



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 5/30/24 INITIALS [Signature]

TENTATIVE MEETING DATES

P&Z PH 7/29/24

BCC/P&Z PH 8/20/24

RECEIVED

MAY 29 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 4, Zoning, on the below described property and area, from B-2 & A-1

to RAC within RAC land use & A-1 on remainder, for the intended use of:

Farm supply store

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

Parcel account number(s): 12550-000-00

Property dimensions: Abnormal shape, see survey sketch Total acreage: .34.31

Directions: Turn left on E. Silver Springs Blvd, in 2.2 miles turn right on N. Pine Ave. In 0.7 miles turn left on US HWY 27 N.

In 9.8 miles the destination is on the left.

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

Meridian Land Holdings, LLC

Property owner name (please print)

4950 NW 150TH AVE,

Mailing address

MORRISTON FL 32668

City, state, zip code

352-351-3834

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: 5/29/2024 ZONING MAP NO.: 90

Rev. 01/11/2021

PROJECT: 2023120076

AR: 31618

A-1

**KLEIN & KLEIN, LLC**

HARVEY R. KLEIN (1922-2003)  
H. RANDOLPH KLEIN  
FRED N. ROBERTS, JR.  
LAWRENCE C. CALLAWAY, III  
AUSTIN T. DAILEY  
ETHAN A. WHITE

Attorneys at Law  
40 SE 11<sup>th</sup> Avenue  
Ocala, Florida 3447

PHONE (352) 732-7750  
FAX (352) 732-7754

May 29, 2024

**VIA HAND DELIVERY**

Marion County Board of County Commissioners  
C/o – Planning & Zoning  
2710 E. Silver Springs Blvd.  
Ocala, FL 34470

Re: ***Rezoning Request B-2 & A-1 to RAC & A-1  
Small Scale Land Use Change (RAC & RL to RAC & RL – RAC Expansion)  
Property ID: 12550-000-00***

Dear Commissioners:

This firm represents MERIDIAN LAND HOLDINGS, LLC, the owner of the above-referenced land. This letter is being submitted together with a rezoning application and a small scale land use change submittal.

The subject parcel currently has a mixed future land use designation, with the northernmost ~3.2 acres being designated Rural Activity Center (RAC), and the remainder being Rural Land (RL). The parcel also has two zoning classifications: the portion being approximately 415’ deep and adjacent to HWY 27, being ~17.6 acres, is B-2 “Community Business”, and the remainder is A-1 “General Agriculture”. B-2 zoning is not compatible with RL or RAC future land use designations, therefore a land use and/or zoning change is required for development of this parcel.

The enclosed application is for: (i) the expansion of the RAC future land use to the 1/4 mile radius permitted by the Comprehensive Plan, (ii) rezoning the portions of the parcel within that expanded RAC FLU footprint to RAC zoning, and (iii) rezoning the portions of the property being outside the expanded RAC which are B-2 to A-1.

If you should have any questions, please let me know.

Very truly yours,

KLEIN & KLEIN, LLC



Austin T. Dailey, Esq.

