



Marion County Board of County Commissioners Attachment A

Growth Services ♦ Planning & Zoning

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

www.marioncountyfl.org

APPLICATION COMPLETE DATE COMPLETED 1/31/24 INTIALS [Signature] TENTATIVE MEETING DATES P&Z PH 3/25/24 BCC/P&Z PH 4/16/24

RECEIVED

JAN 30 2024

Marion County Growth Service

APPLICATION FOR REZONING

Application No.: _____

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article Five, Zoning, on the below described property and area, from R3 to A1, for the intended use of:

Agricultural use, mobile home addition for ag worker use.

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

Parcel account number(s): 13492-003-00

Property dimensions: Guttered Total acreage: 17.59

Directions: Non NW 24th Ave, Left on NW 56th St, Right NW 20th Ave, Left on NW 31st Ave

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

Baldwin Angus Ranch Inc Property owner name (please print) 3660 NW 56th St. Mailing address Ocala, FL 34475 City, state, zip code Joy 352-266-0654 Pres. 352 427 9585 Amanda Secretary Phone number (please include area code) Joy - coltee98@gmail.com Amanda - amanda@cactusrr.com Email Address

Applicant or agent name (please print) Mailing address City, state, zip code Phone number (please include area code) Email Address

Joy Baldwin Popy 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, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: C. Daugh DATE: 1-15-24 ZONING MAP NO.: 160

