

ATTACHMENT A - Application Package



Marion County Board of County Commissioners

Growth Services • Planning & Zoning

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

APPLICATION COMPLETE
DATE COMPLETED 3/26/2025
INITIALS EM
TENTATIVE MEETING DATES
P&Z PH 6/30/25
BCC/P&Z PH 7/15, 7/21/2025

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-1 to R-1, for the intended use of:

Residential - To build a single-family home

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

Parcel account number(s): 1507-004-000

Property dimensions: 120 x 118 Total acreage: 0.51

Directions: North on Jacksonville Rd and the corner of NE 60th St.
1701 NE 60th St. Ocala, FL 34479

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

Katelyn Kardell, Justin Kardell

Property owner name (please print)

4333 NE 22nd Ct

Mailing address

Ocala, FL 34479

City, state, zip code

352-613-2092

Phone number (please include area code)

Katelyn Kardell, Justin Kardell
Signature

Katelyn Kardell

Applicant or agent name (please print)

4333 NE 22nd Ct

Mailing address

Ocala, FL 34479

City, state, zip code

352-613-2092

Phone number (please include area code)

Katelyn Kardell
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: 3/26/25

ZONING MAP NO.: 194

Rev. 01/11/2021

AR 32661

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Rec. 1850
Doc. 37100

This instrument was prepared by,
record and return to:
Jon I. McGraw, Esq.
McGraw Rauba Mutarelli
35 S.E. 1st Avenue, Suite 102
Ocala, FL 34471
352-789-6520

WARRANTY DEED

THIS INDENTURE, made effective the 28th day of February, 2025, between **CHRISTOPHER DOLAN**, whose address is 5188 Waddell Hollow Road, Franklin, Tennessee 37064, Grantor, and **KATELYN KARDELL and JUSTIN KARDELL**, whose address is 4333 NE 22nd Court, Ocala, Florida 34479, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

Lots 4, 5, 6 and 162, MARION HIGHLANDS, according to the plat thereof, recorded in Plat Book D, Page 16, Public Records of Marion County, Florida.

Parcel ID #: 1507-004-000

THE ABOVE REFERENCED PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

SUBJECT TO:

1. Ad valorem taxes for 2025 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any, however the same shall not be deemed reimposed by this recitation.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that 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, and hereby 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 and assessments accruing subsequent to December 31, 2024 or subject matters shown in the title commitment.

Grantor and Grantee are used for singular or plural, as context requires.

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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]
Witness
John R Geiser

Print Name

303 Burnham Rd
Springhill, TN 37174

Address

Witness

[Signature]
Cindy Geiser

Print Name

303 Burnham Rd
Springhill, TN 37174

Address

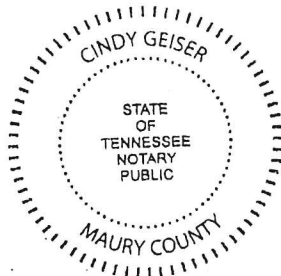
GRANTOR:

[Signature]
CHRISTOPHER DOLAN

STATE OF TN
COUNTY OF Williamson

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of February, 2025 by Christopher Dolan who is known to me (YES ☐ NO ☒) to be the person described in and who executed the foregoing instrument, OR who has produced Drivers license as identification and acknowledged before me that he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 27 day of February, 2025.



[Signature]
Cindy Geiser (Print Name)
Notary Public, State of TN
My Commission Expires: 12/10/2028

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

1507-004-000

[GOOGLE Street View](#)

Prime Key: 285927

[MAP IT+](#)

Current as of 3/26/2025

Property Information

DOLAN CHRISTOPHER
5894 NE 43RD LANE RD
SILVER SPRINGS FL 34488-1441

Taxes / Assessments:

Map ID: 194

Millage: 9001 - UNINCORPORATEDM.S.T.U.PC: 10

Acres: .51

Situs: 1701 NE 60TH ST OCALA

2024 Certified Value

Land Just Value	\$20,655		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$20,655	Impact	
Total Assessed Value	\$18,051	<u>Ex Codes:</u>	(\$2,604)
Exemptions	\$0		
Total Taxable	\$18,051		
School Taxable	\$20,655		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$20,655	\$0	\$0	\$20,655	\$18,051	\$0	\$18,051
2023	\$18,360	\$0	\$0	\$18,360	\$16,410	\$0	\$16,410
2022	\$14,918	\$0	\$0	\$14,918	\$14,918	\$0	\$14,918

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6947/0041	04/2019	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$20,000
6651/0484	11/2013	71 DTH CER	0	U	V	\$100
3854/1486	10/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$18,900
1945/0834	07/1993	10 FORECLS	0	U	V	\$100
1669/1607	05/1990	07 WARRANTY	9 UNVERIFIED	U	V	\$18,000
1488/1496	03/1988	25 PER REP	9 UNVERIFIED	U	V	\$100
1441/1715	07/1984	74 PROBATE	9 UNVERIFIED	U	V	\$100
1429/0977	02/1981	08 CORRECTIVE	0	U	V	\$100

Property Description

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SEC 28 TWP 14 RGE 22
 PLAT BOOK D PAGE 016
 MARION HIGHLANDS
 LOTS 4.5.6.162

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
1000	1000	.0	.0	B1	.51	AC							
9994		.0	.0	B1	1.00	UT							
Neighborhood 1300 - JAX RD IN 14-22 RES ONLY													
Mkt: 8 70													

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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Appraiser NotesPlanning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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