



**Marion County Board of County Commissioners**

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

APPLICATION COMPLETE  
 DATE COMPLETED 4/25/24  
 TENTATIVE MEETING DATES  
 P&Z PH 6/24/24  
 BCC/P&Z PH 7/16/24

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	31479
PA:	

Per BCC meeting 4/17/24 - fees to be waived for special use permit as B-5 zoning was denied but B-2 zoning approved

- New or Modification \$1,000
- Expired \$1,000
- Renewal (no changes) \$300

**SPECIAL USE PERMIT APPLICATION**

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Commercial development (see attached sketch)

Property/Site Address: TBD SE Highway 484  
 Property Dimensions: 629' (front), 612' (deep) Total Acreage: 5.39  
 Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: B-2  
 Parcel Account Number(s): 41489-000-00

Each property owner(s) MUST sign this application or provide written authorization naming the applicant or agent below to act on their behalf. Please print all information, except for the Owner and Applicant/Agent signature. If multiple owners or applicants, please use additional pages.

Richard Bernasol  
 Property Owner Name (please print)  
 5032 SW 40th Place  
 Mailing Address  
 Ocala, FL 34474  
 City, State, Zip Code  
 352-502-8237  
 Phone Number (include area code)  
 rbernasol23@gmail.com  
 E-Mail Address (include complete address)

Travis Aldana  
 Applicant or Agent Name (please print)  
 Ocala, FL 34471  
 Mailing Address  
 Ocala, FL 34471  
 City, State, Zip Code  
 352-307-7727  
 Phone Number (include area code)  
 travis@aldanacontractingfl.com  
 E-Mail Address (include complete address)