REV: 04/2015

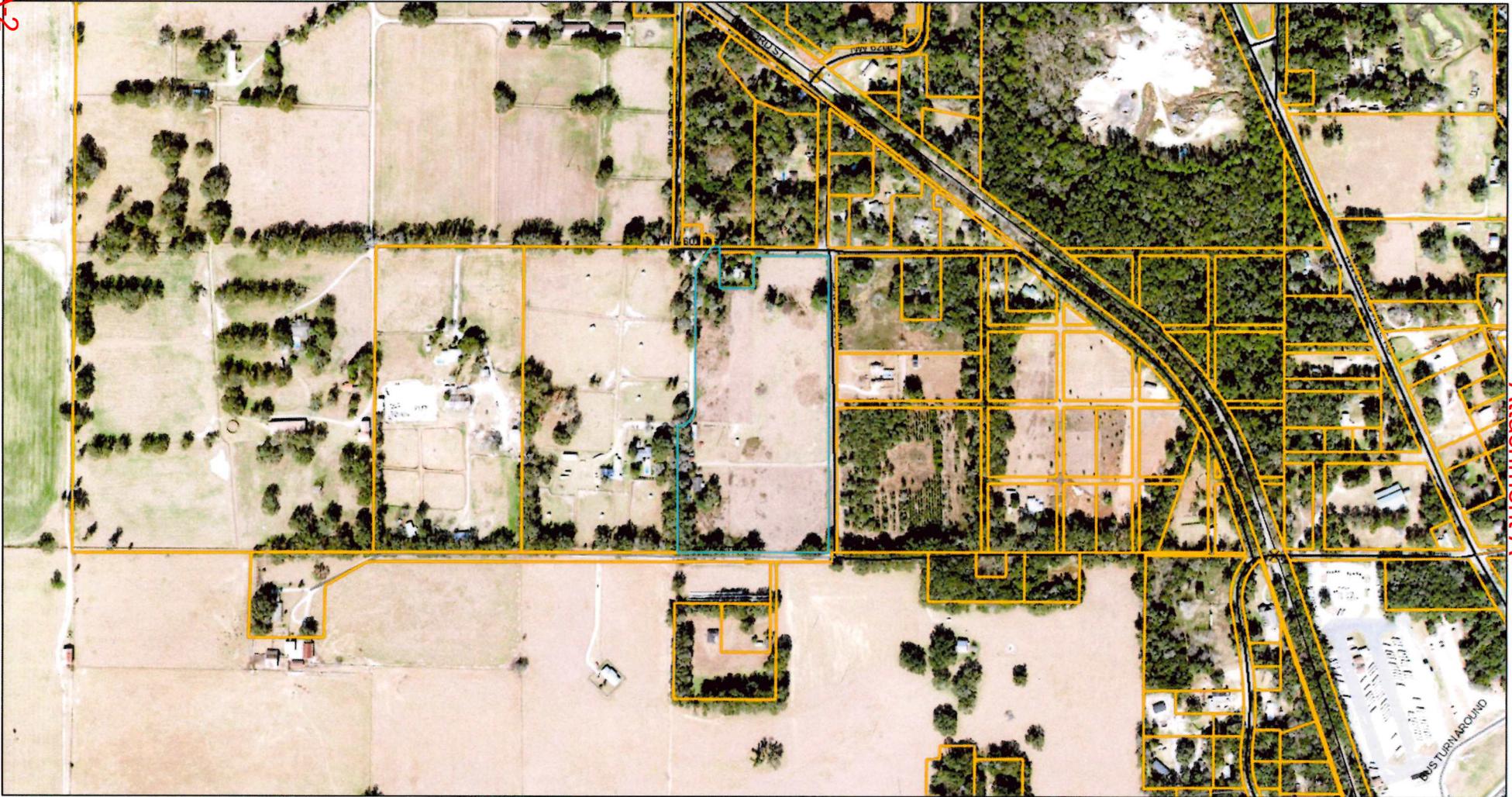
PROJECT: 2024010083 AR: 3111

"Meeting Needs by Exceeding Expectations"

www.marioncountyfl.org

MCBCC Interactive Map - Internal

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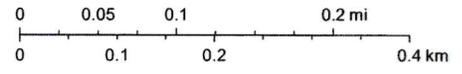


Attachment A

1/31/2024, 9:34:26 AM

1:5,733

Parcels	Miscellaneous	Vacant with Address	Not Maintained	Aerial2023 Red: Band_1
Address Points	No Address	Marion County	Not Maintained	Green: Band_2
Structure - Addressed	In-Office Use Only	County Road Maintenance	Railroads	Blue: Band_3
Structure - Confidential Address	Tower	OCE Maintained Paved	Railroad Crossings	
Cemetery - Confidential Address	Unverified Point	OCE Maintained Unpaved	Streets	



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,



Attachment A

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Beta Map It+

Updated every 24 hours



300ft

2023-12-19A

[Click here for Legal Disclaimer](#)

LEGAL DESCRIPTION FOR 13492-003-00

SEC 26 TWP 14 RGE 21

COM AT TH NW COR OF SW 1/4 OF NE 1/4 OF SEC 26 TH
N 89-59-21 E 152.99 FT TO THE POB TH S 36-15-38 W 123.77
FT TH S 00-17-43 W 605.54 FT TO THE PT OF CURVATURE OF A
CURVE CONCAVE NWLY HAVING A CENTRAL ANGLE OF 77-02-17 A
RADIUS OF 70 FT A CHORD BEARING & DISTANCE OF S 38-48-52 W
87.19 FT TH SWLY ALONG THE ARC OF CURVE 94.12 FT TH
S 77-20-00 W 22.06 FT TH S 00-02-18 E 550.97 FT TH
S 89-58-00 E 235.01 FT TH N 00-02-18 W 1149.37 FT TH
S 89-58-58 W 49.27 FT TH N 00-01-31 W 179.86 FT TH
S 89-59-21 W 33.05 FT TO THE POB

& COM NW COR OF SW 1/4 OF NE 1/4 TH N 89-59-21 E 186.04 FT
TO POB TH N 89-59-21 E 476.37 FT TH S 00-02-15 E 1329.48 FT
TH N 89-58-00 W 427.38 FT TH N 00-02-18 W 1149.37 FT TH
N 89-58-58 E 98.71 FT TH N 00-00-17 E 154.93 FT TH
N 89-59-55 W 148.06 FT TH N 00-01-31 W 24.88 FT TO POB

Parent Parcel: 13492-000-00

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

13492-003-00

[GOOGLE Street View](#)

Prime Key: 3109970

[Beta MAP IT+](#)

Current as of 1/31/2024

[Property Information](#)

BALDWIN ANGUS RANCH INC
3660 NW 56TH ST
OCALA FL 34475-2966

[Taxes / Assessments:](#)

Map ID: 160

[Millage:](#) 9001 - UNINCORPORATED

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

[PC:](#) 01

Acres: 17.59

Situs: 3221 NW 56TH ST OCALA

[2023 Certified Value](#)

