

RECEIVED

JUN 26 2024



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

MC GROWTH SERVICES

APPLICATION COMPLETE

DATE COMPLETED 6/26/24 INTIALS [Signature]

TENTATIVE MEETING DATES

P&Z PH 8/26/24

BCC/P&Z PH 9/17/24

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

to B-5 _____, for the intended use of:

Construction Equipment Sales

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

Parcel account number(s): 36862-000--00

Property dimensions: 500' x 225' Total acreage: 2.54

Directions: NE Corner of SE 100th & S Hwy 441

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

US 441 Development LLC

Property owner name (please print)

4261 NE 24th Avenue

Mailing address

Lighthouse Point, FL 33064-8029

City, state, zip code

561-441-2150 centipedals@gmail.com

Phone number (please include area code)

[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 \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

Ed Abshier

Applicant or agent name (please print)

5614 SE 111th Street

Mailing address

Belleview, FL 34420

City, state, zip code

352-266-9555 ed@abshiereng.com

Phone number (please include area code)

[Signature]

Signature

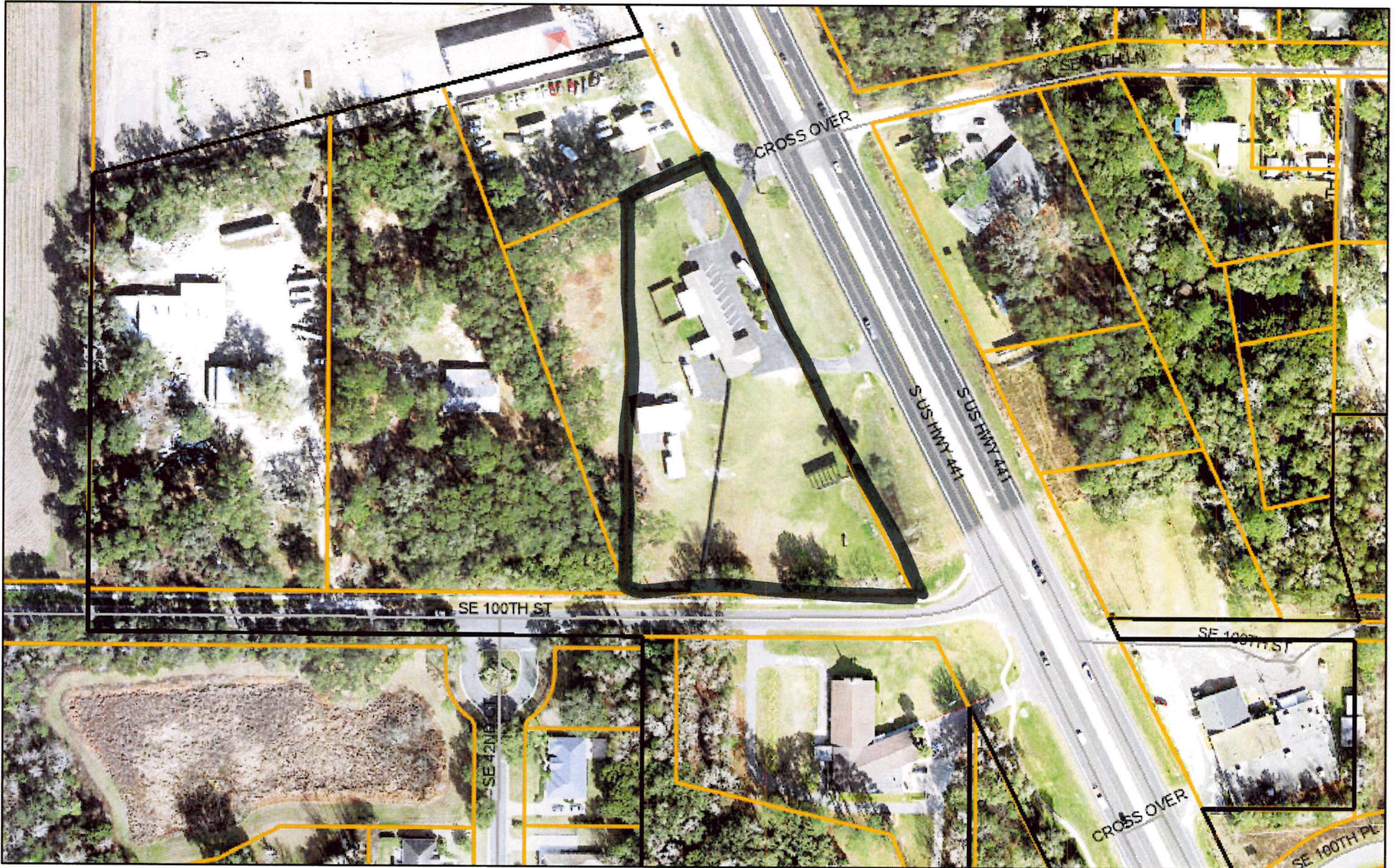
FOR OFFICE USE ONLY

RECEIVED BY: EM DATE: 6/26/2024 ZONING MAP NO.: 216

PROJECT: 2021060045 AR: 31705

Rev. 01/11/2021

Marion County Florida - Interactive Map



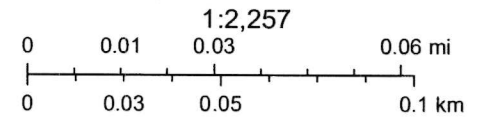