ATD/lvp

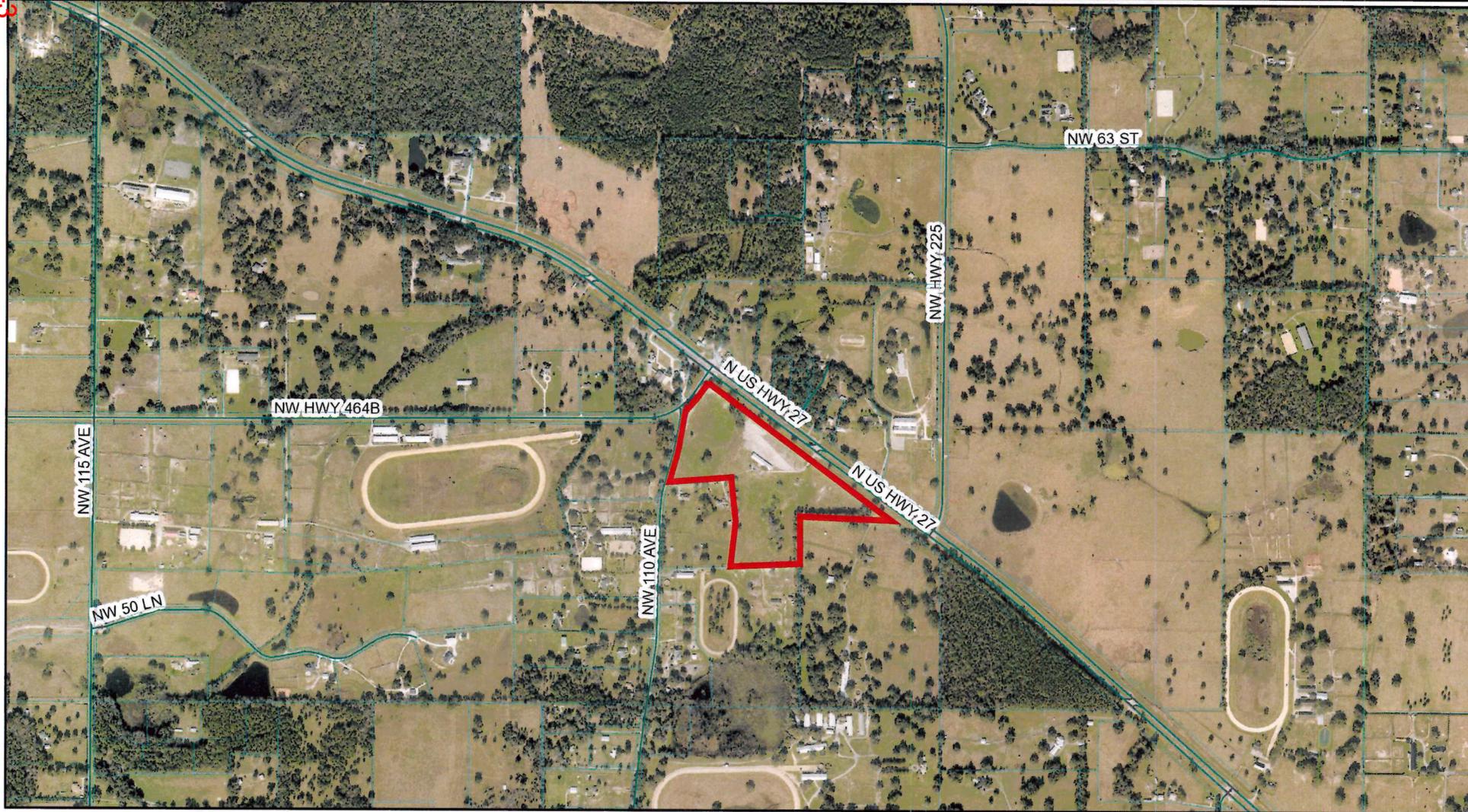
Enc. As noted above



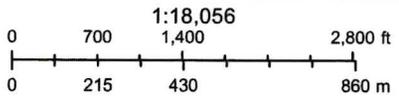
**Jimmy H. Cowan, Jr., CFA**  
 Marion County Property Appraiser

Updated every 24 hours

