



Marion County
Board of County Commissioners

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

AZALIA SKILLED NURSING
FACILITY - 141 BEDS.

SPECIAL USE PERMIT APPLICATION - REGULAR - \$1,000.00

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: ADDING A SKILLED NURSING & MEMORY CARE TO BE DEVELOPED ON A B1 ZONING PARCEL (141 BEDS)

Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: B2
Parcel account number(s): 35695-09-03
Property dimensions: APROX. 766' x 766' (100X2200) Total acreage: 9.47 AC
Directions: CORNEL OF STATE ROAD 200 AND S.W. 93RD ST ROAD, OCALA, FL

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. Please print all information, except for the Owner and Applicant/Agent signature.

CLD PROPERTIES, LTD

ARCHITECTURAL CONCEPTS, INC
KENNETH L. TOBIN

Property Owner name (please print)
101 NE 16TH AVE,

Applicant or agent name (please print)
2401 WEST AM DRIVE, SUITE 505

Mailing Address
OCALA, FL 34470

Mailing Address
UNGOD, FL 33770

City, State, Zip code
352-732-4464

City, State, Zip code
727-584-7178

Phone number (include area code)
bradd@bradfordhomesoccala.com

Phone number (include area code)
k.tobin@archconcepts.com

E-mail address
[Signature]

E-mail address
[Signature]

Signature BRAD DINKINS

Signature KENNETH L. TOBIN

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or denied. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

STAFF/OFFICE USE ONLY				
Project No.: <u>2025 010041</u>	Code Case No.: <u>—</u>	Application No.:		
Rcvd by: <u>EM</u>	Rcvd Date: <u>2/21/25</u>	FLUM: <u>COM</u>	Zoning Map No.:	Rev: 07/1/2019

AR 32510



Specializing in
the art of making
a difference

Architecture

Planning

Interior Design

Development
Management

February 19, 2025

Marion County Board of County Commissioners
Growth Services
2710 E. Silver Springs Blvd
Ocala, FL 34470
352-4380-2601

Re: Special Use Permit (Written findings of facts)
Azalia Skilled Nursing and Memory Care Facility
Parcel 35695-019-03
Corner of State Road 200 and S.W. 93rd St Road, Ocala, FL

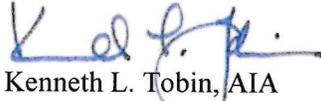
In support of our Special Use Permit Application and as required by the application checklist, please find the Written Findings of Facts along with the Conceptual Site plan which reiterates the findings.

- 1) Ingress and Egress: Access to the facility will be off State Road 200, with a right-in right out entrance and exit. Pedestrian circulation is provided by sidewalks and pavers delineating crosswalks. Please see the Concept Plan for specifics.
- 2) Off-Street Parking and loading Areas: Parking shall be provided that meets the requirements of the Land Development Code. The residents, staff, and service vehicles will have full access around the facility, with no dead ends or turn-arounds. Parking is provided along State Road 200 for visitors, residents will have parking on the south side of the building, and staff will have access to parking on the east side of the building. Loading and services access to the building is located along the east side of the building. Emergency vehicles have access around the building. Please see the Concept Plan for specifics.
- 3) Refuse and Service Areas: Service to the facility will occur on the east side of the facility and includes a loading and delivery area and refuse collection which is enclosed to prevent visual intrusion. Please see the Concept Plan for specifics.
- 4) Utilities: Utilities for the facility have been identified and shown on the Site Plan Application. Specifically, Electric will be provided by SECO, Water and Sewer will be provided by Marion County, Irrigation is anticipated to be well-water. In addition, in accordance with AHCA and State Statutes, the facility will be supported by the mandatory electrical generator in case of an emergency.
- 5) Screening and Buffering: Screening and Buffering will meet the requirements of the County and are shown on the conceptual site plan.
- 6) Signage: The operator of the facility anticipates two signs meeting the Land Development Code. One sign will be at the entry of the site along State Road 200, while the other will be outside the main entrance in front of the porte-cochere. Please see site plan for locations.