*[Signature]*  
 Signatures\*

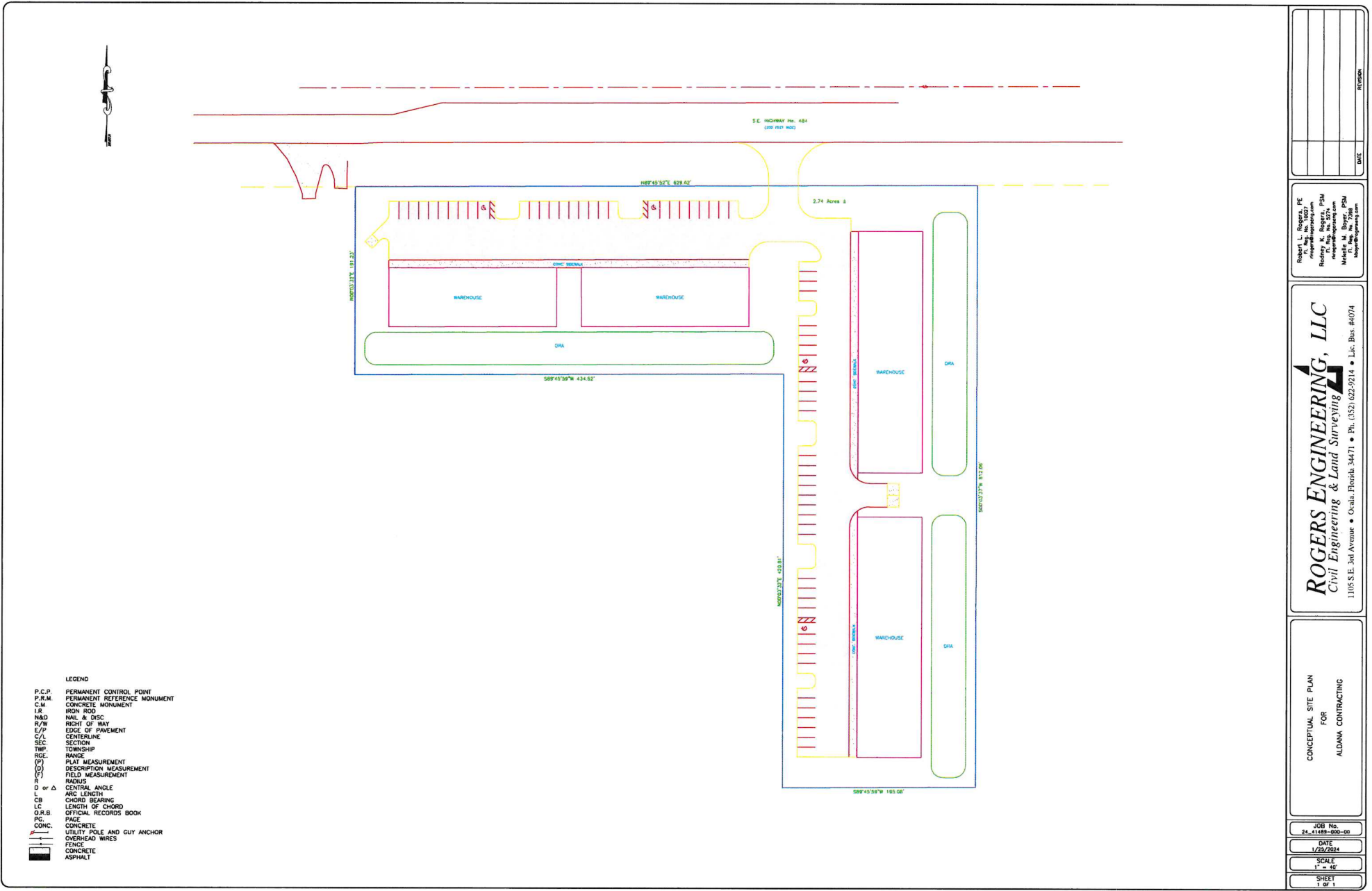
*[Signature]*  
 Signatures\*

\*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

STAFF/OFFICE USE ONLY			
Project No.: 2019090020	Code Case No.: 0	Application No.:	
Rcvd by: EMAIL	Rcvd Date: 4/24/24	FLUM: COM	AR No.: 31479
			Rev: 10/20/21

Please note: The Special Use Permit will not become effective until after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent must be present at the public hearing to represent this application. 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 non-refundable.  
 For more information, please contact the Zoning Division at 352-438-2675.

# Attachment D



**LEGEND**

- P.C.P. PERMANENT CONTROL POINT
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- I.R. IRON ROD
- M&D NAIL & DISC
- R/W RIGHT OF WAY
- E/P EDGE OF PAVEMENT
- C/L CENTERLINE
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- (P) PLAT MEASUREMENT
- (D) DESCRIPTION MEASUREMENT
- (F) FIELD MEASUREMENT
- R. RADIUS
- D or Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- LC LENGTH OF CHORD
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- CONC. CONCRETE
- UTILITY POLE AND GUY ANCHOR
- OVERHEAD WIRES
- FENCE
- CONCRETE
- ASPHALT

DATE	REVISION

Robert L. Rogers, PE  
 P. Reg. No. 10022  
 Rodney K. Rogers, PSM  
 P. Reg. No. 5375  
 Wade M. Boyer, PSM  
 P. Reg. No. 7384  
 www.aldanncontracting.com