A-5



Attachment A



Search Results **Aerials** **Aerial/Location**  
**2024**  
 Streets

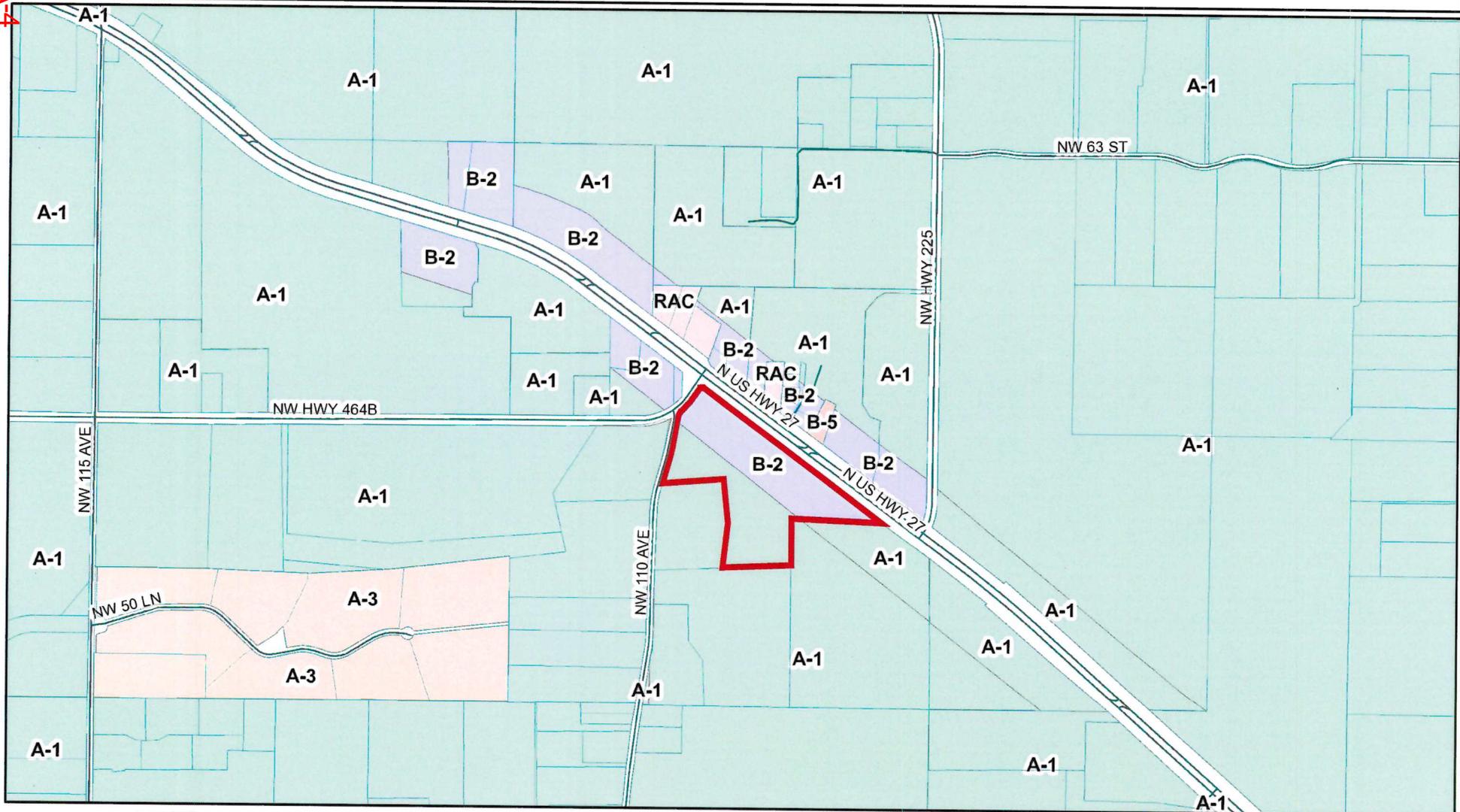
5/29/2024  
 Marion County Property Appraiser  
 Marion County, FL