2401 West Bay Drive
Suite 503
Largo, FL 33770
727.584.7178
architecturalconceptsweb.com

- 7) Yards and Greenspace: Open space, yards, and greenspace are shown on the Concept plan.
- 8) Compatibility with surrounding area: The site is currently zoned B-2 with a small business located to the south of the proposed site shown as B-4. The property to the east is zoned A-3, with low density residential housing. The South portion of the area is zoned as PUD. This project is a one-story building and will have a residential feel to the façade.
- 9) The project team is open and willing to meet any special requirements required by the site analysis for this use as required by the special use permit.

Thank you,



Kenneth L. Tobin, AIA
Architect - Director of Operations

Inc.: Concept Plan

ATTACHMENT A - Application Package AR 32510

AZALIA SKILLED NURSING FACILITY

PARCEL 35695-019-03

CORNER OF STATE ROAD 200 AND S.W. 93RD ST ROAD, OCALA FLORIDA



LOCATION MAP/EXHIBIT



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

Detail by Entity Name

Florida Limited Partnership
C.L.D. PROPERTIES, LLLP.

Filing Information

Document Number	A00000001658
FEI/EIN Number	65-1051742
Date Filed	10/25/2000
State	FL
Status	ACTIVE
Last Event	LP AMENDMENT
Event Date Filed	04/09/2009
Event Effective Date	NONE

Principal Address

101 NE 16TH AVE
OCALA, FL 34470

Mailing Address

101 NE 16TH AVE
OCALA, FL 34470

Registered Agent Name & Address

DINKINS, BRADFORD L
101 NE 16TH AVE
OCALA, FL 34470

Name Changed: 03/05/2010

Address Changed: 04/13/2009

General Partner Detail

Name & Address

Document Number L07000127014

C.L.D. MANAGEMENT, LLC
101 NE 16TH AVE
OCALA, FL 34470

Annual Reports

Report Year	Filed Date
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ATTACHMENT A - Application Package AR 32510

2022 01/27/2022
2023 01/25/2023
2024 01/31/2024

Document Images

01/31/2024 -- ANNUAL REPORT	View image in PDF format
01/25/2023 -- ANNUAL REPORT	View image in PDF format
01/27/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
01/28/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
02/01/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
01/23/2013 -- ANNUAL REPORT	View image in PDF format
01/24/2012 -- ANNUAL REPORT	View image in PDF format
04/07/2011 -- ANNUAL REPORT	View image in PDF format
03/05/2010 -- ANNUAL REPORT	View image in PDF format
04/13/2009 -- ANNUAL REPORT	View image in PDF format
04/09/2009 -- LP Amendment	View image in PDF format
05/13/2008 -- Reg. Agent Change	View image in PDF format
01/31/2008 -- ANNUAL REPORT	View image in PDF format
06/28/2007 -- LP Name Change	View image in PDF format
01/31/2007 -- ANNUAL REPORT	View image in PDF format
02/03/2006 -- ANNUAL REPORT	View image in PDF format
05/06/2005 -- ANNUAL REPORT	View image in PDF format
01/26/2004 -- ANNUAL REPORT	View image in PDF format
02/25/2003 -- ANNUAL REPORT	View image in PDF format
04/24/2002 -- ANNUAL REPORT	View image in PDF format
04/17/2001 -- ANNUAL REPORT	View image in PDF format
10/25/2000 -- Domestic LP	View image in PDF format

CERTIFICATE OF AMENDMENT TO
CERTIFICATE OF LIMITED PARTNERSHIP OF
C.L.D. PROPERTIES, LTD

On this 8th day of February, 2007, C.L.D. Management, Inc., as General Partner of C.L.D. Properties, Ltd, a Florida limited partnership (referred to as the "Partnership") executes this Certificate of Amendment to the Certificate of Limited Partnership (referred to as "Amendment").

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
JUN 28 AM 11:06

RECITALS

(A). The name of the Partnership, as identified in the records of the Florida Department of State, is C.L.D. Properties, Ltd, and it has State of Florida Document Number A00000001658, and federal employer identification number 65-1051742.

(B). The Certificate of Limited Partnership for the Partnership was filed on October 25, 2000 and has been effective since accepted and filed by the State of Florida.