6/26/2024, 8:56:46 AM

- Marion County

 Parcels
 Aerial 2023
 Green: Band_2
- Municipalities

 Streets

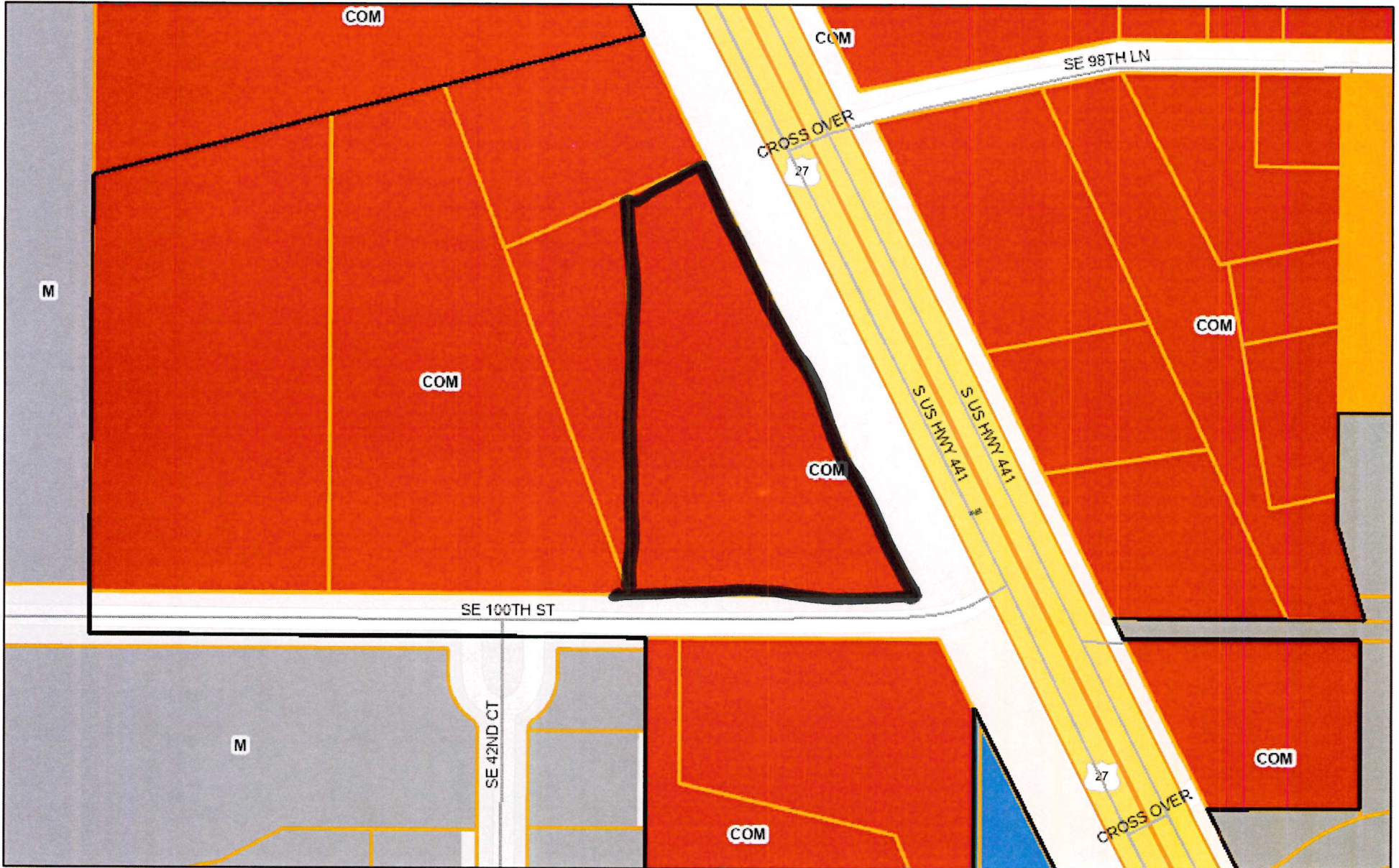
 Red: Band_1
 Blue: Band_3



Marion County Property Appraiser, Esri Community Maps Contributors,
 Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri,

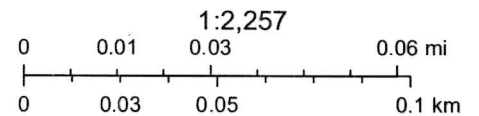
Marion County Board of County Commissioners

Marion County Florida Interactive Map



6/26/2024, 8:55:19 AM

- | | | |
|----------------|---|---|
| Marion County | Future Land Use Commercial (0 - 8 du/ac; FAR 1.0) | Employment Center (0 - 16 du/ac; FAR 2.0) |
| Municipalities | Medium Residential (1 - 4 du/ac) | Municipality |
| Parcels | | Streets |