**DISCLAIMER:** This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

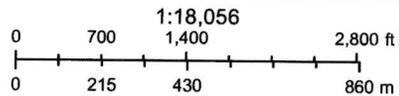


**Jimmy H. Cowan, Jr., CFA**  
 Marion County Property Appraiser

Updated every 24 hours



Attachment A



Search Results

Zoning

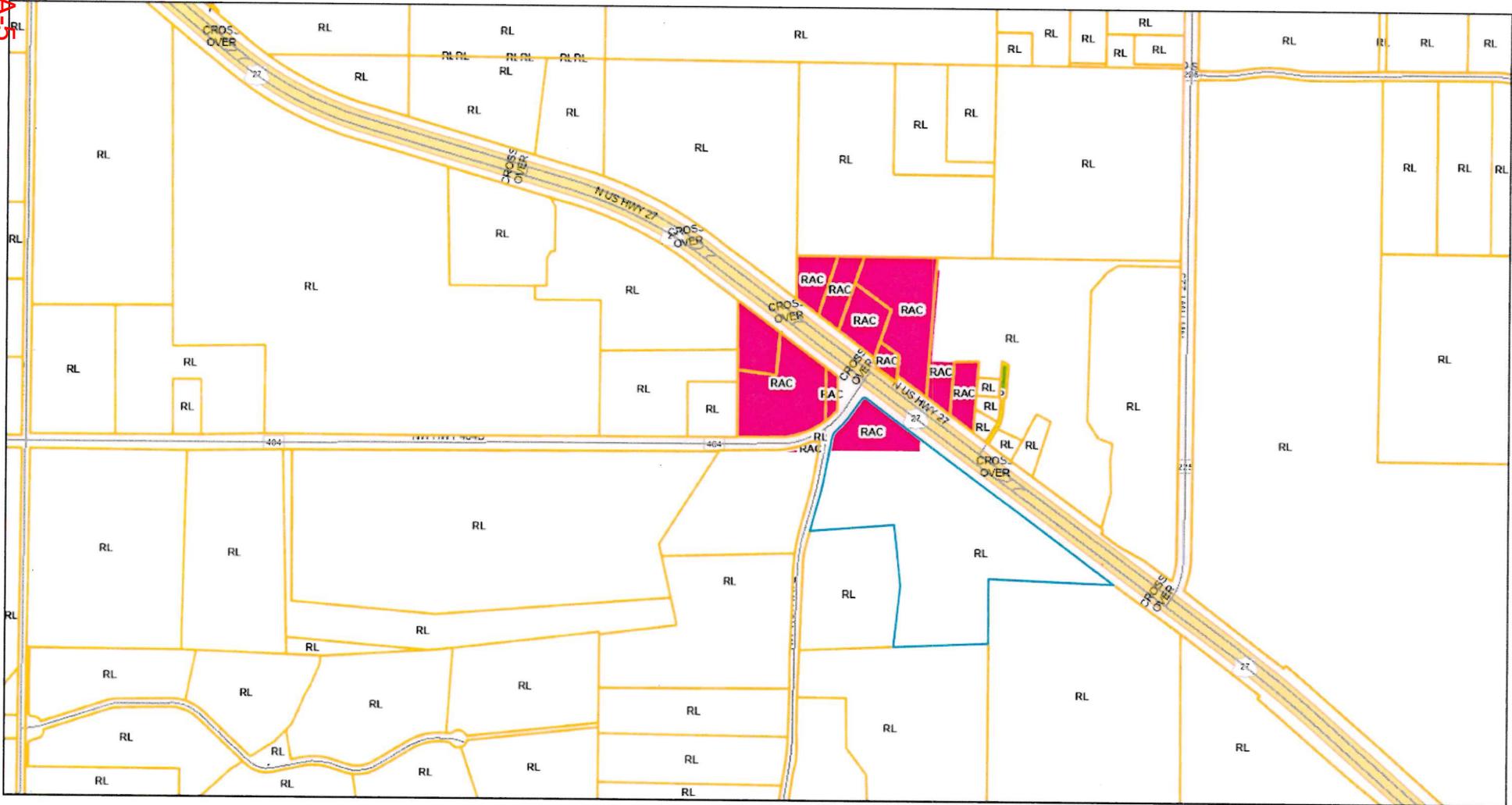
Streets

5/29/2024  
 Marion County Property Appraiser  
 Marion County, FL

**DISCLAIMER:** This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

# Marion County Florida - Interactive Map

A-5

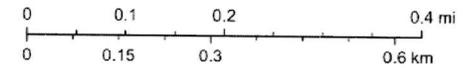


Attachment A

5/23/2024, 3:11:42 AM

- Marion County
- Parcels
- Rural Activity Center (0 - 2 du/ac; FAR 0.35)
- Public (N/A; FAR 1.0)
- Streets
- Future Land Use
- Rural Land (1 du/10 ac)

1:9,028



Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Marion

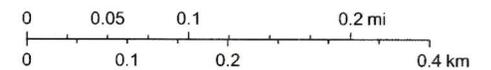
# MCBCC Interactive Map - Internal



5/30/2024, 1:57:20 PM

1:5,733

- |                                  |                         |                |               |
|----------------------------------|-------------------------|----------------|---------------|
| Parcels Labels                   | No Address              | Not Maintained | Green: Band_2 |
| Parcels                          | Vacant with Address     | Not Maintained | Blue: Band_3  |
| Address Points                   | Marion County           | Streets        |               |
| Structure - Addressed            | County Road Maintenance | Aerial2023     |               |
| Structure - Confidential Address | OCE Maintained Paved    | Red: Band_1    |               |



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,

**ZONING CHANGE APPLICATION  
FINDINGS OF FACTS**

- 1) Provision for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.
  - a) Ingress and egress shall be handled during the site plan phase. There will be multiple points of ingress & egress in case of fire or catastrophe. The applicants are proposing access off 464B, NW 110th Avenue, and Hwy 27.
- 2) Provision for off-street parking and loading areas, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the proposed used on adjoining properties and properties generally in the surrounding area.
  - a) Parking will be situated within the RAC footprint, in accordance with the site plan requirements.
- 3) Provisions for refuse and service area, with particular reference to the items in (1) and (2) above.
  - a) Refuse areas will be screened from view from adjacent properties and roadways, and situated in locations which minimize impact on neighboring properties, pursuant to site plan approval.
- 4) Provision for utilities, with reference to locations, availability and compatibility.
  - a) Well and septic, Ocala Electric Utility.
- 5) Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary.
  - a) Screening in accordance with LDC requirements
- 6) Provision for exterior lighting with consideration given to glare, traffic safety, economic effects and compatibility and harmony with properties in the surrounding area.
  - a) Exterior lighting will comply with code requirements and be approved in site plan process. The lighting will be designed to complement the surrounding area's aesthetic while providing adequate illumination for safe use and security purposes
- 7) Provision for general compatibility with adjacent properties and other property in the surrounding area.
  - a) Surrounding area has Rural Land Use FLU. Across Hwy 27, all the parcels have B-2 or RAC zoning, and the uses include a gas station and the Florida Equine Veterinary Associates, to the Northwest across 464B is a Masonic Lodge and a church, to the West across NW 110<sup>th</sup> Ave, south, and east of the property are A-1 agricultural uses. The property immediately adjacent to the southwest is homesteaded.
- 8) Provision for meeting any special requirements required by the site analysis for the particular use involved.
  - a) Special requirements under the LDC will be met in site plan process.

