



Marion County
Board of County Commissioners

Growth Management ♦ Zoning

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

APPLICATION COMPLETE
DATE COMPLETED 3/11/25
INITIALS Em
TENTATIVE MEETING DATES
P&Z PH 5/28/25
BCC/P&Z PH 6/16 & 6/17/2025

APPLICATION FOR REZONING

Application No.: _____

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from B-2 & B-5, A-1

to RAC, to conform to the RAC landuse for the intended use of:

Artisan Shops, Restaurant, Plant Nursery

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

Parcel account number(s): 31717-000-01

Property dimensions: _____ Total acreage: 16.36

Directions: _____

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

Patricia D. Walter
Property owner name (please print)

1120 NE 3RD ST

Mailing address

OCALA, FL 34470

City, state, zip code

(352) 875-1195 swtmisty75@aol.com

Phone number (please include area code)

Patricia D. Walter

Signature

Patricia D. Walter, Michael Angel
Applicant or agent name (please print)

Mailing address

City, state, zip code

(352) 718-4300

Phone number (please include area code)

Signature

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

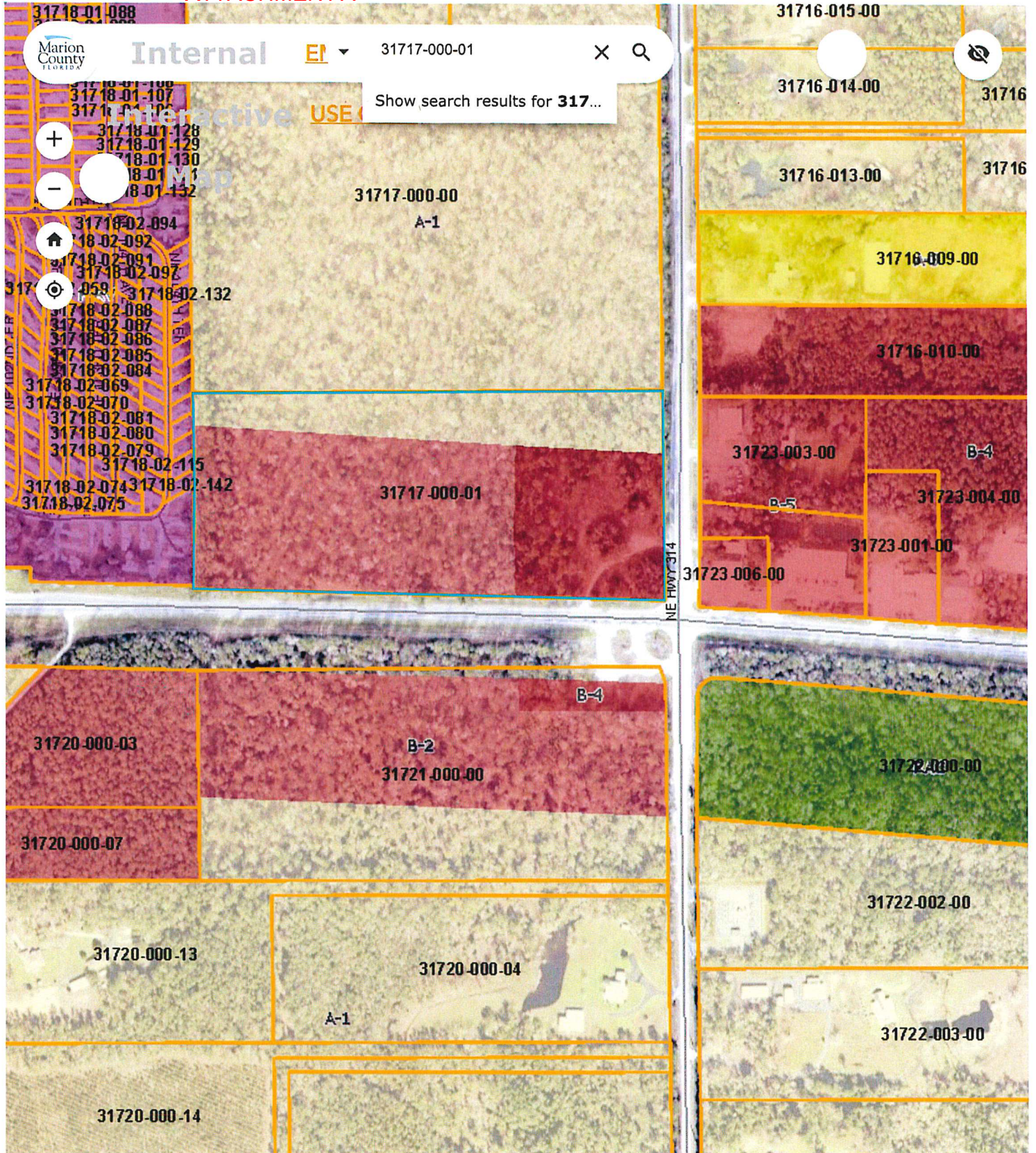
FOR OFFICE USE ONLY

RECEIVED BY: Em DATE: 3/11/2025 ZONING MAP NO.: 32603

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"

www.marioncountyfl.org



0 150 300ft

EXEMPT PER 12B-4.014(2)