Pursuant to the terms of this Amendment and Florida Statutes section 620.109, the Partnership hereby adopts the following amendment to its Certificate of Limited Partnership:

- (1). The Partnership elects to be a Florida limited liability limited partnership.
- (2). Partnership name is changed to C.L.D. Properties, LLLP.

The Partnership, under the hands of its General Partner, hereby certifies that the Partners adopted a partnership resolution adopting the above stated Amendments to the Certificate of Limited Partnership.

This Certificate of Amendment shall be effective at the time of its filing with the State of Florida Department of State.

ATTACHMENT A - Application Package AR 32510

C.L.D. PROPERTIES, LTD

CERTIFICATE OF AMENDMENT

On this 8th day of February, 2007, C.L. Dinkins, Jr., as President of C.L.D. Management, Inc., as General Partner of C.L.D. Properties, Ltd, a Florida limited partnership, executed and adopted this Certificate of Amendment to the Certificate of Limited Partnership of C.L.D. Properties, Ltd, on its behalf.

Signed in the presence of the following two (2) Witnesses:



Witness



C.L. Dinkins, Jr., as President of C.L.D. Management, Inc., as current General Partner

Brad Dinkins

Printed Name



Witness

TRACY RAINS

Printed Name

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
07 JUN 28 AM 11:06

THIS CERTIFICATE OF LIMITED PARTNERSHIP WAS PREPARED BY
THE LAW OFFICES OF CARLA DELOACH BRYANT, P.A.
1206 EAST RIDGEWOOD STREET ORLANDO, FLORIDA 32803
TELEPHONE: 407.740.5005 FACSIMILE 407.740.5025

ATTACHMENT A - Application Package AR 32510

Azalia Skilled Nursing Facility
Ocala, FL
Marion County, FL
Parcel No. 35695-019-03
Legal Description from the Survey

DESCRIPTION:

PER TITLE COMMITMENT NO. 24073561JLD, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LANDMARK ABSTRACT AGENCY, LLC, ISSUING OFFICE FILE NO. LAAFL580, BEARING A COMMITMENT EFFECTIVE DATE OF JUNE 14, 2024.

COMMENCE AT THE SE CORNER OF THE NW 1/4 OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, GO THENCE N. 89 DEGREES 54'56"W., ALONG THE SOUTH LINE OF SAID NW 1/4, ALSO BEING THE SOUTH LINE OF LOTS 41, 42, 43, 44, COUNTRYSIDE FARMS OF OCALA AS PER PLAT RECORDED IN PLAT BOOK T, PAGES 101 & 102, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 1393.38 FEET TO THE SW CORNER OF SAID LOT 44 FOR A POINT OF BEGINNING, THENCE N. 00 DEGREES 04'43"E., ALONG THE WEST LINE OF SAID LOT 44, 706.25 FEET TO THE SOUTH R/W LINE OF SW 93RD STREET, SAID POINT ALSO BEING ON A CURVE HAVING A RADIUS OF 530 FEET A CENTRAL ANGLE OF 06 DEGREES 51'08", A CHORD BEARING OF N. 51 DEGREES 50'46"W., A CHORD DISTANCE OF 63.35 FEET, THENCE ALONG THE ARC AND SAID SOUTH R/W 63.39 FEET, THENCE N. 48 DEGREES 25'12"W., 49.86 FEET, THENCE N. 71 DEGREES 59'53"W., 50 FEET, THENCE N. 48 DEGREES 25'12"W., 70 FEET, THENCE LEAVING SAID R/W SOUTH 86 DEGREES 35'12"W., 148.48 TO THE EASTERLY R/W OF STATE ROAD 200, THENCE S. 41 DEGREES 34'48"W., ALONG SAID R/W 785 FEET TO THE CENTERLINE OF AN 80 FOOT ROADWAY EASEMENT, THENCE S. 48 DEGREES 25'12"E., ALONG SAID CENTERLINE OF ROADWAY 150 FEET TO THE P.C. OF A CURVE HAVING A CENTRAL ANGLE OF 24 DEGREES 58'30", A RADIUS OF 225 FEET, A CHORD BEARING OF SOUTH 35 DEGREES 55'57"E., A CHORD DISTANCE OF 97.30 FEET, THENCE ALONG THE ARC 98.08 FEET, THENCE N. 41 DEGREES 34'48"E., 371.03 FEET, THENCE SOUTH 48 DEGREES 25'12", 106.03 FEET, THENCE SOUTH 00 DEGREES 03'08"W., 272.25 FEET TO THE SOUTH LINE OF THE NW 1/4 OF AFORESAID SECTION 19, THENCE S. 89 DEGREES 54'56"E., 360.84 FEET TO THE POINT OF BEGINNING. EXCEPT ROAD RIGHT OF WAY SHOWN IN OR BOOK 2514, PAGE 743, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
JOHN C. TRENTMAN, Attorney
207 N. Magnolia Avenue
Ocala, Florida 34475-6625

