



Marion County  
Board of County Commissioners

Growth Services

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

APPLICATION COMPLETE  
DATE COMPLETED 5/30/25  
INITIALS EM Revised 01/09/2020  
TENTATIVE MEETING DATES  
P&Z PH 8/25/2025  
BCC/P&Z PH 9/15 or 9/16/2025

## MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS

Staff Use Only: Case # 1 - \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:

LARGE-SCALE MAP AMENDMENT \_\_\_\_\_  
TEXT AMENDMENT \_\_\_\_\_

SMALL-SCALE MAP AMENDMENT<sup>x</sup> \_\_\_\_\_

TEXT AMENDMENT \_\_\_\_\_

(Text amendment must be associated with submitted small-scale map amendment)

**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
23303-002-00	18-15S-21E	5.1	LR	MR
23303-000-04	18-15S-21E	2.6	LR	MR

**CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)**

Property owner/applicant	Authorized agent (if not the owner/applicant)
FOR APPLICANT AND OWNER INFORMATION SEE OWNER-SIGNED LETTERS OF AUTHORIZATION SUBMITTED HEREWITH	KLEIN & KLEIN, PLLC [FRED N. ROBERTS] (AGENT) 40 SE 11TH AVENUE, OCALA, FL 34471 352-732-7750 fred@kleinandkleinpa.com

Staff Use Only: Application Complete – Yes

project 2025 05 0088

Received: Date 5/28/25

Time 10 : 32 a.m./p.m.

Page 1 of 3

AR 32926

Empowering Marion for Success

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES \_\_\_\_\_ NO \_\_\_\_\_  
(IF YES, PLEASE ATTACH TO APPLICATION)

Revised 01/09/2020

<p><b><u>EXISTING USE OF SITE:</u></b></p> <p>LOW RESIDENTIAL</p>
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<p><b><u>PROPOSED USE OF SITE (IF KNOWN):</u></b></p> <p>MEDIUM RESIDENTIAL</p>
---

<b><u>WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?</u></b>			
Well _____	Centralized water <input checked="" type="checkbox"/>	Provider	CITY OF OCALA
Septic _____	Centralized sewer <input checked="" type="checkbox"/>	Provider	CITY OF OCALA

**DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):**

Proceed West on E Silver Springs Blvd/FL-40 for approximately 6.5 miles,  
turn right onto NW 73rd Terrace; continue for 0.4 miles to the destination.



## MEMORANDUM

To: Marion County Growth Services Department

From: Kimley-Horn and Associates, Inc.

Date: May 2025

RE: **Rezoning Consistency Memorandum – Homestead Villas PUD**  
**Kimley-Horn Project Number 242123002**

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## PROJECT BACKGROUND

### APPLICANT:

Homestead Villas, LLC

### AGENT:

Fred N. Roberts, Jr.  
Klein & Klein, PLLC  
40 SE 11<sup>th</sup> Avenue  
Ocala, Florida 34471  
Tel: (352) 732-7750  
Fax: (352) 732-7754  
Email: [fred@kleinandkleinpa.com](mailto:fred@kleinandkleinpa.com)

### REQUEST:

**Future Land Use Map Amendment (Partial):**  
From *Low Residential (LR)* to *Medium Residential (MR)*

**Rezoning:**  
From *A-1 (General Agriculture)* and *R-4 (Mixed Residential)* to *Planned Unit Development (PUD)*

### APPLICATION PROPERTY:

12.77 acres (Parcel Numbers: 23204-002-00, 23303-002-00, and 23303-000-04)

### GENERAL LOCATION:

West side of NW 73<sup>rd</sup> Terrace, approximately 2,000 feet north of State Road 40 (SR 40)

### APPLICATION PURPOSE:

The applicant is requesting to amend the Future Land Use and Zoning designation of the subject property to *Medium Residential* and *Planned Unit Development (PUD)* to facilitate the development of up to 25 new duplexes for a total of 50 dwelling units. The proposed development will include an



internal community park and is intended to provide much-needed market-rate housing options in this area of western Ocala.

The subject property is located within an area of urban transition, characterized by a mix of land uses. Nearby developments include existing commercial and industrial uses, as well as the recently completed “Home Away” project, which offers high-density, small-format residential housing. This context supports the appropriateness of the proposed residential density and land use pattern.

## PROPERTY DESCRIPTION AND CONTEXT

The subject properties are currently vacant but were previously developed with multiple single-family residences, which have since been demolished. The surrounding area is primarily characterized by single-family residential development and is designated under *Low Residential (LR)* and *Medium Residential (MR)* future land use categories.

Adjacent Property	Future Land Use Classification	Zoning Classifications
North	LR, MR	A-1, R-4
South	LR	A-1
East	MR	R-4
West	LR	A-1

The subject property is accessed via NW 73<sup>rd</sup> Terrace, a Marion County-maintained public roadway that connects to State Road 40 (SR 40) approximately 2,000 feet to the south. NW 73<sup>rd</sup> Terrace is currently paved up to a point south of the property. As part of the proposed development, the applicant will extend the pavement of NW 73<sup>rd</sup> Terrace approximately 800 feet to the property’s northeast corner, ensuring full paved access.

Potable water and sanitary sewer services are available from the City of Ocala, which has indicated its willingness to serve the site. These utilities are currently located approximately 350 feet south of the property along NW 73<sup>rd</sup> Terrace.

## PROPOSED REZONING OVERVIEW

The subject property is currently zoned *A-1 (General Agriculture)* and *R-4 (Mixed Residential)*. The applicant is requesting a rezoning to *Planned Unit Development (PUD)* and a Future Land Use Map amendment to *Medium Residential (MR)*. The MR land use designation permits a maximum residential density of four dwelling units per acre. The proposed development includes 25 duplexes for a total of 50 dwelling units on 12.77 acres, resulting in a net density of approximately 3.91 dwelling units per acre, which is consistent with the MR designation.

In accordance with Marion County Land Development Code Section 4.2.31, a PUD rezoning requires the submittal of a Conceptual PUD Plan. A plan has been included with this application, illustrating the layout of the proposed duplex units, open space and landscape buffers, an internal neighborhood park, and supporting infrastructure including roadways and stormwater management areas.



## CONSISTENCY WITH THE MARION COUNTY COMPREHENSIVE PLAN

The *Medium Residential (MR)* land use category is intended to recognize areas suited for primarily single-family residential units within the Urban Growth Boundary (UGB), Planned Service Areas (PSA) and Urban Area. However, the designation allows for multi-family residential units along the outer edges of the UGB or Urban Area. The density range shall be from one dwelling unit per one gross acre to four dwelling units per one gross acre, as further defined in the LDC.

The proposed PUD is consistent with the requested MR Future Land Use designation, as it proposes 25 duplexes for a total of 50 dwelling units on 12.77 acres, equating to approximately 3.91 dwelling units per acre – within the allowable density range.

Additionally, the proposed development supports the following specific Goals, Objectives, and Policies of the Marion County Comprehensive Plan.

### FUTURE LAND USE ELEMENT POLICY 1.1.5

The County shall require higher densities and intensities of development to be located within the Urban Growth Boundaries and Planned Service Areas, where public or private facilities and services are required to be available.