**ROGERS ENGINEERING, LLC**  
*Civil Engineering & Land Surveying*

1106 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lk. Box #4074

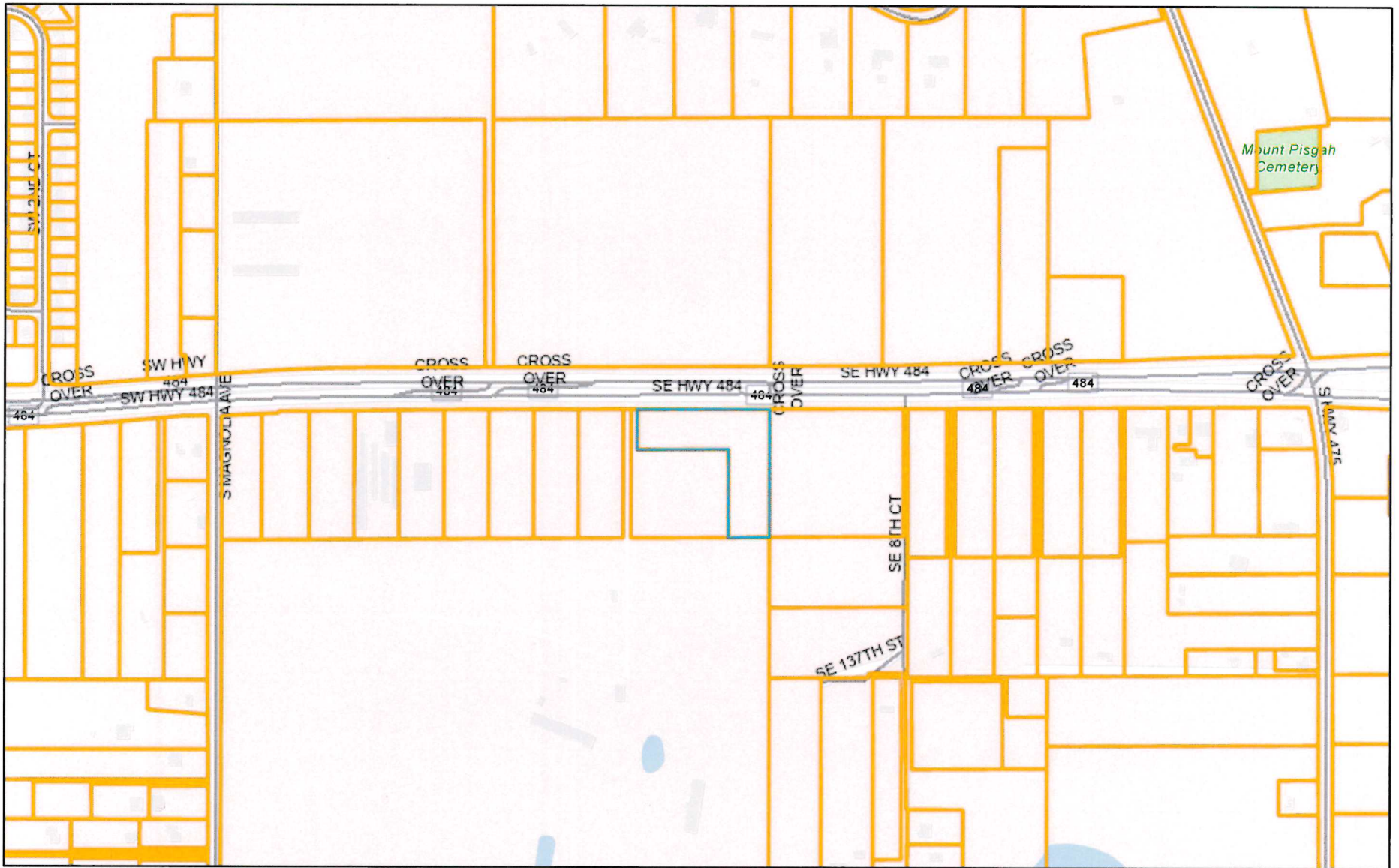
CONCEPTUAL SITE PLAN  
 FOR  
 ALDANN CONTRACTING

JOB No. 24-11483-00-00
DATE 1/22/2024
SCALE 1" = 40'
SHEET 1 OF 1



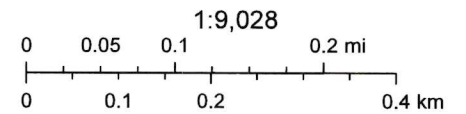
Attachment D

Marion County Florida - Interactive Map



4/23/2024, 11:13:03 AM

Marion County — Streets  
Parcels



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

Marion County Board of County Commissioners

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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.

# Attachment D

## MCBCC Interactive Map - Internal



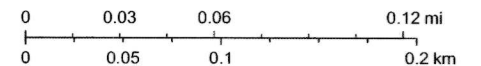
4/25/2024, 11:41:55 AM

1:2,866

- Parcels Labels
- Parcels
- Address Points
- Structure - Addressed
- No Address
- Tower
- Vacant with Address
- WRA/DRA
- WELL
- Marion County

- County Road Maintenance
- OCE Maintained Paved
- Not Maintained
- Streets

- Aerial2023
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



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.



Travis Aldana , Owner  
Office (352)307-7727  
3002 SE 1<sup>st</sup> Ave Bldg 300  
Ocala, FL 34471  
CGC 1533310

### **Written Finding of Facts**

1. Access to the buildings will be off of Hwy 484.
2. Parking area will be asphalt.
3. Sod will be installed from Hwy 484 up to the edges of the parking lot and bldgs.
4. Landscaping will be install throughout the site in parking lot islands, along the northern property line and any other area required by LDC Sec. 6.8.2
5. The site will adhere to buffer requirements per LDC Sec. 6.8.6
6. The bldg. will be on private well and septic.
7. The power provider is SECO.
8. There will be (1) business sign out front along Hwy 484.
9. All setbacks will be in compliance with local codes and ordinances.