DAVID R ELLSPERMANN
CLERK OF MARION COUNTY
BK 03073 PG 1164
FILE NUM 2001128906
RECORDED 12/18/2001 10:54:32 AM
DEED DOC TAX 0.70
RECORDING FEES 33.00
RECORDED BY S Gadson

S. Gadson

WARRANTY DEED

THIS INDENTURE, made the 17 day of Dec., 2001, between **C.L. DINKINS, JR., Individually and as Trustee**, under trust dated July 30, 1987, hereinafter called the grantor*, and **C.L.D. PROPERTIES, LTD., a Florida Limited Partership**, whose mailing address is : 101 NE 16th Avenue, Ocala, FL 34470, hereinafter called the grantee*.

WITNESSETH:

that said grantor, for and in consideration of the sum of ten dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

SEE ATTACHED EXHIBIT A

This is a corrective deed given to correct the legal description of only those parcels described in the attached Exhibit A, said parcels having previously been conveyed in that deed at OR Book 2913, page 1434, public records of Marion County, Florida. All other parcels previously described in OR Book 2913, page 1434, are not changed by this corrective deed.

and said grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. *"Grantor" and "grantee" are used for singular or plural as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence.

[Signature]
TRACY RAINS
Carol Dunham
Carol Dunham

[Signature] (Seal)
C.L. DINKINS, JR., Trustee
101 NE 16th Avenue
Ocala Florida 34470

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 14th day of December, 2001, by C.L. Dinkins, Jr., individually and as Trustee, under trust dated July 30, 1987, who is personally known to me and who did not take an oath.



Carol Lea Dunham
Carol Lea Dunham
Notary Public, State of Florida

MY COMMISSION EXPIRES: 9-11-2005

EXHIBIT A

Parcel 7: PA#26765-000-00

Beginning at a point 530 feet South of the Northwest corner of SW 1/4 of NE 1/4 of Section 10, Township 15 South, Range 22 East; Marion County, Florida; thence East 475 feet; thence South 130 feet; thence West 475 feet; thence North 130 feet to the point of beginning. LESS and EXCEPT the West 30 feet thereof and LESS and EXCEPT road right of way.

Parcel 20 as originally deeded at OR Book 2913, page 1434, is deleted in its entirety.