**Analysis:** The proposed PUD is located within the UGB, and adequate public facilities and services are available to support the development.

### FUTURE LAND USE ELEMENT POLICY 1.1.6

The County shall require new development or substantial redevelopment to provide buffering to address compatibility concerns and reduce potential adverse impacts to surrounding properties, as further defined in the LDC.

**Analysis:** The proposed PUD includes a 20-foot-wide vegetated buffer along all property boundaries, with an emphasis on tree preservation. The proposed buffer is well in excess of the buffers required by the LDC. Additionally, the duplex units are limited to a maximum height of 35 feet, consistent with the surrounding residential character.

### FUTURE LAND USE ELEMENT POLICY 2.1.4

A minimum of 350 square feet of open space for each residential lot shall be required in either single or linked multiple tracts within residential development, and the open space shall be accessible to all residents within the development, as further defined in the LDC.

**Analysis:** For 50 dwelling units, a minimum of 0.40 acres of open space is required. The proposed development includes a neighborhood park of approximately 1.0 acre, which will feature a shelter and seating area, a playground, and open space for passive recreation.

### FUTURE LAND USE ELEMENT POLICY 2.1.6

Rural and agricultural areas shall be protected from premature urbanization and a vibrant rural economy shall be encouraged outside the UGB and Planned Service Areas. Urban and suburban uses incompatible with agricultural uses shall be directed toward areas appropriate for urban development, such as within the UGB and PSAs.

**Analysis:** The proposed PUD is located within the UGB and outside the Farmland Preservation Area (FPA). It is not adjacent to any active agricultural uses. While some adjacent properties are designated as *Low Residential (LR)*, they are developed with existing residential homes, ensuring compatibility.

## HOUSING ELEMENT GOAL 1

Marion County shall encourage and promote the availability of safe, sanitary, and affordable housing in neighborhoods that have the necessary infrastructure to meet the needs of present and future residents of the County.

**Analysis:** The proposed PUD is situated in a diverse and developed area of the County, near single-family and high-density residential uses, employment centers, and major transportation corridors. The development of duplex-style units with a neighborhood park contributes to housing availability for working families and first-time homebuyers in a safe, well-served location.

## TRANSPORTATION ELEMENT POLICY 2.1.4

All proposed development shall be evaluated to determine impacts to adopted LOS standards.

**Analysis:** The project falls under the threshold requiring a transportation impact analysis. During review, the PUD will demonstrate compliance with all required adopted LOS standards.

## TRANSPORTATION ELEMENT OBJECTIVE 2.2

To maintain the intended functionality of Marion County's roadway network, access management standards shall be established which provides access controls and manage the number and location of public roadways, private roadways, driveways, median openings, and traffic signals.

**Analysis:** The PUD will have a single access to NW 73<sup>rd</sup> Terrace, which is a local residential roadway. The proposed access is appropriate to the character and access classification for NW 73<sup>rd</sup> Terrace. Per the Marion County LDC, a second access is required for projects with greater than 50 residential dwelling units; therefore, a secondary access is not required for this project.

## SANITARY SEWER ELEMENT POLICY 1.2.1

Within the UGB, all new development approval requests (CPAs, rezonings, site plans, etc.) will require proof that central sanitary sewer and water service from a County approved provider is or will be available. Approved providers in the UGB are MCUD, the cities of Ocala, Belleview or Dunnellon, and private utilities authorized by the County within its service area.

**Analysis:** Central sanitary sewer and potable water services are available from the City of Ocala, which has indicated its willingness to serve the project.

## SANITARY SEWER ELEMENT POLICY 1.1.5

Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development.

**Analysis:** The proposed development will provide on-site stormwater management facilities in full compliance with the adopted Level of Service standards and the LDC.



## CONSISTENCY WITH THE MARION COUNTY LAND DEVELOPMENT CODE (LDC)

The development standards proposed for this *Planned Unit Development (PUD)* are similar, but not identical, to those permitted under the *R-4 (Mixed Residential)* zoning district. The R-4 classification is intended to support medium-density residential development and allows for a mix of single-family and two-family (duplex) dwellings, including both conventional site-built homes and manufactured housing such as single- and double-wide mobile homes.

Within the proposed PUD, each lot will have a minimum size of 9,400 square feet (measuring at least 94 feet by 100 feet) and will accommodate a single duplex unit. The following setbacks are proposed:

- Front: 20 feet
- Rear: 10 feet
- Side: 10 feet

Wherever the rear lot line abuts an adjacent property, a 20-foot-wide landscaped buffer is proposed, resulting in a minimum separation of 30 feet between any structure and the adjacent property line. This buffer is well in excess of the buffers required by the LDC and is designed to enhance compatibility and preserve privacy for neighboring properties. A priority will be placed on the preservation of existing trees within this buffer zone.

All duplex units will be single-story structures featuring varied architectural elements, including hip roofs and gables. The maximum building height is proposed to be 35 feet, which is compatible with the residences in this area.

A 20-foot-wide vegetated buffer will be established around the entire perimeter of the property. This buffer is well in excess of the buffers required by the LDC and will provide full visual screening and will preserve a significant number of existing mature trees to maintain the area's natural character.

Primary access to the PUD will be from NW 73<sup>rd</sup> Terrace. As part of the development, approximately 800 linear feet of NW 73<sup>rd</sup> Terrace will be improved and paved to Marion County public street standards, extending north to the property's boundary. This improvement is similar to access requirements completed for the nearby "Home Away" residential project. Internally, the PUD will feature a paved residential street network with cul-de-sac turnarounds to facilitate safe and efficient circulation.

According to Marion County Land Development Code (LDC) Section 6.11.4, residential developments with more than 50 developable lots are required to provide a minimum of two access points. As the proposed PUD is limited to exactly 50 units, the development complies with this requirement by providing a single access point.

Environmental assessments indicate that the property does not contain any jurisdictional wetlands, designated floodplains, or areas prone to flooding.

## COMPATIBILITY WITH SURROUNDING USES

This area of Marion County features a mix of land uses and is currently transitioning toward higher residential densities. NW 73<sup>rd</sup> Terrace connects directly to State Road 40 (SR 40), a major state thoroughfare that provides convenient access to destinations throughout Marion County and the broader region. The area is well-served by employment opportunities, and there is a recognized need for workforce and affordable housing options. The Property is minutes from the World Equestrian Center, which is growing at an exponential rate and will require a greater employment base from the surrounding areas.



Recent developments reflect this trend, including the construction of the nearby high-density residential project known as Home Away, which serves the local workforce. Additional residential developments and residential infill are also underway along SR 40. The proposed PUD is bordered by *Medium Residential (MR)* land use designations to the north and east. Nearby *Low Residential (LR)* properties are primarily developed with single-family homes, consistent with the area's evolving residential character.

The proposed PUD is compatible with surrounding uses due to its adjacency to similar residential development and existing MR-designated properties. It offers a housing product tailored to the needs of working families and first-time homebuyers, within a thoughtfully designed, safe, and appealing neighborhood environment. Significant perimeter buffers, with a focus on preserving mature trees, will help ensure compatibility and a seamless transition between this project and adjacent residential uses.