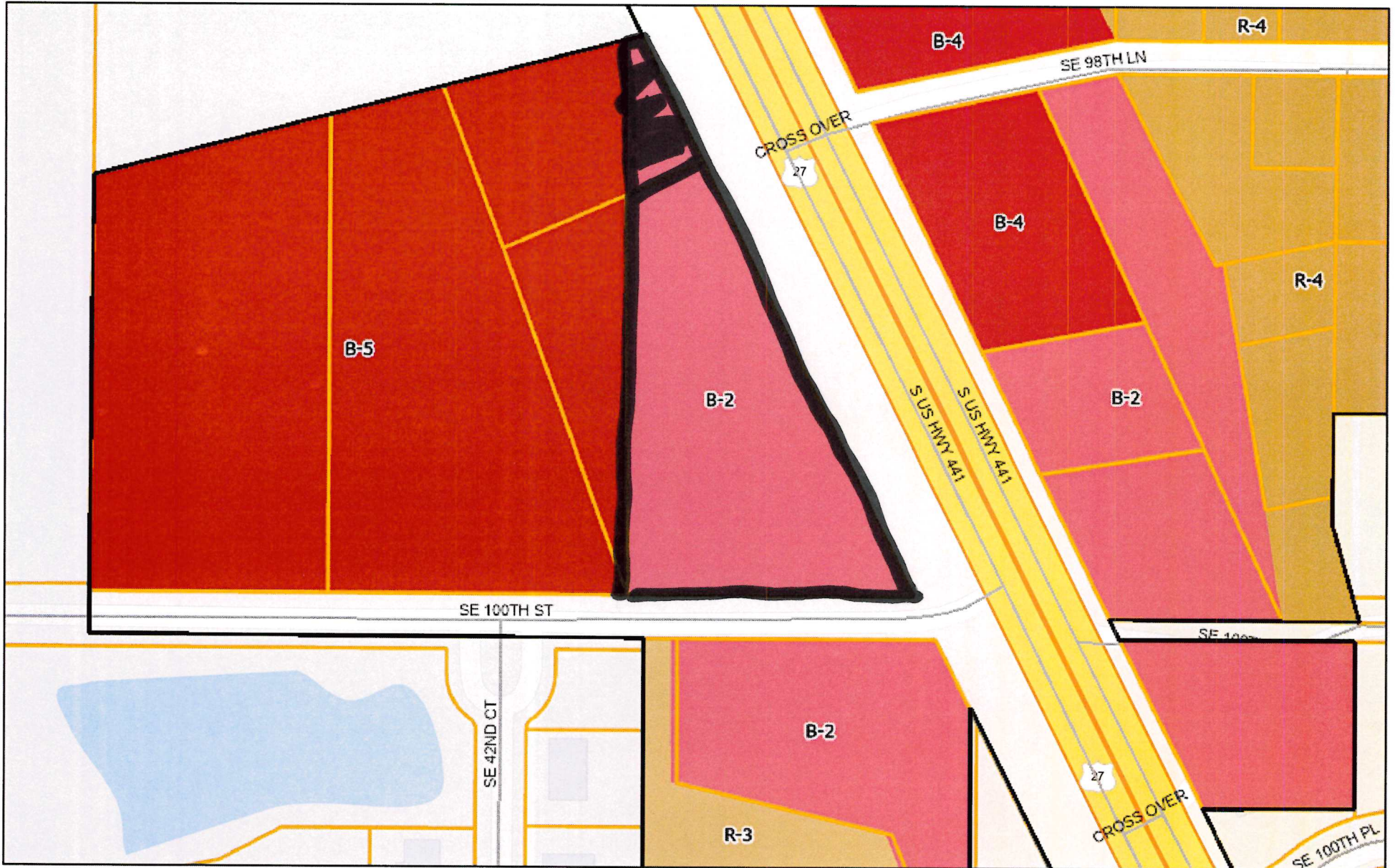


Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri,

Marion County Board of County Commissioners

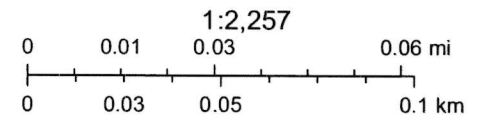
This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

Marion County Florida Interactive Map



6/26/2024, 8:53:40 AM

	Marion County			B-5		Streets
	Municipalities		B-2			R-3
	Parcels		B-4			R-4



Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri.

Marion County Board of County Commissioners

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.



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

36862-000-00

[GOOGLE Street View](#)

Prime Key: 918814

[Beta MAP IT+](#)

Current as of 6/26/2024

Property Information

US441 DEVELOPMENT LLC
 4261 NE 24TH AVE
 LIGHTHOUSE POINT FL 33064-8029

Taxes / Assessments:

Map ID: 216

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 27

Acres: 2.54

Situs: Situs: 9946 S US HWY 441
 BELLEVIEW

2023 Certified Value

Land Just Value	\$232,348
Buildings	\$137,372
Miscellaneous	\$17,323
Total Just Value	\$387,043
Total Assessed Value	\$387,043
Exemptions	\$0
Total Taxable	\$387,043

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$232,348	\$137,372	\$17,323	\$387,043	\$387,043	\$0	\$387,043
2022	\$116,174	\$115,898	\$17,323	\$249,395	\$208,341	\$30,041	\$178,300
2021	\$116,174	\$108,044	\$17,323	\$241,541	\$201,592	\$28,438	\$173,154