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

12550-000-00

[GOOGLE Street View](#)

Prime Key: 228109

[Beta MAP IT+](#)

Current as of 5/30/2024

[Property Information](#)

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

[PC: 99](#)

Acres: 34.31

MERIDIAN LAND HOLDINGS INC  
4950 NW 150TH AVE  
MORRISTON FL 32668-7737

[Taxes / Assessments:](#)

Map ID: 90

[Millage:](#) 9002 - UNINCORPORATED

Situs: Situs: 5465 NW 110TH AVE  
OCALA

[2023 Certified Value](#)

Land Just Value	\$1,092,774		
Buildings	\$0		
Miscellaneous	\$60,858		
Total Just Value	\$1,153,632		
Total Assessed Value	\$1,011,369	Impact	(\$142,263)
Exemptions	\$0	<a href="#">Ex Codes:</a>	
Total Taxable	\$1,011,369		
School Taxable	\$1,153,632		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$1,092,774	\$0	\$60,858	\$1,153,632	\$1,011,369	\$0	\$1,011,369
2022	\$808,630	\$403	\$110,393	\$919,426	\$919,426	\$0	\$919,426
2021	\$582,214	\$306	\$111,103	\$693,623	\$147,172	\$0	\$147,172

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7496/0830</a>	06/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$1,350,000
<a href="#">7426/1639</a>	03/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$850,000
<a href="#">7288/0228</a>	03/2020	08 CORRECTIVE	0	U	I	\$100
<a href="#">2537/1893</a>	08/1998	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$525,000
<a href="#">1861/1795</a>	09/1992	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$420,300
<a href="#">1M91/0336</a>	11/1991	EI E I	0	U	I	\$183,666
<a href="#">UNR /INST</a>	07/1989	71 DTH CER	0	U	I	\$100
<a href="#">1489/1044</a>	03/1988	07 WARRANTY	9 UNVERIFIED	Q	I	\$660,000
<a href="#">0849/0655</a>	11/1977	07 WARRANTY	0	U	V	\$100

SEC 27 TWP 14 RGE 20  
 COM AT SW COR OF NE 1/4 OF SE 1/4 TH N 00-17-16 E 20.59 FT TO THE POB TH  
 S 87-42-17 W 654.81 FT TH N 06-19-55 E 424.74 FT TH N 05-57-14 W 418.48 FT  
 TH S 85-38-25 W 583.21 FT TH N 15-47-09 E 242.44 FT TO THE POC OF A CURVE  
 CONCAVE WLY HAVING A RADIUS OF 1754.90 FT A CENTRAL ANGLE OF 05-19-04  
 TH NELY ALONG ARC OF CURVE 162.88 FT TH N 10-28-05 E 252.97 FT TO THE  
 POC OF A CURVE CONCAVE SELY HAVING A RADIUS OF 100 FT A CENTRAL  
 ANGLE OF 39-18-31 TH NELY ALONG ARC OF CURVE 68.60 FT TO THE PT OF  
 REVERSE CURVATURE OF A CURVE CONCAVE NWLY HAVING A RADIUS OF  
 623.69 FT A CENTRAL ANGLE OF 13-39-45 TH NELY ALONG ARC OF CURVE  
 148.72 FT TH N 36-06-41 E 127.29 FT TO THE POC OF A CURVE CONCAVE SLY  
 HAVING A RADIUS OF 25 FT A CENTRAL ANGLE OF 90-38-33 TH NELY ALONG  
 ARC OF CURVE 39.55 FT TH S 53-14-46 E 2120.85 FT TH N 89-25-14 W 858.71  
 FT TH S 00-17-16 W 422.98 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
9902		.0	.0	A1	34.31	AC							
Neighborhood 0154 - AC NHWY40 S27 E110 W80													
Mkt: 4 70													

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
112 FENCE WIRE/BD	2,120.00		LF	10	1986	3	0.0	0.0
009 BARN HORSE	9,492.00		SF	40	1984	3	226.0	42.0
144 PAVING ASPHALT	13,252.00		SF	5	1984	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00		UT	99	1992	2	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1992	2	0.0	0.0
OFF OFFICE FARM	651.00		SF	40	1995	3	21.0	31.0
008 HORSE RND PEN	2,827.00		SF	40	1995	2	0.0	0.0

Appraiser Notes

Planning and Building  
\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
2021120637	2/11/2022	-	REMOVE MOBILE HOME
MA57023	11/1/1992	-	MHAD
MA56485	10/1/1992	-	MH
MA14113	6/1/1988	11/1/1988	B=SFR

# Attachment A

Rec. 35.50  
Doc. 9450

This instrument was prepared by,  
record and return to:  
Jon I. McGraw, Esq.  
Schatt McGraw Rauba Mutarelli  
328 N.E. 1<sup>st</sup> Avenue, Suite 100  
Ocala, FL 34470  
352-789-6520

## WARRANTY DEED

**THIS INDENTURE**, made effective the 11<sup>th</sup> day of June, 2021, between **DUKE AND PRINCESS LLC, a Florida limited liability company**, whose address is 4560 NW 90<sup>th</sup> Avenue, Ocala, Florida 34482, Grantor, and **MERIDIAN LAND HOLDINGS, INC., a Florida corporation**, whose address is 4950 NW 150<sup>th</sup> Avenue, Morriston, Florida 32668, 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:

### SEE ATTACHED EXHIBIT "A"

F.S. Section 689.02 required information:

Property Appraiser's Parcel I.D. Number: 12550-000-00

#### SUBJECT TO:

1. Ad valorem taxes for 2021 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.

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, 2020 or subject matters shown in the title commitment.