## PUBLIC FACILITIES AND INFRASTRUCTURE

The proposed PUD will provide safe and efficient vehicular access via NW 73<sup>rd</sup> Terrace, which connects directly to State Road 40 (SR 40), a primary transportation corridor in Marion County. While NW 73<sup>rd</sup> Terrace currently lacks sidewalks, a sidewalk network will be constructed within the PUD to ensure safe pedestrian access, particularly to the proposed neighborhood park.

As the development is limited to 50 residential units, the projected number of PM peak hour trips falls below the threshold that would require a Traffic Impact Analysis, in accordance with the Marion County Land Development Code (LDC).

ITE Code	# Dwelling Units	PM Peak Hour Trips
215, Single-Family Attached	50	26

Potable water and sanitary sewer service are available adjacent to the property from the City of Ocala. The City has indicated a willingness to provide utility service to the project. Notably, the City also serves other nearby developments along NW 73<sup>rd</sup> Terrace, including the Home Away workforce housing project, which is connected to centralized utilities.

The PUD will incorporate a comprehensive stormwater management system that complies with both the Marion County LDC and the standards of the Southwest Florida Water Management District (SWFWMD).

Educational and public facilities, including schools, emergency services, and community resources, are available within the vicinity of the project and are capable of supporting the anticipated residential population.

## NEAREST PUBLIC SCHOOLS

Elementary School: College Park Elementary School  
Address: 1330 SW 33<sup>rd</sup> Ave, Ocala, FL 34474

Middle School: Howard Middle School  
Address: 1655 NW 10<sup>th</sup> St, Ocala, FL 34475

High School: West Port High School  
Address: 3733 SW 80<sup>th</sup> Ave, Ocala, FL 34481

**NEAREST FIRE STATION**

Marion County                      Fire Rescue Station 20 – Golden Ocala  
Address:                              3600 NW 70<sup>th</sup> Ave, Ocala, FL 34482  
Phone:                                (352) 438-2920

**CONCLUSION**

The *Homestead Villas* residential PUD represents a thoughtfully planned community that addresses a documented need for attainable housing in western Marion County. The project is compatible with existing and emerging development patterns in the area and is designed to provide quality housing options for working families and first-time homebuyers. The development will not result in adverse impacts to adjacent properties and will generate only minimal additional traffic on NW 73<sup>rd</sup> Terrace and the surrounding roadway network.

Adequate public facilities, including central utilities and emergency services, are available to serve the proposed development. The rezoning request is consistent with the *Medium Residential (MR)* Future Land Use category, and the PUD is designed in full compliance with the Marion County Land Development Code. The project is compatible with the surrounding area, supports the public interest, and meets all applicable criteria for approval of the PUD zoning and the associated Conceptual Plan.

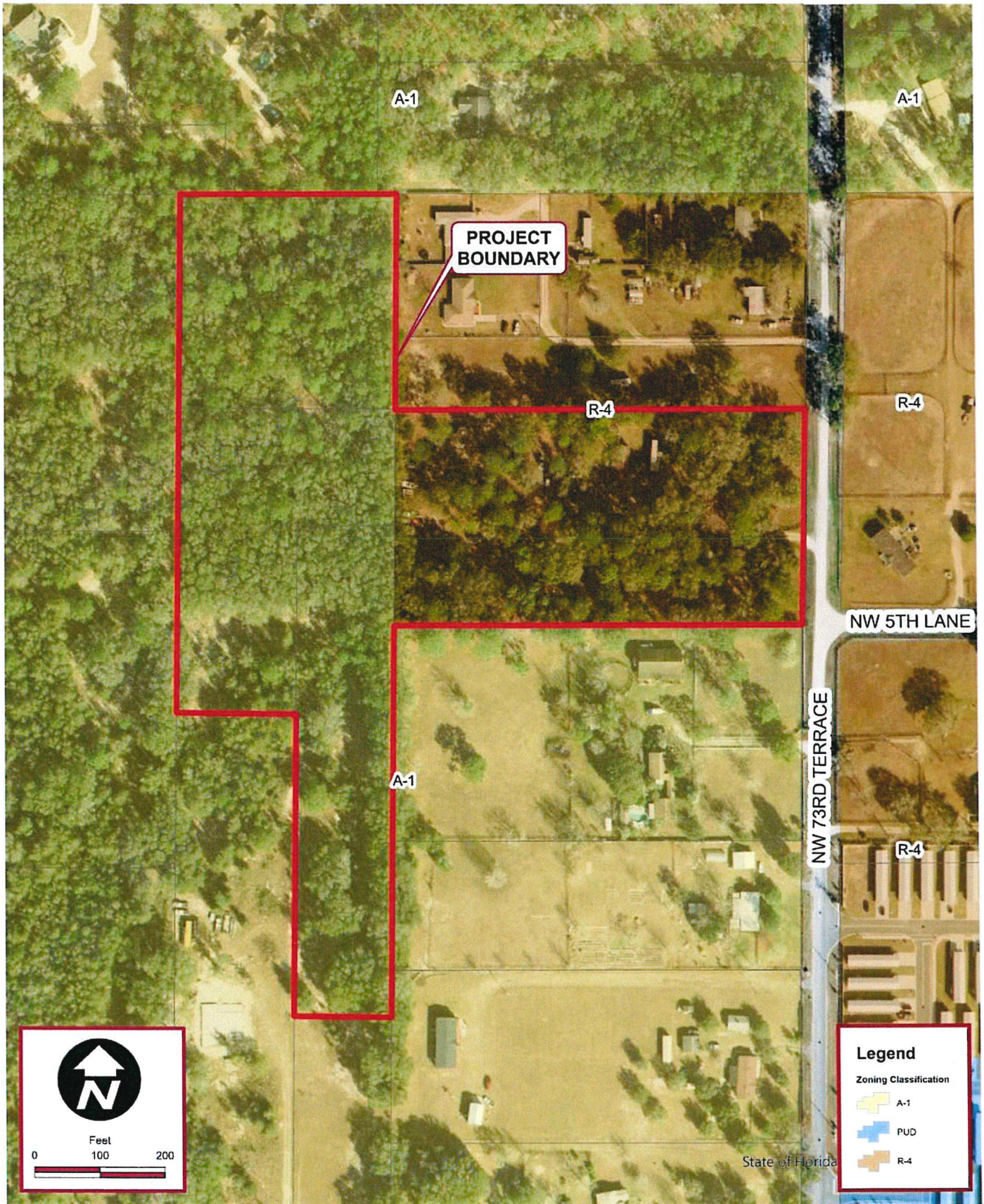
RVB/slb

Attachments:    Figures

CC:     Nate Chambers, Homestead Villas, LLC  
       File

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**Kimley»Horn**

© 2025 Kimley-Horn and Associates, Inc.  
1700 SE 17th St, Suite 200, Ocala FL 34471  
Phone: (352) 438-3000  
www.kimley-horn.com Registry No. 35106