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7919/1583	11/2022	07 WARRANTY	8 ALLOCATED	Q	I	\$600,000
4365/1668	03/2006	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
4319/1063	01/2006	61 FJDMNT	0	U	I	\$100
3030/1795	09/2001	07 WARRANTY	8 ALLOCATED	U	I	\$160,000
3030/1793	09/2001	70 OTHER	0	U	I	\$100
0750/0322	06/1976	02 DEED NC	0	U	I	\$81,500

Property Description

SEC 23 TWP 16 RGE 22
 COM AT THE SE COR OF SEC 23 TH W ALONG S BNDY 1650.26 FT TO
 THE WLY ROW LINE OF HWY 441 TH N 26-42-40 W 36.94 TO THE POB
 TH W & PARALLEL TO & 33 FT N OF THE S BNDY A DIST OF 321.60 FT
 TH N 00-03-10 E 637.96 FT TH S 26-42-40 E 714.18 FT TO THE POB

ATTACHMENT A

EXC BEGINNING AT A POINT 33 FT N 00-00-09 W OF THE SW COR OF LOT 6-A OF JL MCGAHAGANS ESTATE AS RECORDED IN PLAT BOOK E PG 44 SAID POB BEING ON THE N ROW LINE OF CNTY RD TH FROM THE POB THUS DESC CONT N 00-00-09 W 470.89 FT TO A POINT THAT IS S 00-00-09 E 450 FT FROM THE NW COR OF THOS LANDS DESC IN OR 481/351 TH N 75-47-05 E 683.64 FT BEING THE POB TH S 00-07-56 E 179.14 TH NELY 80.57 FT TH S 26-51-37 E 160 FT FROM THE POB TH N 26-51-37 W 160 FT TO THE POB

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

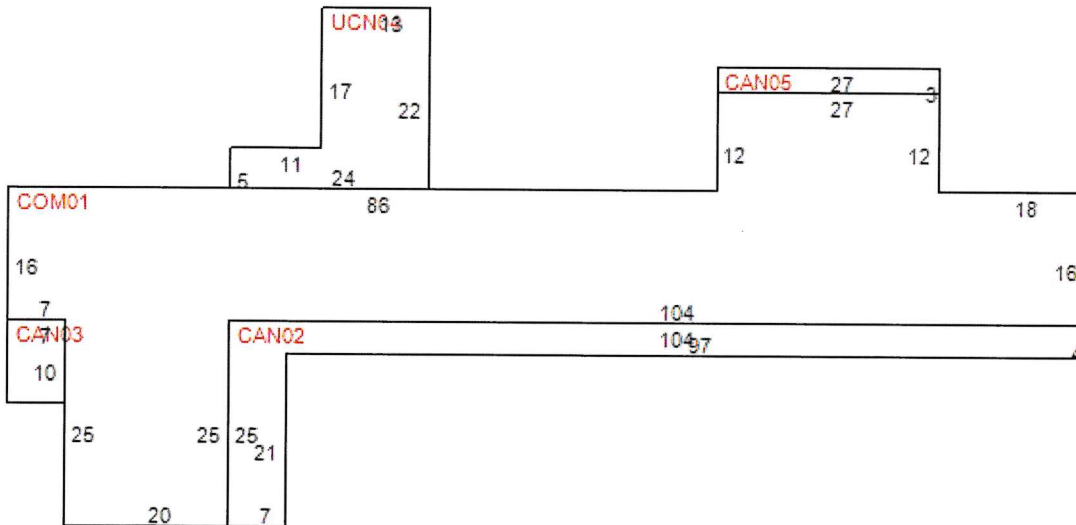
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	2728	335.0	330.0	B2	67,082.00	SF							
GCSF	0100	.0	.0	B2	43,560.00	SF							

Neighborhood 9945 - COMM US 441-SW 52 ST/SE 100 ST
Mkt: 2 70

[Traverse](#)

Building 1 of 1

COM01=D25L20U25L7U16R86U12R27D12R18D16L104.
CAN02=D25R7U21R97U4L104.D25L20U25
CAN03=D10L7U10R7.L7U16R27
UCN04=U5R11U17R13D22L24.R59U12
CAN05=U3R27D3L27.