Attachment A

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:

GRANTOR:

DUKE AND PRINCESS LLC, a Florida limited liability company,

BY

TAMI BOBO, as Manager

Witness signature: Jim J. Mc... (Print Name) Witness

Witness signature: Kimberly A. Tabor (Print Name) Witness

Signature of Tami Bobo

STATE OF FLORIDA COUNTY OF MARION

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 [X] physical presence or [ ] online notarization, this 11 day of June, 2021 by Tami Bobo, Manager of Duke and Princess LLC, a Florida limited liability company, who is known to me (YES [X] NO [ ]) to be the person described in and who executed the foregoing instrument, OR who has produced as identification and acknowledged before me that she executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of June, 2021.



KIMBERLY A TABOR Commission # GG 291900 Expires February 16, 2023

Signature of Notary Public: Kimberly A. Tabor (Print Name) Notary Public, State of Florida My Commission Expires:

# Attachment A

## EXHIBIT "A"

(PER OFFICIAL RECORDS BOOK 7426, PAGE 1639, PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 14 South, Range 20 East; thence North 00°17'16" East, along the West line of said Northeast 1/4 of the Southeast 1/4, a distance of 20.59 feet to the Point of Beginning; thence South 87°42'17" West, a distance of 654.81 feet; thence North 05°19'55" East, a distance of 424.74 feet; thence North 05°57'14" West, a distance of 418.48 feet; thence South 85°38'25" West, a distance of 583.21 feet to an intersection with the Easterly right-of-way line of N.W. 110th Avenue; thence North 15°47'09" East, along said Easterly right-of-way line, a distance of 242.44 feet to the point of curvature of a curve, concave Westerly, having a radius of 1754.90 feet and a central angle of 05°19'04"; thence Northeasterly, along and with the arc of said curve, an arc distance of 162.88 feet to the point of tangency of said curve; thence North 10°28'05" East, along said Easterly right-of-way line, a distance of 252.97 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 100 feet and a central angle of 39°18'31"; thence Northeasterly, along and with the arc of said curve, an arc distance of 65.50 feet to the point of reverse curvature of a curve, concave Northwesterly, having a radius of 623.69 feet and a central of 13°39'45", said point of reverse curvature being on the Southeasterly right-of-way line of County Road Number 464B; thence Northeasterly, along and with the arc of said curve, an arc distance of 146.72 feet to the point of tangency of said curve; thence North 36°06'41" East, along said Southeasterly right-of-way line, a distance of 127.29 feet to the point of curvature of a curve, concave Southerly, having a radius of 25.00 feet and a central angle of 90°38'33"; thence Northeasterly, along and with the arc of said curve, an arc distance of 39.55 feet to an intersection with the Southwesterly right-of-way line of U.S. Highway 27; thence South 53°14'46" East, along and with said Southwesterly right-of-way line, a distance of 2120.85 feet to an intersection with the South line of the North 2/3 of the aforementioned Northeast 1/4 of the Southeast 1/4; thence North 89°25'14" West, along said South line, a distance of 858.71 feet to an intersection with the West line of said Northeast 1/4 of the Southeast 1/4; thence South 00°17'16" West, along said West line, a distance of 422.98 feet to the Point of Beginning.

ABOVE DESCRIBED LANDS BEING MORE CORRECTLY DESCRIBED AS FOLLOWS:

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 14 South, Range 20 East; thence North 00°17'16" East, along the West line of said Northeast 1/4 of the Southeast 1/4, a distance of 20.59 feet to the Point of Beginning; thence South 87°42'17" West, a distance of 654.81 feet; thence North 06°19'55" East, a distance of 424.74 feet; thence North 05°57'14" West, a distance of 418.48 feet; thence South 85°38'25" West, a distance of 583.21 feet to an intersection with the Easterly right-of-way line of N.W. 110th Avenue; thence North 15°47'09" East, along said Easterly right-of-way line, a distance of 242.44 feet to the point of curvature of a curve, concave Westerly, having a radius of 1754.90 feet and a central angle of 05°19'04"; thence Northeasterly, along and with the arc of said curve, an arc distance of 162.88 feet to the point of tangency of said curve; thence North 10°28'05" East, along said Easterly right-of-way line, a distance of 252.97 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 100 feet and a central angle of 39°18'31"; thence Northeasterly, along and with the arc of said curve, an arc distance of 68.60 feet to the

