS AND EXCEPT: Commence at Northwest corner of Section 27, Township 14 South, Range 20 East; thence S00°19'12"W along the West boundary of said Section 27, 464.74 feet for the Point of Beginning; thence continuing S00°19'12"W along said West boundary 11.44 feet to the Northerly existing right of way line of State Road 500 (US 27) as shown on the Florida Department of Transportation Right of Way Map, Section 36070-2510; thence along said right of way line for the following courses and distances: S73°41'04"E 288.49 feet; S84°59'32"E 102.00 feet; S73°41'04"E 100.01 feet; S65°42'58"E 101.00 feet; S73°41'04"E 311.05 feet; thence departing said right of way line N07°16'24"E 15.19 feet; thence N73°41'04"W 299.41 feet; thence N70°49'19"W 100.12 feet; thence N73°41'04"W 300.00 feet; thence N82°12'55"W 101.12 feet; thence N73°41'04"W 100.94 feet to the Point of Beginning.

PARCEL 2:

A portion of the NW 1/4 of Section 27, Township 14 South, Range 20 East, Marion County, Florida, being more particularly described as follows:

Begin at the NE corner of the NW 1/4 of the NW 1/4 of said Section 27; thence along the East boundary of the NW 1/4 of the NW 1/4 of said Section 27, S00°26'46"W, a distance of 847.47 feet to the Northerly right of way line of U.S. Highway 27 (a variable width right of way), said point also being on a non-tangent circular curve concave Southerly, having a radius of 2962.79 feet, a central angle of 00°43'11" and a chord bearing and distance of N70°19'38"W, 37.22 feet; thence departing said East boundary, and along the arc of said curve, a distance of 37.22 feet to the end of said curve, and to the Southeast corner of lands described in Official Records Book 2209, Page 501 of Public Records of Marion County, Florida; thence continue along said Northerly right of way line the following courses: N00°23'38"E, a distance of 20.60 feet; thence N74°03'36"W, a distance of 454.59 feet to the Southeasterly corner of lands described in Official Records Book 4222, Page 93 of Public Records of Marion County, Florida; thence departing said Northerly right of way line, and along the Easterly boundary of lands described in said Official Records Book 2068, Page 1196, N06°54'05"E, a distance of 504.44 feet to the Northerly boundary of lands described in said Official Records Book 2068, Page 1196; thence along said Northerly boundary, N89°24'52"W, a distance of 544.42 feet to the Easterly boundary of lands described in said Official Records Book 2068, Page 1196; thence along said Easterly boundary, N06°55'35"E, a distance of 193.97 feet to the North boundary of the NW 1/4 of the NW 1/4 of said Section 27; thence departing said Easterly boundary, along said North boundary, S89°25'27"E, a distance of 939.04 feet to the Point of Beginning.



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Florida Profit Corporation
OCALA EQUINE HOSPITAL, P.A.

Filing Information

| | |
|-----------------------------|--------------|
| Document Number | P01000023632 |
| FEI/EIN Number | 65-1083667 |
| Date Filed | 03/01/2001 |
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| Event Effective Date | NONE |

Principal Address

10855 NW US HWY 27
OCALA, FL 34482

Changed: 01/19/2011

Mailing Address

10855 NW US HWY 27
OCALA, FL 34482

Changed: 02/06/2024

Registered Agent Name & Address

MADISON, JOHN BVMD
10855 NW US HWY 27
OCALA, FL 34482

Address Changed: 01/19/2011

Officer/Director Detail

Name & Address

Title P

MADISON, JOHN BVMD
10855 NW US HWY 27
OCALA, FL 34482

Title S

CANTRELL, CHARLES KDVM
10855 NW US HWY 27
OCALA, FL 34482

Title V

BLAIR, JR., HARRY ADVN
10855 NW US HWY 27
OCALA, FL 34482

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| 2023 | 01/23/2023 |
| 2024 | 02/06/2024 |

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