Parcel 26: *PA # 30571-000-00*

Beginning at the point of intersection of the North right of way line of Kingsland Country Drive as per plat of Kingsland Country Estates Unit 1, as recorded in Plat book L, pages 3-6, with Southeasterly right of way line of State Road 200 and running thence N. 41 degrees 34'12"E., along the said Southeasterly right of way line of SR 200, 586.63 feet; thence departing from said right of way line S. 51 degrees 52'18"E., 832.21 feet; thence S. 3 degrees 54'56"W., 408.90 feet to the Northerly right of way line of said Kingsland Country Drive; thence along the said Northerly right of way line S. 88 degrees 47'30"W., 236.80 feet to the point of curvature of a curve concave to the North having a radius of 546.66 feet and an arc distance of 355.10 feet; thence N. 54 degrees 21'00"E., 10.55 feet to a point on the arc of a curve concave to the North having a radius of 536.66 feet to an arc distance of 29.56 feet thence N. 51 degrees 11'20"W., 461.25 feet; thence N. 38 degrees 48'40"E., 10.00 feet; thence N. 51 degrees 11'20"W., 100.00 feet; to the point of beginning; Less and Except those parcels of land as described and recorded in OR Book 1341, page 259; OR Book 1417, page 48; and OR Book 1619, page 154. (Said property being a portion of those lands described in OR Book 1259, page 825. AND Commencing at the Northeast corner of the SE 1/4 of Section 24, Township 16 South, Range 20 East, Marion County, Florida; thence S. 00 degrees 12'56"E., along the East line of the SE 1/4 of said Section 24, 362.21 feet to the Southerly right of way line of State Road No. 200 (100 feet wide), and the point of beginning; thence continue S. 00 degrees 12'56"E. along the afore described line, a distance of 1,819.25 feet; thence S. 88 degrees 46'19"W., a distance of 519.98 feet; thence N. 51 degrees 52'18"W., a distance of 832.21 feet to the Southerly right of way line of said State Road No. 200; thence N. 41 degrees 34'12"E., along said Southerly right of way a distance of 1759.76 feet to the point of beginning. Less and Except that parcel of land described and recorded in OR Book 1493, page 1572, (said property being a portion of those lands described in OR Book 1370, page 1700, AND Commence at the Northwest corner of the Sw 1/4 of Section 19, Township 16 South, Range 21 East, run S. 00 degrees 06'09"E., 379.80 feet along the West line of the SW 1/4 of said Section 19 to the point of beginning; thence continue S. 00 degrees 06'09"E., 1225.00 feet along the West line of the SW 1/4 of said Section 19; thence run N. 41 degrees 34'48"E., 631.64 feet; thence run Northerly 373.72 feet along the arc of a curve concave Westerly having a radius of 963.00 feet, a central angle of 22 degrees 14'07" and a chord

of 371.38 feet that bears N. 22 degrees 18'08"W., thence run N. 33 degrees 25'12"W., 476.67 feet; thence run Northerly 21.73 feet along the arc of a curve concave Southwesterly having a radius of 25.00 feet and a central angle of 49 degrees 48'06" and a chord of 21.05 feet that bears N. 58 degrees 19'15"W., said point being the point of beginning (said property being the same lands described in OR Book 1741, page 1901. LESS and EXCEPT Begin at the point of intersection of the East line of the SE 1/4 of Section 24, Township 16 South, Range 20 East, with the baseline of survey of S.R. 200 as shown on State of Florida Department of Transportation right of way map section 36100-2522; said point being 2361.66 feet North 00 degrees 16'18" East of the Southeast corner of said Section 24; thence South 42 degrees 02'16"W., along said baseline 2228.65 feet to the point of intersection with the Northwesterly projection of the Northeasterly line of Southtrust/200, as recorded in Plat Book Z, page 75; thence South 47 degrees 56'43"E., along said Northwesterly projection and said Northeasterly line 75.00 feet to a point being 75.00 feet Southeasterly of, when measured perpendicular to, said baseline; thence North 42 degrees 02'16"E., parallel with said baseline 994.46 feet; thence North 45 degrees 51'07"E., 135.30 feet to a point being 84.00 feet Southeasterly of, when measured perpendicular to, said baseline; thence North 42 degrees 02'16"E., parallel with said baseline, 265.00 feet; thence North 33 degrees 30'26"E., 60.67 feet to a point being 75.00 feet Southeasterly of, when measured perpendicular to, said baseline; thence North 42 degrees 02'16"E., parallel with said baseline, 54.79 feet; thence South 47 degrees 45'51"E., 323.08 feet; thence South 42 degrees 02'16"W., 174.04 feet; thence South 47 degrees 57'46"E., 479.45 feet to the Southeasterly line of land described in OR Book 1741, page 1901; thence North 41 degrees 57'14"E., along said Southeasterly line 543.43 feet to a point on the Northeasterly line of said land, said point being on a curve concave Southwesterly, having a radius of 963.00 feet; thence from a tangent bearing of North 10 degrees 48'38"W., 373.72 feet Northwesterly along said curve and said Northeasterly line through a central angle of 22 degrees 14'07"; thence North 33 degrees 02'45"W., 476.67 feet to the beginning of a curve concave Southwesterly having a radius of 25.00 feet; thence 21.73 feet Northwesterly along said curve through a central angle of 49 degrees 48'06" to the East line of said Section 24; thence North 00 degrees 16'18"E., along said East line 92.62 feet to the point of beginning.