**ZONING MAP**

**HOMESTEAD VILLAS  
MARION COUNTY, FLORIDA**

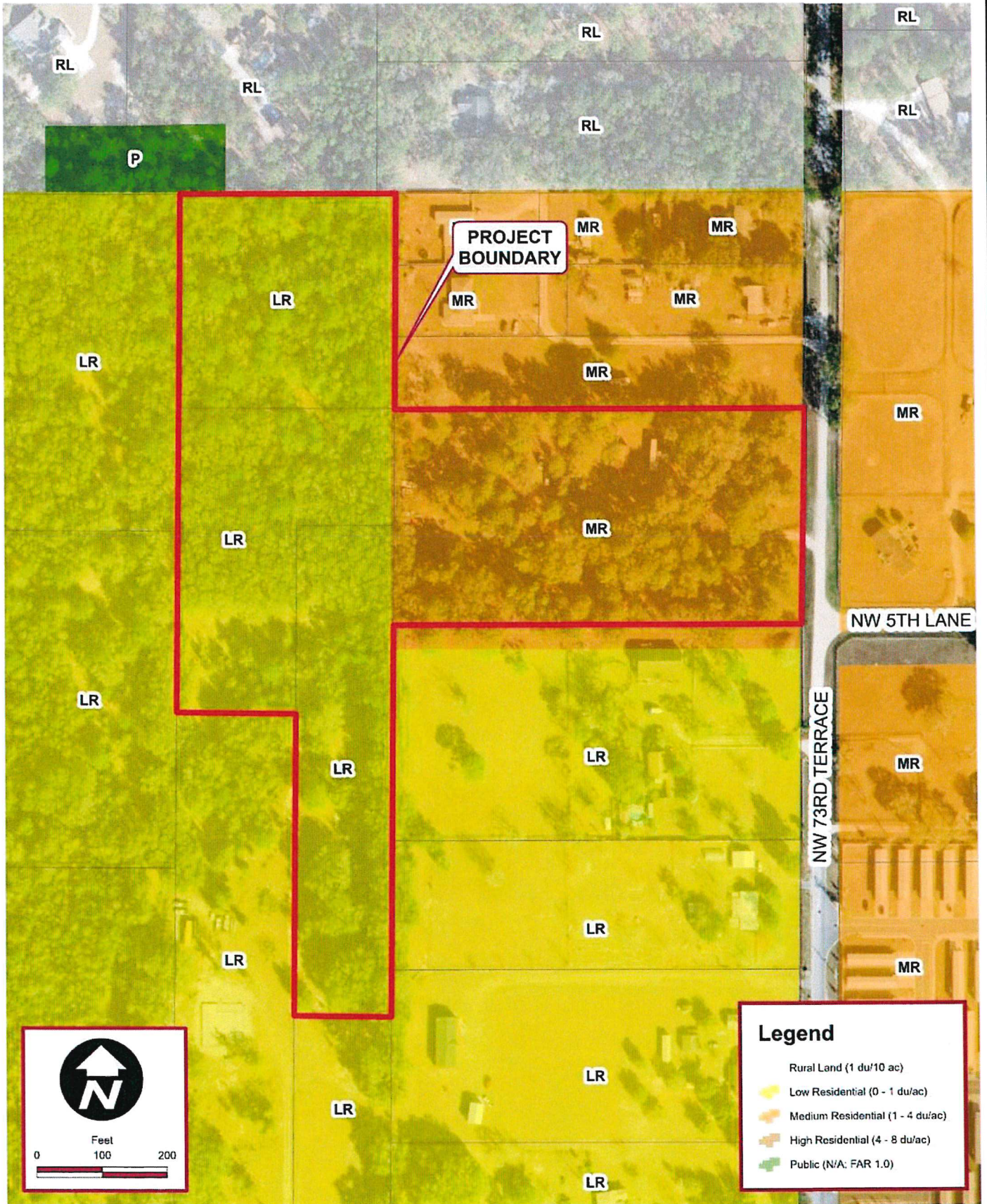
Scale: As Noted

Project No.: 242123002

May 2025

Figure 4





**Kimley»Horn**

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1700 SE 17th St, Suite 200, Ocala FL 34471  
Phone: (352) 438-3000  
www.kimley-horn.com Registry No. 35106

FUTURE LAND USE MAP

HOMESTEAD VILLAS  
MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 242123002

May 2025

Figure 5



ATTACHMENT A  
PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida  
COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED STARLIN J. MARTIN and CORA A. MARTIN

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:  
23303-002-00
2. He/she duly authorizes and designates Fred N. Roberts, Jr. (Klein & Klein, PLLC) 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.

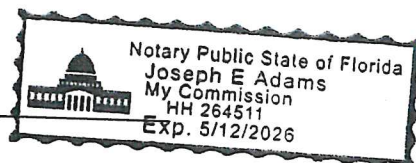
Cora A. Martin Starlin J. Martin  
Property owner's signature

05/19/2025  
Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 19th day of May, 2025 (year),  
by STARLIN J. MARTIN & CORA A. MARTIN (name of person making statement).

He/she is personally known to me or has produced Drivers Licenses as identification. (Driver's license, etc.)

[Signature]  
Notary public signature



State of Florida County of Marion  
My commission expires: 5-12-26

ATTACHMENT A  
PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida  
COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED WILBERT R. WILLIAMS and JUANITA A. WILLIAMS as Trustees of the WILLIAMS FAMILY TRUST  
WHO BEING DULY SWORN, DEPOSES AND SAYS THAT: Property owner's name, printed

1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:  
23303-000-04
2. He/she duly authorizes and designates Fred N. Roberts, Jr. (Klein & Klein, PLLC) 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.

Juanita A. Williams  
Property owner's signature

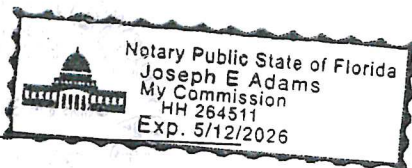
05/19/2025  
Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 19th day of May, 2025 (year),

by WILBERT R. WILLIAMS and JUANITA A. WILLIAMS as Trustees of the WILLIAMS FAMILY TRUST (name of person making statement).

He/she is personally known to me or has produced Driver's License as identification. (Driver's license, etc.)

Joseph E. Adams  
Notary public signature



State of Florida County of Marion  
My commission expires: 5-12-26



**LETTER OF AUTHORIZATION**  
(to Agencies Named Below)

Location:	Marion County, Florida
Subject Property Parcel Identification Numbers:	23303-000-04
Applicable Agencies:	1) MARION COUNTY 2) SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT 3) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 4) FLORIDA DEPARTMENT OF TRANSPORTATION 5) FLORIDA WILDLIFE COMMISSION
Property Owners:	WILLIAMS FAMILY TRUST
Applicant/Authorized Party:	HOMESTEAD VILLAS LLC, a Florida limited liability company
Authorized Agents:	1) KLEIN & KLEIN, PLLC (Fred N. Roberts, Jr., Esq.) 2) KIMLEY-HORN

WILBERT R. WILLIAMS and JUANITA A. WILLIAMS a/k/a JUANTIA A. WILLIAMS, as Trustees of the WILLIAMS FAMILY TRUST, the owner of the real property identified under Marion County Parcel Identification Number 23303-000-04 (the "Property"), hereby authorize and consent to Applicant/Authorized Party making applications for approvals and permitting relating to the Property, specifically including but without limitation the following requests/applications to which a copy of this consent may be attached: (i) Rezoning (inclusive of rezoning to Planned Unit Development (PUD) in combination with other parcels; (ii) amendments to the Marion County comprehensive plan for land use, (iii) amendments to future land use for the Property, including modifications to text policy amendments affecting the Property, (iv) site plan review and approval, (v) environmental resource permitting, (vi) building permits, (vii) permitting relating to threatened or endangered species, and (viii) permits or approvals relating to transportation improvements or modifications.