## Attachment A

### EXHIBIT "A" CONT.

point of reverse curvature of a curve, concave Northwesterly, having a radius of 623.69 feet and a central of  $13^{\circ}39'45''$ , said point of reverse curvature being on the Southeasterly right-of-way line of County Road Number 464B; thence Northeasterly, along and with the arc of said curve, an arc distance of 148.72 feet to the point of tangency of said curve; thence North  $36^{\circ}06'41''$  East, along said Southeasterly right-of-way line, a distance of 127.29 feet to the point of curvature of a curve, concave Southerly, having a radius of 25.00 feet and a central angle of  $90^{\circ}38'33''$ ; thence Northeasterly, along and with the arc of said curve, an arc distance of 39.55 feet to an intersection with the Southwesterly right-of-way line of U.S. Highway 27; thence South  $53^{\circ}14'46''$  East, along and with said Southwesterly right-of-way line, a distance of 2120.85 feet to an intersection with the South line of the North 2/3 of the aforementioned Northeast 1/4 of the Southeast 1/4; thence North  $89^{\circ}25'14''$  West, along said South line, a distance of 858.71 feet to an intersection with the West line of said Northeast 1/4 of the Southeast 1/4; thence South  $00^{\circ}17'16''$  West, along said West line, a distance of 422.98 feet to the Point of Beginning.



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

## Detail by Entity Name

Florida Limited Liability Company  
MERIDIAN LAND HOLDINGS, LLC

### Filing Information

<b>Document Number</b>	L22000137113
<b>FEI/EIN Number</b>	11-3674584
<b>Date Filed</b>	03/15/2022
<b>Effective Date</b>	12/01/2002
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CONVERSION
<b>Event Date Filed</b>	03/15/2022
<b>Event Effective Date</b>	NONE

### Principal Address

4575 W. HWY 40  
OCALA, FL 34482

### Mailing Address

4575 W. HWY 40  
OCALA, FL 34482

### Registered Agent Name & Address

COOPER, MICHAEL J  
1900 N. ATLANTIC AVENUE, #1203  
DAYTONA BEACH, FL 32118

Address Changed: 03/03/2023

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

DEL ZOTTO, LAURA  
4575 W. HWY 40  
OCALA, FL 34482

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	03/03/2023

A-14

# Attachment A

2024

02/23/2024

### **Document Images**

[02/23/2024 -- ANNUAL REPORT](#)

View image in PDF format

[03/03/2023 -- ANNUAL REPORT](#)

View image in PDF format

[03/15/2022 -- Florida Limited Liability](#)

View image in PDF format

## Attachment A

### Property Legal Description

SEC 27 TWP 14 RGE 20

COM AT SW COR OF NE 1/4 OF SE 1/4 TH N 00-17-16 E 20.59 FT TO THE POB TH  
S 87-42-17 W 654.81 FT TH N 06-19-55 E 424.74 FT TH N 05-57-14 W 418.48 FT  
TH S 85-38-25 W 583.21 FT TH N 15-47-09 E 242.44 FT TO THE POC OF A CURVE  
CONCAVE WLY HAVING A RADIUS OF 1754.90 FT A CENTRAL ANGLE OF 05-19-04  
TH NELY ALONG ARC OF CURVE 162.88 FT TH N 10-28-05 E 252.97 FT TO THE  
POC OF A CURVE CONCAVE SELY HAVING A RADIUS OF 100 FT A CENTRAL  
ANGLE OF 39-18-31 TH NELY ALONG ARC OF CURVE 68.60 FT TO THE PT OF  
REVERSE CURVATURE OF A CURVE CONCAVE NWLY HAVING A RADIUS OF  
623.69 FT A CENTRAL ANGLE OF 13-39-45 TH NELY ALONG ARC OF CURVE  
148.72 FT TH N 36-06-41 E 127.29 FT TO THE POC OF A CURVE CONCAVE SLY  
HAVING A RADIUS OF 25 FT A CENTRAL ANGLE OF 90-38-33 TH NELY ALONG  
ARC OF CURVE 39.55 FT TH S 53-14-46 E 2120.85 FT TH N 89-25-14 W 858.71  
FT TH S 00-17-16 W 422.98 FT TO THE POB

L22000137113

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP  WAIT  MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



200383252522

03/15/22--01713--130 \*\*150.00

22 MAR 15 AM 8:45  
SERIALS ACQUISITION  
DIVISION OF REVENUE

J DENNIS  
APR 04 2022

M

COVER LETTER

TO: New Filing Section  
Division of Corporations

SUBJECT: MERIDIAN LAND HOLDINGS, LLC  
(Name of Resulting Florida Limited Company)

The enclosed Articles of Conversion, Articles of Organization, and fees are submitted to convert an "Other Business Entity" into a "Florida Limited Liability Company" in accordance with s. 605.1045, F.S.