Land Just Value	\$263,850		
Buildings	\$155,126		
Miscellaneous	\$7,324		
Total Just Value	\$426,300	Impact	
Total Assessed Value	\$123,201	Land Class Value	(\$303,099)
Exemptions	(\$50,000)	Total Class Value	\$18,019
Total Taxable	\$73,201	Ex Codes:	\$180,469
School Taxable	\$98,201		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$263,850	\$155,126	\$7,324	\$426,300	\$123,201	\$50,000	\$73,201
2022	\$263,850	\$143,302	\$7,324	\$414,476	\$119,361	\$50,000	\$69,361
2021	\$149,515	\$112,612	\$7,324	\$269,451	\$116,079	\$50,000	\$66,079

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8099/0985	07/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$703,600
5951/1885	10/2013	57 TRANSFER FROM BANK	2 V-SALES VERIFICATION	U	I	\$162,000
5924/0361	07/2013	31 CERT TL	0	U	I	\$85,100
5675/0757	08/2007	61 FJDMNT	0	U	I	\$100
3769/1577	07/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$330,000
2774/0998	03/2000	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$150,000
2774/0996	03/2000	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 26 TWP 14 RGE 21

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Attachment A

COM AT TH NW COR OF SW 1/4 OF NE 1/4 OF SEC 26 TH
 N 89-59-21 E 152.99 FT TO THE POB TH S 36-15-38 W 123.77
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 CURVE CONCAVE NWLY HAVING A CENTRAL ANGLE OF 77-02-17 A
 RADIUS OF 70 FT A CHORD BEARING & DISTANCE OF S 38-48-52 W
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 N 89-59-55 W 148.06 FT TH N 00-01-31 W 24.88 FT TO POB

Parent Parcel: 13492-000-00

Land Data - Warning: Verify Zoning

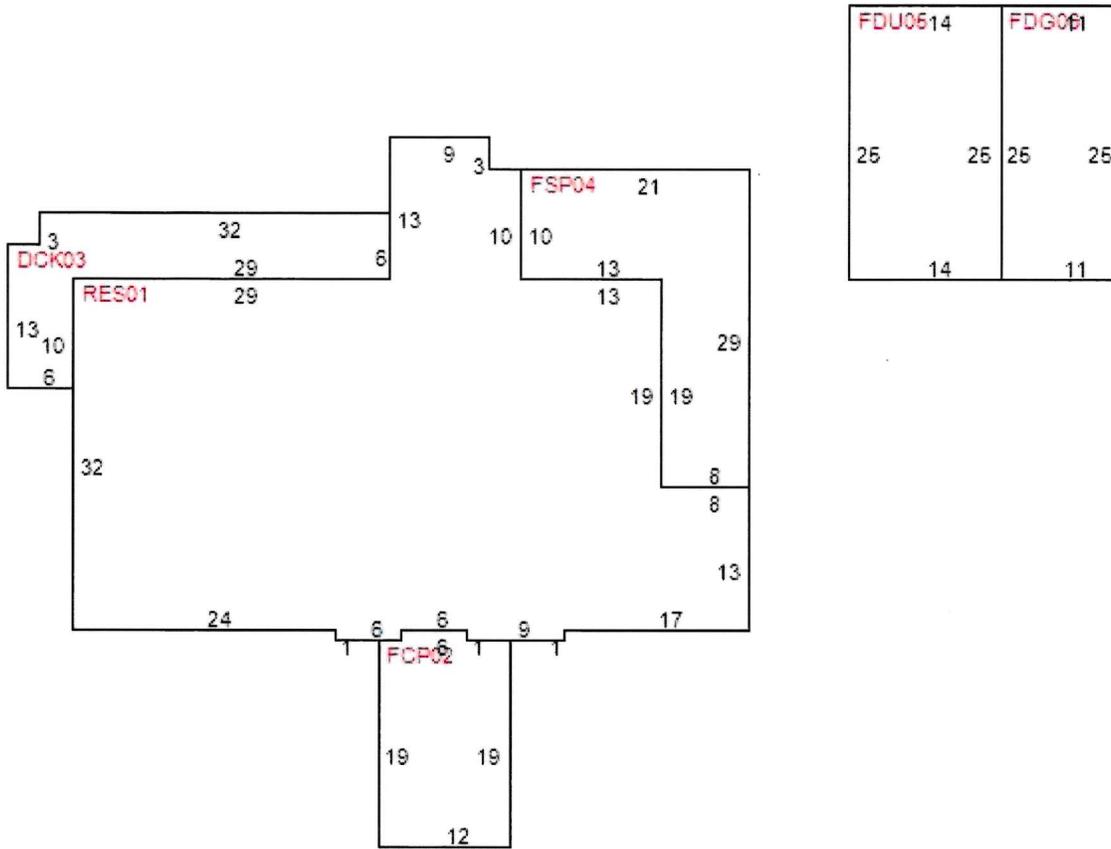
Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6202		.0	.0	R3	7.50 AC							
0100		.0	.0	R3	1.00 AC							
6302		.0	.0	R3	9.09 AC							
9994		.0	.0	R3	1.00 UT							