Rec. \$ 35.50

DS \$.70

Prepared by:

H. Randolph Klein, Esq.

KLEIN & KLEIN, LLC

40 Southeast 11th Avenue

Ocala, FL 34471

Property Appraiser's I.D. No. 31717-000-00

SPECIAL WARRANTY DEED

Made the 4th day of January, 2023, between **PATRICIA D. WALTER, f/k/a PATRICIA D. BRASS**, whose mailing address is **1120 NE Third Street, Ocala, FL 34470**, hereinafter called the Grantor*, and **LARRY D. WALTER and PATRICIA D. WALTER, husband and wife**, whose mailing address is **c/o 1120 NE Third Street, Ocala, FL 34470**, hereinafter called the Grantee*,

That said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) 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:

**PARCELS B AND D MORE PARTICULARLY DESCRIBED ON EXHIBIT "A"
ATTACHED HERETO AND HEREBY INCORPORATED BY REFERENCE.**

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

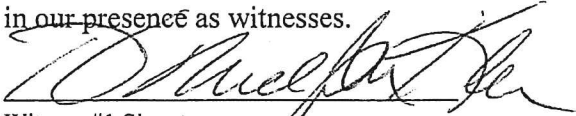
PREPARED from information furnished by the party. Neither marketability of title nor accuracy of description is guaranteed.

and said Grantor will defend the title to said land against the lawful claims of all persons whomsoever claiming by, through or under the Grantor only.

Grantor and Grantee are used for singular and 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 as witnesses.


Witness #1 Signature
H. RANDOLPH KLEIN

Witness #1 Printed Name

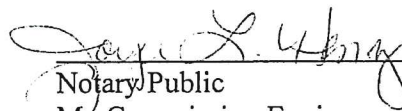

Witness #2 Signature
JOYCE L HENRY

Witness #2 Printed Name


PATRICIA D. WALTER

STATE OF FLORIDA
COUNTY OF MARION

The foregoing was acknowledged before me, by means of physical presence, this 27th day
January, 2023, by PATRICIA D. WALTER, () who is personally known to me or
(X) who produced a valid driver's license as identification.


Notary Public
My Commission Expires:

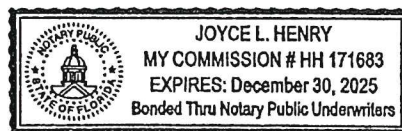


EXHIBIT "A"

PARCEL B:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, NORTH OF STATE ROAD No.40, AND THAT PORTION OF PROPERTY WITHIN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT AN 8 INCH OCTAGON CONCRETE MONUMENT WITH DISK STAMPED "MARION COUNTY SECTION SURVEY S1/4 2-15-23" MARKING THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA AS SHOWN IN THE FLORIDA DEPARTMENT TRANSPORTATION RIGHT OF WAY MAP SECTION 36080, F.P. No. 410674-2; THENCE NORTH 00°46'42" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 2115.66 FEET TO ITS INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 40 AS SHOWN ON SAID RIGHT OF WAY MAP, ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, CONTINUE NORTH 00°46'42" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 527.57 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 89°13'18" EAST, A DISTANCE OF 1297.54 FEET TO ITS INTERSECTION WITH THE EXISTING WEST RIGHT OF WAY LINE OF COUNTY ROAD 314-S AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE SOUTH 00°42'32" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 573.86 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 9341.25 FEET, A CHORD DISTANCE OF 239.53 FEET AND A CHORD BEARING OF NORTH 88°08'06" WEST; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°28'09", A DISTANCE OF 239.54 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 88°52'11" WEST, A DISTANCE OF 1058.15 FEET TO THE POINT OF BEGINNING. CONTAINING 16.36 ACRES, MORE OR LESS.