Wilbert R. Williams  
 WILBERT R. WILLIAMS, as Trustee of the  
 WILLIAMS FAMILY TRUST

Juanita A. Williams  
 JUANITA A. WILLIAMS a/k/a JUANTIA A.  
 WILLIAMS, as Trustee of the WILLIAMS FAMILY  
 TRUST

Address for Notice: PO Box 770667  
 Ocala, FL 34477-0667

(Email): NitaOcala@hotmail.com

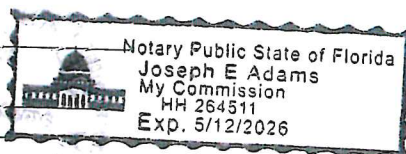
State of Florida  
 County of Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of May, 2025, by WILBERT J. WILLIAMS and JUANITA A. WILLIAMS a/k/a JUANTIA A. WILLIAMS, as Trustees of the Williams Family Trust, who are personally known to me or have produced Drivers Licenses as identification.

Joseph E. Adams  
 NOTARY PUBLIC

Commission No.: \_\_\_\_\_

Commission Expires: \_\_\_\_\_



**LETTER OF AUTHORIZATION**  
(to Agencies Named Below)

Location:	Marion County, Florida
Subject Property Parcel Identification Numbers:	23303-002-00
Applicable Agencies:	1) MARION COUNTY 2) SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT 3) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 4) FLORIDA DEPARTMENT OF TRANSPORTATION 5) FLORIDA WILDLIFE COMMISSION
Property Owners:	STARLIN J. MARTIN and CORA A. MARTIN
Applicant/Authorized Party:	HOMESTEAD VILLAS LLC, a Florida limited liability company
Authorized Agents:	1) KLEIN & KLEIN, PLLC (Fred N. Roberts, Jr., Esq.) 2) KIMLEY-HORN

STARLIN J. MARTIN and CORA A. MARTIN, husband and wife, the owners of the real property identified under Marion County Parcel Identification Number 23303-002-00 (the "Property"), hereby authorize and consent to Applicant/Authorized Party making applications for approvals and permitting relating to the Property, specifically including but without limitation the following requests/applications to which a copy of this consent may be attached: (i) Rezoning (inclusive of rezoning to Planned Unit Development (PUD) in combination with other parcels; (ii) amendments to the Marion County comprehensive plan for land use, (iii) amendments to future land use for the Property, including modifications to text policy amendments affecting the Property, (iv) site plan review and approval, (v) environmental resource permitting, (vi) building permits, (vii) permitting relating to threatened or endangered species, and (viii) permits or approvals relating to transportation improvements or modifications.

*Starlin J. Martin*  
STARLIN J. MARTIN

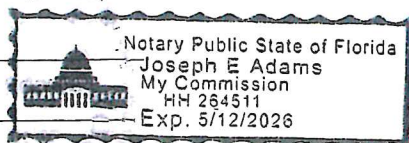
*Cora A. Martin*  
CORA A. MARTIN, Husband and Wife

Address for Notice: 919 W Fribley St  
Tampa, FL 33603-5415  
(Email): *LeeMartin18@aol.com*

State of *Florida*  
County of *Marion*

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this *19th*, day of *May*, 2025, by STARLIN J. MARTIN and CORA J. MARTIN, Husband and Wife, who are personally known to me or have produced *Drivers Licenses* as identification.

NOTARY PUBLIC  
Commission No.: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_





Prepared by  
Bailey Crooms, an employee of  
**First American Title Insurance Company**  
3028 SW 27th Ave  
Ocala, Florida 34471  
(352)690-1787

Return to: Grantee

File No.: 14203-2799505

## **WARRANTY DEED**

THIS INDENTURE, executed on **May 10, 2024**, between

**Cora Martin, a married woman and Juanita Williams, a married woman and Inez Patten, a married woman and Jo Ann Gibson, a married woman and James Aldrich, a married man and Samuel Aldrich, a widow and Joyce Chisholm, a married woman**

whose mailing address is: 919 W Fribley St, Tampa, FL 33603,  
hereinafter called the "grantor", and

**Starlin J Martin and Cora A Martin, husband and wife as joint tenants with right of survivorship**

whose mailing address is: 919 W Fribley St, Tampa, FL 33603,  
hereinafter called 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:** The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Marion** County, **FL**, to-wit:

The North 330 feet, of the East 1/2 of the East 1/4 of the Northwest 1/4 of Section 18, Township 15 South, Range 21 East, Marion County, Florida.

Parcel Identification Number: **23303-002-00**

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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; that the grantor hereby fully 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 31st of 2023.

In **Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Cora A. Martin  
Cora Martin

*Signed, sealed and delivered in our presence:*

Bailey Crooms  
Witness Signature  
Print Name: Bailey Crooms

Print Post Office Address: 3028 SW  
27th Ave, Ocala, FL 34471

State of FL

County of Marion

Shelby Dodge  
Witness Signature

Print Name: Shelby Dodge

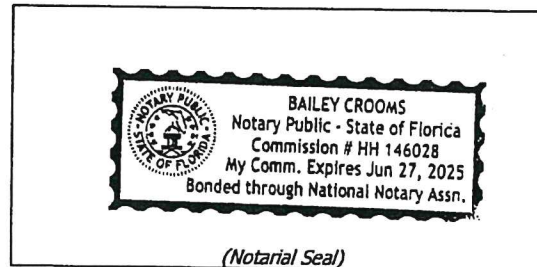
Print Post Office Address: 3028 SW  
27th Avenue, Ocala, FL 34471

The **Foregoing Instrument Was Acknowledged** before me by means of ☒ physical presence or ☐ online notarization, on 5/10/2024, by Cora Martin.

Bailey Crooms  
Notary Public  
Bailey Crooms  
(Printed Name)

My Commission expires: \_\_\_\_\_

Personally Known ☐ OR Produced Identification ☒  
Type of Identification Produced a valid driver's license



**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Juanita Williams  
 Juanita Williams

*Signed, sealed and delivered in our presence:*

[Signature]  
 Witness Signature

Print Name: Shelby Dodge

Print Post Office Address: 3028 SW 27th Avenue, Ocala, FL 34471

State of Florida  
 County of Marion

[Signature]  
 Witness Signature **Bailey Crooms**

Print Name: \_\_\_\_\_

Print Post Office Address: 3028 SW 27th Avenue, Ocala, FL 34471

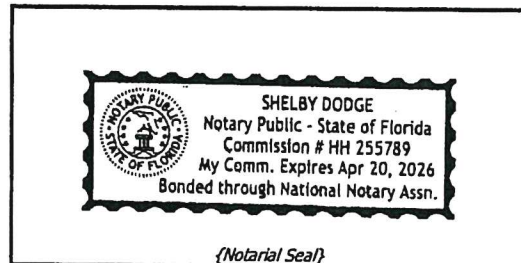
**The Foregoing Instrument Was Acknowledged** before me by means of ☒ physical presence or ☐ online notarization, on 5/10/24, by Juanita Williams.