ATTACHMENT A
Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 7 - 30-34 YRS
Condition 2
Quality Grade 400 - FAIR
Inspected on 3/21/2018 by 117

Year Built 1958
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 368

Exterior Wall 24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	8.0	1.00	1958	0	2,920	M01 RESIDENTIAL	57 %	N	Y
						M17 OFFICE	43 %	N	Y
2	8.0	1.00	1958	0	563	CAN CANOPY-ATTACHD	100 %	N	N
3	8.0	1.00	1958	0	70	CAN CANOPY-ATTACHD	100 %	N	N
4	8.0	1.00	1958	0	341	UCN CANOPY UNFIN	100 %	N	N
5	8.0	1.00	1958	0	81	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 0 **4 Fixture Baths:** 0 **2 Fixture Baths:** 0
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 7 **Extra Fixtures:** 3

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	10,628.00	SF	5	1963	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1963	5	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1963	5	0.0	0.0
159 PAV CONCRETE	5,569.00	SF	20	1963	3	0.0	0.0
105 FENCE CHAIN LK	990.00	LF	20	2002	4	0.0	0.0
UDU UTILITY-UNFINS	630.00	SF	40	1958	1	21.0	30.0
114 FENCE BOARD	107.00	LF	10	2011	4	0.0	0.0

Appraiser Notes

ROMAN EQUIPMENT SALES

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Prepared by and Return to:

Stephen W. Screnci, Esq.
REALTY LAND TITLE COMPANY
6991 North S.R. 7, Suite 201
Parkland, FL 33073
Ph: (561) 300-3390
Fax: (561) 300-3388

File No.: T2207049
Parcel IDs: R36862-000-00 and R36872-001-01

Space above this line reserved for Recording data

Warranty Deed

This Warranty Deed made effective as of November 2, 2022, between John T. Roman, a single man, whose post office address is 13803 S. Highway 25, #82, Eastlake Weir, Florida 32133, grantor, and US441 Development, LLC, a Florida limited liability company, whose post office address is 4261 NE 24th Avenue, Lighthouse Point, Florida 33064, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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 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", Legal Description.

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 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 31, 2021.

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:

Kristin Schlonski
Witness

[Signature]
John T. Roman

Kristin Schlonski
Printed Name

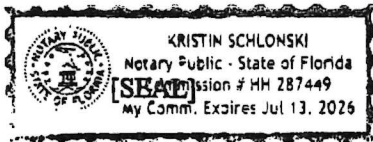
Amanda Passio
Witness

Amanda Passio
Printed Name

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this 9 day of November, 2022 by John T. Roman who is personally known to me or who has produced:

a Florida driver's license; or
 _____ as identification.



Kristin Schlonski
Printed Name: Kristin Schlonski
My Commission Expires: JUL 13, 2026

Exhibit "A"

LEGAL DESCRIPTION

Commencing at the Southeast corner of Section 23, Township 16 South, Range 22 East; thence West along the South boundary of said Section 1,650.26 feet, more or less, to the Westerly right of way line of U.S. Highway 441; thence North 26°42'40" West along said right of way line 36.94 feet for the Point of Beginning; thence West parallel to and 33 feet North of the South boundary of said Section 321.60 feet; thence North 0°03'10" East 637.96 feet; thence South 26°42'40" East along the Westerly right of way line of U.S. Highway No. 441 a distance of 714.18 feet to the Point of Beginning.