EXHIBIT "A" CONTINUED

PARCEL D:

A PORTION OF THE WEST 1/2 OF THE EAST 1/2, NORTH OF STATE ROAD No.40, OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 23 EAST, LESS AND EXCEPT THE PROPERTY LABELED AS PARCEL No.114 DESCRIBED WITHIN OFFICIAL RECORDS BOOK 7466, PAGES 1032-1053, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD WITH CAP STAMPED "FDOT LB 6566" MARKING THE EAST 1/4 CORNER OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 36080, F.P. No. 410674-2; THENCE SOUTH 89°58'08" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, A DISTANCE OF 1353.70 TO ITS INTERSECTION WITH EXISTING WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 314-N AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE NORTH 00°42'32" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1546.80 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE PROPERTY LABELED AS PARCEL No.114 DESCRIBED WITHIN OFFICIAL RECORDS BOOK 7466, PAGES 1032-1053, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 89°17'28" WEST ALONG THE NORTH BOUNDARY OF SAID PARCEL No.114, A DISTANCE OF 572.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL No.114; THENCE SOUTH 00°42'32" EAST, ALONG THE WEST BOUNDARY OF SAID PARCEL No.114, A DISTANCE OF 161.97 FEET; THENCE DEPARTING SAID WEST BOUNDARY OF SAID PARCEL No.114, SOUTH 89°13'18" WEST, A DISTANCE OF 726.98 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 00°46'42" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1129.89 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 2; THENCE, SOUTH 89°03'04" EAST, ALONG NORTH LINE OF SAID SECTION 2, A DISTANCE OF 1331.46 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 314-N, ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1841.90 FEET, A CHORD DISTANCE OF 201.39 FEET AND A CHORD BEARING OF SOUTH 02°17'56" WEST; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'04", A DISTANCE OF 201.49 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 00°46'32" WEST, A DISTANCE OF 727.99 FEET TO THE POINT OF BEGINNING. CONTAINING 31.02 ACRES, MORE OR LESS.



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

31717-000-01

Prime Key: 4035648

MAP IT+

Current as of 3/4/2025

Property Information

WALTER PATRICIA D
1120 NE 3RD ST
OCALA FL 34470-6738

Taxes / Assessments:

Map ID: 269

Millage: 9001 - UNINCORPORATEDM.S.T.U.PC: 55

Acres: 16.36

2024 Certified Value

| | | | |
|----------------------|-----------|---------------------|-------------|
| Land Just Value | \$431,542 | | |
| Buildings | \$0 | | |
| Miscellaneous | \$0 | | |
| Total Just Value | \$431,542 | Impact | (\$425,946) |
| Total Assessed Value | \$5,596 | Land Class Value | \$5,596 |
| Exemptions | \$0 | Total Class Value | \$5,596 |
| Total Taxable | \$5,596 | <u>Ex Codes:</u> 08 | |

History of Assessed Values

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|-----------|--------------|------------|-------------|
| 2024 | \$431,542 | \$0 | \$0 | \$431,542 | \$5,596 | \$0 | \$5,596 |
| 2023 | \$431,542 | \$0 | \$0 | \$431,542 | \$5,728 | \$0 | \$5,728 |

Property Transfer History

| Book/Page | Date | Instrument | Code | Q/U | V/I | Price |
|------------------|---------|---------------------|-------------|-----|-----|-------|
| <u>UNRE/INST</u> | 03/2024 | 71 DTH CER | 0 | U | V | \$100 |
| <u>7956/0177</u> | 01/2023 | 06 SPECIAL WARRANTY | 8 ALLOCATED | U | V | \$100 |
| <u>7956/0172</u> | 12/2022 | 06 SPECIAL WARRANTY | 8 ALLOCATED | U | V | \$100 |

Property Description

SEC 02 TWP 15 RGE 23
COM S 1/4 COR SEC 2
TH N 00-46-42 W 2115.66 FT TO N ROW SR 40 AND POB
TH N 00-46-42 W 527.57 FT TH N 89-13-18 E 1297.54 FT
TH S 00-42-32 E 573.86 TO PT ON CURVE CONCAVE SLY
WITH A RADIUS OF 9341.25 FT CH DIST OF 239.53 FT AND CH BRG OF
N 88-08-06 W TH WLY ALG ARC OF CURVE THRU CENT ANG OF 01-28-09
A DIST OF 239.54 FT TH N 88-52-11 W 1058.15 FT TO POB

Parent Parcel: 31717-000-00

ATTACHMENT ALand Data - Warning: Verify Zoning

| Use | CUse | Front | Depth | Zoning | Units | Type | Rate | Loc | Shp | Phy | Class | Value | Just Value |
|------|------|-------|-------|--------|------------|------|------|-----|-----|-----|-------|-------|------------|
| 5561 | | .0 | .0 | A1 | 4.98 | AC | | | | | | | |
| 5561 | | .0 | .0 | B2 | 8.63 | AC | | | | | | | |
| 5561 | | 400.0 | 300.0 | B5 | 119,925.00 | SF | | | | | | | |
| 9994 | | .0 | .0 | B2 | 1,290.00 | UT | | | | | | | |

Neighborhood 9978 - COMM SR 40 - BASELINE/CO LINE

Mkt: 2 70

Miscellaneous Improvements

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

Appraiser NotesPlanning and Building** Permit Search **

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