[Signature]  
 Notary Public

Shelby Dodge  
 (Printed Name)

My Commission expires: \_\_\_\_\_

Personally Known ☐ OR Produced Identification ☒  
 Type of Identification Produced a valid driver's license





**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Inez Patten  
Inez Patten

*Signed, sealed and delivered in our presence:*

William A Midulla  
Witness Signature

Print Name: William A Midulla

Print Post Office Address: 1501 S Church  
Ave #103, Tampa, FL 33629

State of FLORIDA

County of Hillsborough

Camille Paxton  
Witness Signature

Print Name: Camille Paxton

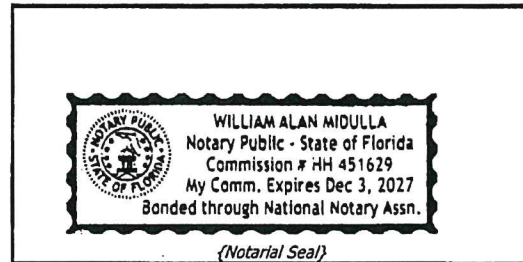
Print Post Office Address: 1501 S Church  
Ave #103 / Tampa, FL 33629

**The Foregoing Instrument Was Acknowledged** before me by means of ☒ physical presence or ☐ online notarization, on 5-10-24, by Inez Patten.

William A Midulla  
Notary Public

(Printed Name)

My Commission expires: \_\_\_\_\_



Personally Known ☐ OR Produced Identification ☒  
Type of Identification Produced a valid driver's license

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Jo Ann Gibson  
Jo Ann Gibson

*Signed, sealed and delivered in our presence:*

Renee Hendricks

Witness Signature

Print Name: Renee Hendricks

Print Post Office Address: 1 First American Way, Santa Ana, CA 92707

State of Colorado

County of Jefferson

Mark D. Hott

Witness Signature

Print Name: Mark D. Hott

Print Post Office Address: 1 First American Way, Santa Ana, CA 92707

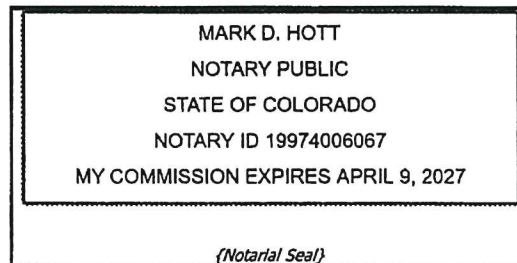
**The Foregoing Instrument Was Acknowledged** before me by means of ☐ physical presence or ☒ online notarization, on 05/10/2024, by Jo Ann Gibson.

Mark D. Hott  
Notary Public

Mark D. Hott

(Printed Name)

My Commission expires: 04/09/2027



Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced a valid driver's license

Notarized remotely using audio-video communication technology via Proof.



**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

James Aldrich  
James Aldrich

*Signed, sealed and delivered in our presence:*

Renee Hendricks  
Witness Signature

Print Name: Renee Hendricks

Print Post Office Address: 1 First American Way, Santa Ana, CA 92707

State of Nevada

County of CLARK

Onjelle Renee Washington  
Witness Signature

Print Name: Onjelle Renee Washington

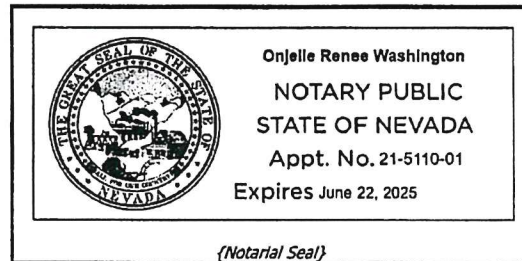
Print Post Office Address: 1 First American Way, Santa Ana, CA 92707

**The Foregoing Instrument Was Acknowledged** before me by means of ☐ physical presence or ☒ online notarization, on 05/10/2024, by James Aldrich.

Onjelle Renee Washington  
Notary Public

Onjelle Renee Washington  
(Printed Name)

My Commission expires: 06/22/2025



Personally Known ☐ OR Produced Identification ☒  
Type of Identification Produced a valid driver's license

Notarized remotely using audio-video communication technology via Proof.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Samuel Aldrich  
Samuel Aldrich

*Signed, sealed and delivered in our presence:*

TRAVIS WIER  
Witness Signature

Print Name: Travis Wier

Print Post Office Address: 1 First American Way Santa Ana, CA 92707

State of Florida

County of Pasco

Tnisha Shirey  
Witness Signature

Print Name: Tnisha Shirey

Print Post Office Address: 1 First American Way Santa Ana, CA 92707

**The Foregoing Instrument Was Acknowledged** before me by means of ☐ physical presence or ☒ online notarization, on 05/10/2024, by Samuel Aldrich.

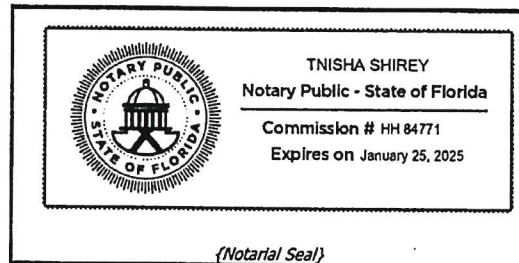
Tnisha Shirey  
Notary Public

Tnisha Shirey  
(Printed Name)

My Commission expires: 01/25/2025

Personally Known ☐ OR Produced Identification ☒  
Type of Identification Produced a valid driver's license

Notarized remotely online using communication technology via Proof.





**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Joyce Chisholm  
Joyce Chisholm

*Signed, sealed and delivered in our presence:*

Witness Signature \_\_\_\_\_

Print Name: Tricia N. Foldessy

Print Post Office Address: 3111 N University Drive #418 Coral Springs, FL 33065

State of FL

County of: Broward

Witness Signature \_\_\_\_\_

Print Name: Nicole McKinley-White

Print Post Office Address: 3111 N University Drive #418 Coral Springs, FL 33065

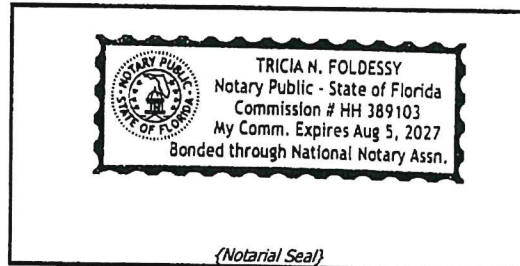
**The Foregoing Instrument Was Acknowledged** before me by means of ☒ physical presence or ☐ online notarization, on May 10, 2024, by Joyce Chisholm.

Notary Public \_\_\_\_\_

Tricia N. Foldessy  
(Printed Name)

My Commission expires: \_\_\_\_\_

Personally Known ☐ OR Produced Identification ☒  
Type of Identification Produced a valid driver's license



**NOTARIAL CERTIFICATE TO PAPER OUT**  
*Fla. Stat. § 117.05*

State of Florida

County of Marion

On this May 15, 2024, I attest that the preceding or attached document is a true, exact, complete, and unaltered printout made by me of such record. I further attest that, at the time of printing, no security features, if any, present on the electronic record, indicated that the record had been altered since execution.