Please return all correspondence concerning this matter to:

MICHAEL J. COOPER  
(Contact Person)

(Firm/Company)

6900 SW 12TH CT  
(Address)

OCALA, FL 34476  
(City, State and Zip Code)

MCOOPER@MICHAELJCOOPER.COM  
E-mail Address: (to be used for future annual report notifications)

For further information concerning this matter, please call:

MICHAEL J. COOPER at (352) 843-0902  
(Name of Contact Person) (Area Code) (Daytime Telephone Number)

Enclosed is a check for the following amount: (All checks processed by this office must be payable in US dollars and drawn on a bank located in the United States)

- \$150.00 Filing Fees (\$25 for Conversion & \$125 for Articles of Organization)
- \$155.00 Filing Fees and Certificate of Status
- \$180.00 Filing Fees and Certified Copy
- \$185.00 Filing Fees, Certified Copy, and Certificate of Status

**Mailing Address:**  
New Filing Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address:**  
New Filing Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
22 MAR 15 AM 8:45

Articles of Conversion  
For  
"Other Business Entity"  
Into  
Florida Limited Liability Company

The Articles of Conversion and attached Articles of Organization are submitted to convert the following **"Other Business Entity" into a Florida Limited Liability Company** in accordance with s.605.1045, Florida Statutes.

1. The name of the "Other Business Entity" immediately prior to the filing of the Articles of Conversion is: MERIDIAN LAND HOLDINGS, INC.

(Enter Name of Other Business Entity)

2. The "Other Business Entity" is a CORPORATION  
(Enter entity type. Example: corporation, limited partnership, general partnership, common law or business trust, etc.)

First organized, formed or incorporated under the laws of FLORIDA  
(Enter state, or if a non-U.S. entity, the name of the country)

on 12/01/2002  
(date of organization, formation or incorporation)

3. The name of the Florida Limited Liability Company as set forth in the **attached Articles of Organization**:  
MERIDIAN LAND HOLDINGS, LLC

(Enter Name of Florida Limited Liability Company)

4. If not effective on the date of filing, enter the effective date: \_\_\_\_\_  
**(The effective date: Cannot be prior to date of receipt or filed date nor more than 90 calendar days after the date this document is filed by the Florida Department of State.)**

**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

5. The plan of conversion has been approved in accordance with all applicable statutes.

6. The "Converted or Other Business Entity" has agreed to pay any members having appraisal rights the amount to which such members are entitled under ss. 605.1006 and 605.1061-605.1072, F.S.

**Attachment A**

Signed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

**Signature of Authorized Representative of Limited Liability Company:**

Signature of Authorized Representative: \_\_\_\_\_  
Printed Name: LAURA DEL ZOTTO Title: AUTHORIZED MEMBER

**Signature(s) on behalf of Other Business Entity: [See below for required signature(s)]**

Signature:  \_\_\_\_\_  
Printed Name: LAURA DEL ZOTTO Title: PRESIDENT

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

**If Florida Corporation:**

Signature of Chairman, Vice Chairman, Director, or Officer.  
If Directors or Officers have not been selected, an Incorporator must sign.

**If Florida General Partnership or Limited Liability Partnership:**

Signature of one General Partner.

**If Florida Limited Partnership or Limited Liability Limited Partnership:**

Signatures of ALL General Partners.

**All others:**

Signature of an authorized person.

**Fees:**

Articles of Conversion:	\$25.00
Fees for Florida Articles of Organization:	\$125.00
Certified Copy:	\$30.00 (Optional)
Certificate of Status:	\$5.00 (Optional)

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

MERIDIAN LAND HOLDINGS, LLC

(Must contain the words "Limited Liability Company," "L.L.C.," or "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

Mailing Address:

4575 W. HWY 40  
OCALA, FL 34482

4575 W. HWY 40  
OCALA, FL 34482

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

MICHAEL J. COOPER

Name

6900 SW 12TH CT

Florida street address (P.O. Box NOT acceptable)

OCALA

FL 34476

City

Zip

22 MAR 15 AM 8:45

FILED  
DIVISION OF CORPORATIONS

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S.,

Registered Agent's Signature (REQUIRED)

(CONTINUED)

Attachment A

ARTICLE IV-

The name and address of each person authorized to manage and control the Limited Liability Company:

Title:

"AMBR" = Authorized Member

"MGR" = Manager

AM R

Name and Address:

LAURA DEL ZOTTO

4575 W. HWY 40

OCALA, FL 34482

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

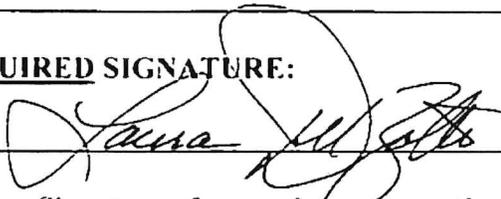
\_\_\_\_\_

(Use attachment if necessary)

ARTICLE V: Other provisions, if any.

\_\_\_\_\_  
\_\_\_\_\_

REQUIRED SIGNATURE:



**Signature of a member or an authorized representative of a member**

This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

LAURA DEL ZOTTO

Typed or printed name of signee

Filing Fees

**\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent**

**\$ 30.00 Certified Copy (Optional)**

**\$ 5.00 Certificate of Status (Optional)**