Neighborhood 9985 - COMM-NW 27TH AVE TO HWY 326
 Mkt: 2 70

Traverse

Building 1 of 1

RES01=R24D1R6U1R6D1R9U1R17U13L8U19L13U10L3U3L9D13L29D32.R24D1R6
 FCP02=L2D19R12U19L4U1L6D1.L6U1L24U32
 DCK03=D10L6U13R3U3R32D6L29.R41
 FSP04=R13D19R8U29L21D10.R30
 FDU05=R14U25L14D25.R14
 FDG06=R11U25L11D25.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built	1967
Effective Age	7 - 30-34 YRS	Physical Deterioration	0%
Condition	2	Obsolescence: Functional	0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational	0%
Inspected on	4/10/2014 by 183	Architecture	0 - STANDARD SFR
		Base Perimeter	218

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.00	1967	N	0 %	0 %	1,994	1,994
FCP 0201	- NO EXTERIOR	1.00	2004	N	0 %	0 %	234	234
DCK 0301	- NO EXTERIOR	1.00	2004	N	0 %	0 %	261	261
FSP 0401	- NO EXTERIOR	1.00	2004	N	0 %	0 %	362	362
FDU 0524	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	350	350
FDG 0624	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	275	275

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 3	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: 2	Garbage Disposal: Y
Heat Meth 2: 00			Garbage Compactor: N

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Attachment A

Foundation: 6 MONOLITC SLAB
A/C: Y

Heat Fuel: 2: 00
Fireplaces: 1

2 Fixture Baths: 0 **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	1973	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1973	2	0.0	0.0
UDU UTILITY-UNFINS	484.00	SF	40	1987	1	22.0	22.0
112 FENCE WIRE/BD	4,774.00	LF	10	1980	3	0.0	0.0
159 PAV CONCRETE	224.00	SF	20	1980	3	0.0	0.0
159 PAV CONCRETE	144.00	SF	20	2004	3	12.0	12.0
048 SHED OPEN	144.00	SF	15	2000	1	12.0	12.0
114 FENCE BOARD	80.00	LF	10	1973	5	0.0	0.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2023090960	9/11/2023	9/28/2023	TEAR OFF SHINGLES INSTALL SHINGLES SFR FL 10124.1
M071190	7/1/2006	11/1/2006	REMODEL



Prepared by
Elaine Johnson, an employee of
First American Title Insurance Company
1808 East Silver Springs Blvd
Ocala, Florida 34470
(352)690-1787

Return to: Grantee

File No.: 14203-2781735

WARRANTY DEED

THIS INDENTURE, executed on **July 14, 2023**, between

**Cassidi Marie Blinstrub n/k/a Cassidi Marie Hudson, a married woman , joined by spouse
Troy Brandon Hudson**

whose mailing address is: 3660 NW 56th Street, Ocala, FL 34475-2966,
hereinafter called the "grantor", and

Baldwin Angus Ranch, Inc., a Florida corporation

whose mailing address is: 3660 NW 56th Street, Ocala, FL 34475-2966,
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:

Parcel I:

A Portion of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 14 South, Range 21 East, more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 14 South, Range 21 East; thence North 89 degrees 59 minutes 21 seconds East, a distance of 152.99 feet to the Point of Beginning; thence South 36 degrees 15 minutes 38 seconds West, a distance of 123.77 feet; thence South 00 degrees 17 minutes 43 seconds West, a distance of 605.54 feet to the Point of Curvature of a Curve Concave Northwesterly. Having a central angle of 77 degrees 02 minutes 17 seconds, a radius of 70.00 feet. A chord distance of 87.19 feet and a chord bearing of South 38 degrees 48 minutes 52 seconds West, thence Southwesterly along the arc of said curve a distance of 94.12 feet to the Point of tangency; thence South 77 degrees 20 minutes 00 seconds West, a distance of 22.06 feet; thence South 00 degrees 02 minutes 18 seconds East, a distance of 550.97 feet; thence South 89 degrees 58 minutes 00 seconds East, a distance of 235.01 feet; thence North 00 degrees 02 minutes 18 seconds West, a distance of 1149.37 feet; thence South 89 degrees 58 minutes 58 seconds West, a distance of 49.27 feet; thence North 00 degrees 01 minutes 31 seconds West, a distance of 179.86 feet; thence South 89 degrees 59 minutes 21 seconds West, a distance of 33.05 feet to the Point of Beginning.