Parcel 28: PA#23320-005-21

The NW 1/4 of SW 1/4 of the SW 1/4 of Section 21, Township 15 South, Range 21 East, EXCEPT the West 15.0 feet thereof and EXCEPT that part lying within the right of way of State Road No. 225-A (66 feet wide) EXCEPT that parcel taken for road right of way in OR Book 2235, page 933.

Parcel 30: PA#35695-019-03

Commence at the SE corner of the NW 1/4 of Section 19, Township 16 South, Range 21 East, Marion County, Florida, go thence N. 89 degrees 54'56"W., along the South line of said NW 1/4, also being the South line of lots 41, 42, 43, 44, Countryside Farms of Ocala as per plat recorded in Plat Book T, pages 101 & 102, public records of Marion County, Florida, a distance of 1393.38 feet to the SW corner of said lot 44 for a point of beginning, thence N. 00 degrees 04'43"E., along the West line of said lot 44, 706.25 feet to the South R/W line of SW 93rd Street, said point being on a curve having a radius of 530 feet a central angle of 06 degrees 51'08", a chord bearing of N. 51 degrees 50'46"W., a chord distance of 63.35 feet, thence along the arc and said South R/W 63.39 feet, thence N. 48 degrees 25'12"W., 49.86 feet, thence N. 71 degrees 59'53"W., 50 feet, thence N. 48 degrees 25'12"W., 70 feet, thence leaving said R/W South 86 degrees 35'12"W., 148.48 to the Easterly R/W of State Road 200, thence S. 41 degrees 34'48"W., along said R/W 785 feet to the centerline of an 80 foot roadway easement, thence S. 48 degrees 25'12"E., along said centerline of roadway 150 feet to the P.C. of a curve having a central angle of 24 degrees 58'30", a radius of 225 feet, a chord bearing of South 35 degrees 55'57"E., a chord distance of 97.30 feet, thence along the arc 98.08 feet, thence N. 41 degrees 34'48"E., 371.03 feet, thence South 48 degrees 25'12", 106.03 feet, thence South 00 degrees 03'08"W., 272.25 feet to the South line of the NW 1/4 of aforesaid Section 19, thence S. 89 degrees 54'56"E., 360.84 feet to the point of beginning. Subject to a 40 foot roadway easement along the Southwesterly boundary. AND except road right of way shown in OR Book 2514, page 743.

Parcel 33: PA#15392-001-01

Commencing at the Southeast corner of Section 31, Township 14 South, Range 22 East, and running along the South boundary of said Section 31, N. 87 degrees 23'W., 2026.41 ft.; thence departing from said section line at right angles N. 2 degrees 37'E., 25 ft. to the point of beginning. From the point of beginning thus described continue N. 2 degrees 37'E., 208.71 ft.; thence N. 87 degrees 23'W., 176.64 ft. to the East right of way line of West Anthony Road; thence N. 19 degrees 42'E., 313.11 ft. along the said East right of way line; thence S. 87 degrees 23'E., 351.88 ft.; thence S. 2 degrees 37"W., 508 ft.; thence S. 87 degrees 23'W., 267.22 ft., to the point of beginning, containing 4.01 acres more or less and all being in Marion County, Florida.

Parcel 37: PA#23472-002-00

The Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 15 South, Range 21 East; EXCEPT 70 yards North and South by 140 yards East and West in the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4: EXCEPT the South 228.6

feet of the East 280.0 feet of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 23 and EXCEPT road right of way, all being in Marion County, Florida.

Parcel 40: PA#27593-001-00

Beginning at the Northwest corner of Section 14, Township 15 South, Range 22 East; thence South along the West boundary of said Section 14, 183.0 feet, for a point of beginning; thence South 89 degrees 38'0"E., 175 feet; thence South 100 feet; thence North 89 degrees 38'0"W., 175 feet to the aforesaid West boundary of said Section 14; thence North along the West boundary of said Section 14 to the Point of Beginning; EXCEPT the West 20 feet thereof and subject to road right of way of Citrus Drive, a County road, AND the North 46.09 feet of the following property: Commence at the Southwest corner of lot 1, Fort King Hammock Subdivision as recorded in Plat Book A, page 44, of the public records of Marion County, Florida, thence departing from said Southwest corner N. 89 degrees 50'43"E., 155.00 feet along and with the North boundary of Golfview Subdivision First Addition, thence departing from said North boundary N. 22 degrees 22'00"W., 220.00 feet to the point of beginning, thence S. 89 degrees 50'43"W., 150.00 feet to a point on the new right of way of NE 36th Avenue, thence N. 00 degrees 22'00"W., along and with said right of way line, 186.43 feet, thence departing from said right of way line N. 89 degrees 58'31"E., 150.00 feet, thence S. 00 degrees 22'00"E., 186.09 feet to the Point of Beginning, all lying in Marion County, Florida, EXCEPT the South 30 feet.