Prior to recording, I attached the original counterpart signatures for Cora Martin, Juanita William, Inez Patten, and Joyce Chisholm for purposes of recording a fully executed instrument.

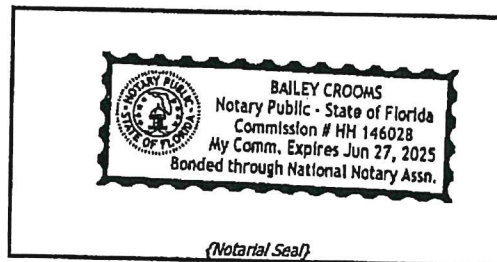


Notary Public

Bailey Crooms

(Printed Name)

My Commission expires: \_\_\_\_\_



File No. 14203-2799505



Prepared by and to be returned to:  
James P. Hines, Jr., Esquire  
Hines Norman Hines, P.L.  
315 South Hyde Park Avenue  
Tampa, FL 33606  
(813) 251-8659

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made to be effective on September 14, 2022 by Wilbert R. Williams and Juanita A. Williams a/k/a Juantia A. Williams, husband and wife, whose post office address is 11307 NW 39<sup>th</sup> St., Ocala, FL 34482, as Grantors, to Wilbert R. Williams and Juanita A. Williams, as Trustees of the Williams Family Trust dated November 28, 2011, as amended, whose post office address is P.O. Box 770667 Ocala, FL 34477, as Grantee.

**WITNESSETH:**

Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to them in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grant, bargain, sell, transfer, and convey to Grantee, and its successors and assigns forever, all of Grantors' interest in that certain real property in Marion County, Florida, more particularly described as follows:

**A PARCEL OF LAND LYING IN THE EAST 1/2 OF THE EAST 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18; THENCE S. 0° 39' 45" W., ALONG THE EAST BOUNDARY THEREOF, 510.10 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S. 0° 39' 45" W., 755.15 FEET; THENCE S. 89° 51' 14" W., 150.02 FEET; THENCE N. 0° 39' 45" E., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY 755.15 FEET; THENCE N. 89° 51' 14" E., 150.02 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18; THENCE S. 0° 39' 45" W. ALONG THE EAST BOUNDARY THEREOF, 510.10 FEET; THENCE S. 89° 51' 14" W., 150.02 FEET; THENCE S. 0° 39' 45" W., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY; 288.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE S. 0° 39' 45" W., 1802.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 40; THENCE N. 89° 27' 03" W. ALONG SAID RIGHT-OF-WAY LINE, 40.00 FEET; THENCE N. 0° 39' 45" E. 1801.71 FEET; THENCE N. 89° 51' 14" E., 40.00 FEET TO THE POINT OF BEGINNING.**

Folio #: 23303-000-04

The above-described real property is not the homestead of Grantors.

TO HAVE AND TO HOLD, the above-described real property, with the appurtenances, tenements, and hereditaments, unto Grantee, and its successors and assigns, in fee simple and forever.

SUBJECT TO declarations, restrictions, conditions, reservations, and easements of record, if any, none of which are intended to be reimposed hereby, and subject to the lien of all taxes and assessments for the year 2022 and thereafter.

AND Grantors do hereby specially warrant the title to said real property, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantors, but against no others.

This Special Warranty Deed was prepared without the benefit of a title search. The legal description was provided to preparer. The preparer assumes no liability for the accuracy of the legal description, and no opinion of title has been made by the preparer.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed under seal on the date aforesaid.

SIGNED, SEALED and DELIVERED  
in the presence of:

Judith Berninger  
Signature of Witness

Wilbert R. Williams  
Wilbert R. Williams

Judith Berninger  
Printed Name of Witness

[Signature]  
Signature of Witness

Chris Borker  
Printed Name of Witness

STATE OF FLORIDA  
COUNTY OF Marion

The foregoing Special Warranty Deed was acknowledged and executed before me, by means of physical presence, on September 14, 2022, by Wilbert R. Williams, as Grantor, who is personally known to me or produced Driver License as identification.



[Signature]  
Notary Public, State of Florida  
(Stamp Name, Commission # and Expiration below)



SIGNED, SEALED and DELIVERED  
in the presence of:

Juanita Williams  
Signature of Witness

Juanita Williams  
Printed Name of Witness

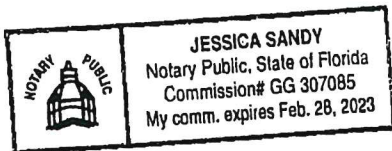
Juanita A. Williams a/k/a Juantia A. Williams  
Juanita A. Williams a/k/a Juantia A. Williams

[Signature]  
Signature of Witness

[Signature]  
Printed Name of Witness

STATE OF FLORIDA  
COUNTY OF Marion

The foregoing Special Warranty Deed was acknowledged and executed before me, by means of physical presence, on September 14, 2022, by Juanita A. Williams a/k/a Juantia A. Williams, as Grantor, who is personally known to me or produced Driver License as identification.



[Signature]  
Notary Public, State of Florida  
(Stamp Name, Commission # and Expiration below)

LEGAL DESCRIPTION:

PARCEL 23204-002-00

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT: BEGGS & LANE, RLLP, COMMITMENT NUMBER 110549424, ISSUING OFFICE FILE NUMBER:24744-87229, BEARING A COMMITMENT DATE: NOVEMBER 18, 2024.)

THE SOUTH 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4, IN SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 23303-000-04

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT BEGGS & LANE, RLLP, COMMITMENT NUMBER 110673061, ISSUING OFFICE FILE NUMBER:24744-87568, BEARING A COMMITMENT DATE: MARCH 16, 2025.)

A PARCEL OF LAND LYING IN THE EAST 1/2 OF THE EAST 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18, THENCE S. 0°39'45" W., ALONG THE EAST BOUNDARY THEREOF, 510. 10 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S. 0°39'45" W., 755. 15 FEET; THENCE S. 89°51'14" W., 150.02 FEET; THENCE N. 0°39'45" E., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY, 755.15 FEET; THENCE N. 89°51'14" E., 150.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18, THENCE S. 0°39'45" W., ALONG THE EAST BOUNDARY THEREOF, 510.10 FEET; THENCE S. 89°51'14" W., 150.02 FEET; THENCE S. 0°39'45" W., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY, 288.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE S. 0°39'45" W., 1802.19 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 40; THENCE N. 89°27'03" W., ALONG SAID RIGHT OF WAY LINE, 40.00 FEET; THENCE N. 0°39'45" E., 1801.71 FEET; THENCE N. 89°51'14" E., 40.00 FEET TO THE POINT OF BEGINNING.

PARCEL 23303-002-00

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT BEGGS & LANE, RLLP, COMMITMENT NUMBER 110673067, ISSUING OFFICE FILE NUMBER:24744-87569, BEARING A COMMITMENT DATE: MARCH 17, 2025.)