Attachment A

Parcel II;

A portion of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 14 South, Range 21 East, more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 26; thence North 89 degrees 59 minutes 21 seconds East, a distance of 186.04 feet to the Point of Beginning; thence North 89 degrees 59 minutes 21 seconds East, a distance of 476.37 feet; thence South 00 degrees 02 minutes 15 seconds East, a distance of 1329.48 feet to the South line of said Southwest 1/4 of Northeast 1/4; thence North 89 degrees 58 minutes 00 seconds West, along said South line, a distance of 427.38 feet; thence North 00 degrees 02 minutes 18 seconds West, a distance of 1149.37 feet; thence North 89 degrees 58 minutes 58 seconds East, a distance of 98.71 feet; thence North 00 degrees 00 minutes 17 seconds East, a distance of 154.93 feet; thence North 89 degrees 59 minutes 55 seconds West a distance of 148.06 feet; thence North 00 degrees 01 minutes 31 seconds West, a distance of 24.88 feet to the Point of Beginning.

Subject to road right of ways for Northwest 60th Street, along the North Boundary and Northwest 31st Avenue along the East Boundary.

Parcel Identification Number: **13492-003-00**

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 2022.

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

CMBlinstrub n/k/a Cassidi Hudson
Cassidi Marie Blinstrub n/k/a Cassidi Marie Hudson

Troy Hudson
Troy Brandon Hudson

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

[Signature]
Witness Signature

Attachment A

Shelby Dodge

Elaine Johnson

Print Name

Print Name

State of Florida

County of Marion

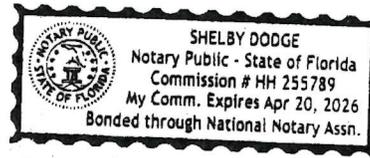
The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on 7/14/23, by **Cassidi Marie Blinstrub n/k/a Cassidi Marie Hudson, a married woman , joined by spouse Troy Brandon Hudson.**



Notary Public

Shelby Dodge

(Printed Name)



{Notarial Seal}

My Commission expires: _____

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



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

Detail by Entity Name

Florida Profit Corporation

BALDWIN ANGUS RANCH, INC.

Filing Information

Document Number F60608
FEI/EIN Number 59-2160932
Date Filed 12/31/1981
State FL
Status ACTIVE

Principal Address

% LEROY BALDWIN
3660 N.W. 56TH STREET
OCALA, FL 34475

Changed: 03/18/1994

Mailing Address

% LEROY BALDWIN
3660 N.W. 56TH STREET
OCALA, FL 34475

Changed: 03/18/1994

Registered Agent Name & Address

Papy, Joy Baldwin
3660 N.W. 56TH STREET
OCALA, FL 34475

Name Changed: 03/02/2019

Address Changed: 03/18/1994

Officer/Director Detail

Name & Address

Title PD

BALDWIN-PAPY, JOY
% LEROY BALDWIN
3660 N.W. 56TH STREET
OCALA, FL 34475

Attachment A

Title Secretary

BALDWIN, AMANDA S.
% LEROY BALDWIN
3660 N.W. 56TH STREET
OCALA, FL 34475

Title VP, Director

Baldwin, John A
% LEROY BALDWIN
3660 N.W. 56TH STREET
OCALA, FL 34475

Title D

Baldwin, Anthony L
% LEROY BALDWIN
3660 N.W. 56TH STREET
OCALA, FL 34475

Title VP

DAMRON, CHRISTINE B.
% LEROY BALDWIN
3660 N.W. 56TH STREET
OCALA, FL 34475

Annual Reports

Report Year	Filed Date
2021	02/15/2021
2022	01/27/2022
2023	02/03/2023

Document Images

02/03/2023 -- ANNUAL REPORT	View image in PDF format
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02/15/2021 -- ANNUAL REPORT	View image in PDF format
08/12/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
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