Parcel 46: PA#4904-000-007

A tract of land situate in Government lot 5, Section 6, Township 17 South, Range 24 East, Marion County, Florida, being more particularly described as follows: beginning at a point on the North boundary of Government lot 5, Section 6, Township 17 South, Range 24 East, said point being South 89 degrees 49'35"W., a distance of 348.82 feet from the Northeast corner thereof; thence South 89 degrees 49'35"W., along said North boundary 285.00 feet, thence South 00 degrees 31'32"E., 177.53 feet to the point of beginning, thence continue South 00 degrees 31'32"E., 884.75 feet to the Northerly right of way line of Alternate US Highway 441 (Dixie Highway 66 feet wide), thence North 77 degrees 14'05"E., along said Northerly right of way line 291.62 feet, thence North 00 degrees 31'32"W., 988.70 feet, thence South 89 degrees 49'35"W., 25 feet, thence South 00 degrees 31'32"E., 177.53 feet, thence South 89 degrees 49'35"W., 260 feet to the point of beginning. Subject to easements as recorded in Deed Book 314 and at page 260, and OR Book 273 at page 670, public records of Marion County, Florida. LESS and EXCEPT: a parcel of land lying in Government lot 5, Section 6, Township 17 South, Range 24 East, Marion County, Florida, being more particularly described as follows: Commence at the NE corner of said Government lot 5 and run S. 89 degrees 49'35"W., along the North line of said Government lot, 348.92 feet to an iron rod; thence S. 00 degrees 31'32"E., 736.21 feet to an iron

rod marked "PSM 5469" and the point of beginning of the herein described parcel; thence continue S. 00 degrees 31'32"E., 262.65 feet to an iron rod on the Northerly right of way line of Alternate US Highway No. 441 (a/k/a US Highway No. 27 and previously known as Dixie Highway); thence S. 77 degrees 10'38"W., along said Northerly right of way line, 291.52 feet to a concrete monument; thence N. 00 degrees 31'22"W., 324.75 feet to an iron rod marked "PSM 5469"; thence N. 89 degrees 28'38"E., 284.81 feet to the point of beginning. EXCEPT a tract of land in Government lot 5, Section 6, Township 17 South, Range 24 East, being more particularly described as follows: commence at the Northeast corner of Government lot 5, Section 6, Township 17 South, Range 24 East, and running thence S. 89 degrees 49'35"W., along the North boundary of said Government lot 5, 633.82 feet, thence departing from said North boundary S. 0 degrees 31'32"E., 177.53 feet to the point of beginning. From the POB thus described continue S. 0 degrees 31'32"E., 175 feet, thence N. 89 degrees 49'35"E., 130 feet; thence N. 0 degrees 31'32"W., 175 feet, thence S. 89 degrees 49'35"W., 130 feet to the point of beginning. Containing 0.52 acres more or less and all being in Marion County, Florida.

All references are to the public records of Marion County, Florida.