PARCEL 1

THE NORTH 330 FEET, OF THE EAST 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.



PARCEL 2

A PARCEL OF LAND LYING IN OF THE EAST 1/2 OF THE EAST 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18; THENCE S.0 DEGREES 39'45" W., ALONG THE EAST BOUNDARY THEREOF, 330.03 FEET TO THE SOUTH BOUNDARY OF THE NORTH 330 FEET OF THE EAST 1/2 OF THE EAST 1/4 OF THE NW 1/4 OF SAID SECTION 18 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S. 0 DEGREES 39' 45" W., ALONG SAID EAST BOUNDARY, 180.06 FEET; THENCE S. 89 DEGREES 51' 14" W., 150.02 FEET; THENCE S 0 DEGREES 39' 45" W., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY; 288.00 FEET; THENCE S. 89 DEGREES 51' 14" W., 184.22 FEET TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE EAST 1/4 OF THE NW 1/4 OF SAID SECTION 18; THENCE N. 0 DEGREES 38' 18" E., ALONG SAID WEST BOUNDARY, 468.06 FEET TO THE AFOREMENTIONED SOUTH BOUNDARY OF THE NORTH 330 FEET; THENCE N. 89 DEGREES 51' 14" E., 334.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS & EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18; THENCE S.0°39'45"W. ALONG THE EAST BOUNDARY THEREOF, 510.10 FEET; THENCE S.89°51'14"W., 150.02 FEET; THENCE S.0°39'45"W., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY; 288.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE S.0°39'45"W., 1802.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 40; THENCE N.89°27'03"W. ALONG SAID RIGHT-OF-WAY LINE, 40.00 FEET; THENCE N.0°39'45"E. 1801.71 FEET; THENCE N.89°51'14"E., 40.00 FEET TO THE POINT OF BEGINNING.

Jimmy H. Cowan, Jr., CFA

## Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card  
Real Estate

23303-002-00

Prime Key: 2029064

[MAP IT+](#)

Current as of 5/29/2025

[Property Information](#)

MARTIN STARLIN J  
MARTIN CORA A  
919 W FRIBLEY ST  
TAMPA FL 33603-5415

[Taxes / Assessments:](#)

Map ID: 128

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 00

Acres: 5.10

[2024 Certified Value](#)

Land Just Value	\$62,730		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$62,730		
Total Assessed Value	\$62,178	Impact	(\$552)
Exemptions	\$0	<a href="#">Ex Codes:</a>	
Total Taxable	\$62,178		
School Taxable	\$62,730		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$62,730	\$0	\$0	\$62,730	\$62,178	\$0	\$62,178
2023	\$30,750	\$0	\$0	\$30,750	\$27,453	\$0	\$27,453
2022	\$30,750	\$0	\$0	\$30,750	\$24,957	\$0	\$24,957

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8323/1140</a>	05/2024	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$28,000
<a href="#">AD86/0268</a>	11/1986	EI E I	0	U	V	\$8,930
<a href="#">1301/0786</a>	08/1985	07 WARRANTY	0	U	V	\$100
<a href="#">1275/0130</a>	03/1985	07 WARRANTY	0	U	V	\$100
<a href="#">1275/0129</a>	03/1985	07 WARRANTY	0	U	V	\$100
<a href="#">1275/0127</a>	02/1985	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 18 TWP 15 RGE 21  
N 330 FT OF E 1/2 OF E 1/4 OF NW 1/4 &  
COM AT THE NE COR OF NW 1/4 OF SEC 18 TH S 00-39-45 W 330.03 FT TO  
THE POB TH CONT S 00-39-45 W 180.06 FT TH S 89-51-14 W 150.02 FT



ATTACHMENT A

TH S 00-39-45 W 288 FT TH S 89-51-14 W 184.22 FT TH N 00-38-18 E

468.06 FT TH N 89-51-14 E 334.43 FT TO THE POB

Parent Parcel: 23303-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		334.0	330.0	A1	2.50	AC							
0001		.0	.0	A1	2.60	AC							

Neighborhood 0155 - AC NHWY40 S27 E80 W60

Mkt: 4 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

Appraiser Notes

REVIEWED OFF AERIAL 6/6/24

Planning and Building\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

Jimmy H. Cowan, Jr., CFA

## Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card  
Real Estate

23303-000-04

Prime Key: 2739690

[MAP IT+](#)

Current as of 5/29/2025

[Property Information](#)[More Names](#)

WILLIAMS FAMILY TRUST  
WILLIAMS WILBERT R TR ET AL  
PO BOX 770667  
OCALA FL 34477-0667

[Taxes / Assessments:](#)

Map ID: 128

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

PC: 00

Acres: 2.60

[2024 Certified Value](#)

Land Just Value	\$31,980
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$31,980
Total Assessed Value	\$31,980
Exemptions	\$0
Total Taxable	\$31,980

[Ex Codes:](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$31,980	\$0	\$0	\$31,980	\$31,980	\$0	\$31,980
2023	\$31,980	\$0	\$0	\$31,980	\$31,980	\$0	\$31,980
2022	\$31,980	\$0	\$0	\$31,980	\$31,980	\$0	\$31,980

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7927/1723</a>	09/2022	07 WARRANTY	0	U	V	\$100
<a href="#">7610/1774</a>	09/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$37,500
<a href="#">7281/1364</a>	09/2020	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
<a href="#">6151/1458</a>	12/2014	62 DISTR	0	U	V	\$100
<a href="#">4562/1185</a>	09/2006	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
<a href="#">4554/1751</a>	09/2006	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
<a href="#">4476/1654</a>	06/2006	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$29,000
<a href="#">4466/1709</a>	04/2006	05 QUIT CLAIM	0	U	V	\$100
<a href="#">4450/0546</a>	02/2006	05 QUIT CLAIM	0	U	V	\$100
<a href="#">1924/1180</a>	04/1993	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$100

[Property Description](#)

SEC 18 TWP 15 RGE 21



ATTACHMENT A

COM AT THE NE COR OF NW 1/4 OF SEC 18 TH S 00-39-45 W 510.10 FT TO  
THE POB TH CONT S 00-39-45 W 755.15 FT TH S 89-51-14 W 150.02 FT TH  
N 00-39-45 E 755.15 FT TH N 89-51-14 E 150.02 FT TO THE POB

TOGETHER WITH AN ESMT FOR INGRESS & EGRESS OVER & ACROSS  
THE FOLLOWING DESC PARCEL: COM AT THE NE COR OF THE NW 1/4  
OF SAID SEC 18 TH S 00-39-45 W ALONG THE E BOUNDARY THEREOF  
510.1 FT TH S 89-51-14 W 150.02 FT TH S 00-39-45 W 288 FT  
TO THE POB TH CONT S 00-39-45 W 1802.19 FT TO THE N ROW  
LINE OF ST RD 40 TH N 00-39-45 E 1801.71 FT TH N 89-51-14 E  
40 FT TO THE POB

Parent Parcel: 23303-000-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		.0	.0	A1	2.60	AC							
Neighborhood 0155 - AC NHWY40 S27 E80 W60													
Mkt: 4 70													

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

[Planning and Building](#)

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

Permit Number	Date Issued	Date Completed	Description
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