LESS AND EXCEPT

Beginning at a point 33.0 feet North 00°00'09" West of the Southwest corner of Lot 6-A of J.L. McGahagan's Estate as recorded in Plat Book E, Page 44, Public Records of Marion County, Florida; said Point of Beginning being on the North right of way line of an existing graded county road; thence from the Point of Beginning thus described continue North 00°00'09" West along the West boundary of said Lot 6-A of J.L. McGahagan's Estate, said West boundary being the West boundary of the Southeast 1/4 of Section 23, Township 16 South, Range 22 East, a distance of 470.89 feet to a point that is South 0°00'09" East 450.00 feet from the Northwest corner of those lands described in Official Records Book 481, Page 351, Public Records of Marion County, Florida; thence departing from said West boundary North 75°47'05" East 683.64 feet to a concrete monument, said concrete monument being the intersection of the East boundary of the aforesaid Lot 6-A of J.L. McGahagan's Estate with the Westerly right of way line of U.S. Highway 441 (200 feet wide) being the Point of Beginning, thence South 0°07'56" East along the East boundary of said Lot 6-A a distance of 179.14 feet; thence Northeasterly 80.57 feet to a point on the Westerly right of way line at U.S. Highway 441 (200 feet wide) that is South 26°51'37" East 160 feet from the Point of Beginning; thence North 26°51'37" West along the West right of way line 160 feet to the Point of Beginning.

Parcel Identification Number: R36862-000-00

and

Beginning at a point 33.0 feet North 00°00'09" West of the Southwest corner of Lot 6-A of J.L. McGahagan's Estate as recorded in Plat Book E, Page 44, Public Records of Marion County, Florida, said Point of Beginning being on the North right of way line of an existing graded county road; thence from the Point of Beginning thus described, continue North 00°00'09" West along the West boundary of said Lot 6-A of J.L. McGahagan's Estate, said West boundary being the West boundary of the Southeast 1/4 of Section 23, Township 16 South, Range 22 East, a distance of 470.89 feet to a point that is South 0°00'09" East 450.0 feet from the Northwest corner of those lands as described in Official Records Book 481, Page 351, Public Records of Marion County, Florida; thence departing from said West boundary North 75°47'05" East 683.64 feet to a concrete monument, said concrete monument being the intersection of the East boundary of the aforesaid Lot 6-A of J.L. McGahagan's Estate with the Westerly right of way line of U.S. Highway 441 (200 feet wide); thence South 0°07'56" East along said East boundary of said Lot 6-A a distance of 179.14 feet to the Point of Beginning, thence South 00°07'56" East 458.54 feet to an intersection with the North right of way line of the aforesaid graded county road, thence North 20°25'11" West 412.15 feet to a point, thence Northeasterly 160 feet to the Point of Beginning.

Parcel Identification Number: R36872-001-01



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

Detail by Entity Name

Florida Limited Liability Company
US441 DEVELOPMENT LLC

Filing Information

Document Number	L22000397867
FEI/EIN Number	92-0239775
Date Filed	09/12/2022
Effective Date	09/12/2022
State	FL
Status	ACTIVE

Principal Address

4261 NE 24TH AVE
LIGHTHOUSE POINT, FL 33064

Mailing Address

4261 NE 24TH AVE
LIGHTHOUSE POINT, FL 33064

Registered Agent Name & Address

DABLE, RON
4261 NE 24TH AVE
LIGHTHOUSE POINT, FL 33064

Authorized Person(s) Detail

Name & Address

Title MGR

DABLE, RON
4261 NE 24TH AVE
LIGHTHOUSE POINT, FL 33064

Title MGR

LEONE, JOHN
8747 CARAWAY LAKE CT
BOYNTON BEACH, FL 33473

Annual Reports

Report Year	Filed Date
-------------	------------

ATTACHMENT A

2023	02/02/2023
2024	02/22/2024

Document Images

02/22/2024 -- ANNUAL REPORT	View image in PDF format
---	--

02/02/2023 -- ANNUAL REPORT	View image in PDF format
---	--

09/12/2022 -- Florida Limited Liability	View image in PDF format
---	--