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

35695-019-03

Prime Key: 2017082

[MAP IT+](#)

Current as of 1/21/2025

Property Information

C L D PROPERTIES LTD
 101 NE 16TH AVE
 Ocala FL 34470-6904

Taxes / Assessments:

Map ID: 131

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 56

Acres: 9.47

2024 Certified Value

Land Just Value	\$1,100,797		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$1,100,797	Impact	(\$1,098,770)
Total Assessed Value	\$2,027	Land Class Value	\$2,027
Exemptions	\$0	Total Class Value	\$2,027
Total Taxable	\$2,027	<u>Ex Codes:</u> 08	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$1,100,797	\$0	\$0	\$1,100,797	\$2,027	\$0	\$2,027
2023	\$1,340,019	\$0	\$0	\$1,340,019	\$2,075	\$0	\$2,075
2022	\$1,340,019	\$0	\$0	\$1,340,019	\$1,659	\$0	\$1,659

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
3073/1164	12/2001	08 CORRECTIVE	8 ALLOCATED	U	V	\$100
2913/1434	01/2001	07 WARRANTY	8 ALLOCATED	U	V	\$100
LESE/05YR	01/2000	LS LEASE	0	U	V	\$100
2514/0743	06/1998	65 TAKING	0	U	V	\$100

Property Description

SEC 19 TWP 16 RGE 21
 COM AT SE COR OF NW 1/4 W 1393.38 FT TO SW COR LOT 44
 COUNTRYSIDE FARMS FOR POB TH N 706.25 FT NWLY ALG ARC OF
 CURVE 63.39 FT N 48-25-12 W 49.86 FT N 71-59-53 W 50 FT
 N 48-25-12 W 70 FT S 86-35-12 W 148.48 FT TO ELY ROW
 SR 200 S 41-34-48 W ALG ROW 785 FT TO CTRLN OF 80 FT
 RD EASEMENT S 48-25-12 E ALG CTRLN 150 FT SELY ALG ARC

ATTACHMENT A - Application Package AR 32510

OF CURVE 98.08 FT N 41-34-48 E 371.03 FT S 48-25-12 E
 106.03 FT S 272.25 FT E 360.84 FT TO POB (10.23 AC)
 EX COM SW COR OF N 1/2 E 323.19 FT FOR POB TH E 370.89
 FT N 84-54-48 E 10.14 FT TO PT OF REVERSE CURVE
 N 69-15-43 W 287.92 FT S 41-40-18 W 137.66 FT
 TO POB (PARCEL #35695-000-00 KINGSLAND INC)
 & EX A STRIP OF LAND 80 FT WIDE BEING 40 FT EITHER SIDE
 OF FOLLOWING DESC CTRLN: COM AT SW COR OF NW 1/4
 S 89-54-56 E 322.96 FT TO SELY ROW SR 200 N 41-34-48 E
 323.92 FT FOR POB TH S 48-25-12 E 150 FT TO PC OF
 CURVE (RADIUS 225 FT CTRL ANGLE 32-13-37) SELY ALG ARC
 126.55 FT TO PRC TH SELY ALG ARC OF CURVE (RADIUS 266
 FT, CTRL ANGLE 55-31-01) 257.74 FT TO PT S 71-42-36 E
 101.86 FT TO PT OF TERMINUS &
 EXC SR 200 ROW LYING WITHIN THE FOLLOWING DESC BDYS: LYING
 WITHIN 70.00 FT SELY OF WHEN MEASURED PERPENDICULAR TO THE
 FOLLOWING DESC BASELINE OF SURVEY OF SR 200 AS SHOWN ON
 STATE OF FL DEPT OF TRANS ROW MAP: BEGIN AT A PT ON THE S
 LINE OF SEC 24 PT BEING 2143.30 FT S 89-15-25 W OF THE SE
 COR TH N 42-02-16 E 3217.21 TO A PT ON THE W LINE OF SEC 19
 PT BEING 2361.66 FT N 00-16-18 E OF THE SW COR TH CONT
 N 42-02-16 E 2556.89 FT TO A PT OF INTERSECTION TH
 DEFLECTING 00-14-08 LEFT N 41-48-08 E 1346.38 FT TO A PT ON
 THE N LINE OF THE NW 1/4 PT BEING 200.52 FT N 89-24-05 W OF
 THE NE COR OF NW 1/4 FOR THE END OF THIS DESC LINE

Parent Parcel: 35695-019-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5621		.0	.0	B2	153,766.00	SF							
5621		.0	.0	B2	5.94	AC							
9994		.0	.0	B2	1.00	UT							
9021		.0	.0	B2	1.00	UT							

Neighborhood 9933 - COMM SR 200-I-75/ HWY 484

Mkt: 2 70

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width

Appraiser Notes

CLEAR CHANNEL OUTDOOR

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description