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

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



HOME APPOINTMENTS OFFICE INFORMATION PROPERTY SEARCH **Beta MAP IT+** SALES SEARCH ONLINE SERVICES TPP SERVICES RESOURCES

[Previous Parcel](#) [Next Parcel](#) [TRIM Notice](#) [TRIM Supplement](#) [Address Change Form](#) [Sales Verification Form](#)

View Year: **Current** [2023](#) [2022](#)

**Print PRC** [Return to Search](#)

## 2024 Property Record Card Real Estate

**41489-000-00**

Prime Key: 1030081

[Beta MAP IT+](#)

Current as of 4/23/2024

[Property Information](#) [M.S.T.U.](#)  
 BERNASOL RICHARD [PC: 00](#)  
 5032 SW 40TH PL Acres: 5.39  
 Ocala FL 34474-9587 Map ID: 184  
[Taxes / Assessments:](#) Millage: 9001 - UNINCORPORATED

[2023 Certified Value](#)

Land Just Value	\$147,276		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$147,276	Impact	
Total Assessed Value	\$112,698	<a href="#">Ex Codes:</a>	(\$34,578)
Exemptions	\$0		
Total Taxable	\$112,698		
School Taxable	\$147,276		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$147,276	\$0	\$0	\$147,276	\$112,698	\$0	\$112,698
2022	\$118,170	\$0	\$0	\$118,170	\$102,453	\$0	\$102,453
2021	\$93,139	\$0	\$0	\$93,139	\$93,139	\$0	\$93,139

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">6971/1215</a>	03/2019	05 QUIT CLAIM	9 UNVERIFIED	U	V	\$57,000
<a href="#">4105/1691</a>	07/2005	61 FJDMNT	0	U	V	\$100
<a href="#">3459/1066</a>	07/2003	43 R-O-W	0	U	V	\$100

[Property Description](#)

SEC 08 TWP 17 RGE 22  
 NE 1/4 OF NE 1/4 OF SW 1/4  
 EXC N 50 FT THEREOF FOR RD ROW  
 EXC COM AT THE SE COR OF SW 1/4 OF SEC 8 TH N 00-03-37 E 2648.24 FT TH S 89-45-52 W  
 659.14 FT TH S 00-03-32 W 50 FT TO THE POB TH CONT S 00-03-32 W 612.04 FT TH  
 N 89-45-59 E 464.04 FT TH N 00-03-32 E 420.81 FT TH S 89-45-59 W 434.52 FT TH  
 N 00-03-32 E 191.23 FT TH S 89-45-52 W 29.53 FT TO THE POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		.0	.0	A1	5.39	AC						

Neighborhood 9484 - CR 484 E OF I75  
 Mkt: 10 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

[Appraiser Notes](#)

[Planning and Building](#)

\*\* [Permit Search](#) \*\*

Permit Number	Date Issued	Date Completed	Description

[Office Hours](#)  
 8am - 4pm Monday - Friday

Location [Google Map](#)  
 501 SE 25th Ave  
 Ocala, FL 34471

[Contact Us](#)  
 Phone: 352-368-8300  
 Fax: 352-368-8336  
 Email: [mcpa@pa.marion.fl.us](mailto:mcpa@pa.marion.fl.us)

Mailing Address  
 PO Box 486  
 Ocala, FL 34478

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Attachment D

27-SPD04 07/02  
March 20, 2019  
This instrument prepared by  
Robin D. Derr  
Under the direction of  
FREDRICK W. LOOSE, ATTORNEY  
Department of Transportation  
719 South Woodland Boulevard  
DeLand, Florida 32720-6834

PARCEL NO. 124 Part, Part  
SECTION 36000-2626  
P.M. NO. 3343-208  
STATE ROAD 484  
COUNTY MARION

**QUITCLAIM DEED**

THIS INDENTURE, Made this 25 day of March, 2019, by and between the STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Party of the First Part, whose address is 719 South Woodland Blvd., DeLand, FL 32720, to RICHARD BERNASOL, Party of the Second Part, 5032 SW 40<sup>TH</sup> Place, Ocala, FL 34474.

**WITNESSETH**

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, certain interest in said land is no longer required for such purposes, and the Party of the First Part, by action of the District Secretary, District Five, Florida Department of Transportation on 3/1/13 pursuant to the provisions of Section 337.25 Florida Statutes, has agreed to quitclaim the land hereinafter described to the Party of the Second Part.

NOW THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby remise, release and quitclaim unto the Party of the Second Part, and assigns, forever, all the right, title and interest in all that certain land situate in Marion County, Florida, viz:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

SUBJECT to all utilities in place and in use and to the maintenance thereof.



PARCEL NO. 124 Part, Part  
SECTION 36000-2626  
P.M. NO. 3343-2018  
PAGE 2

TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto the Party of the Second Part.

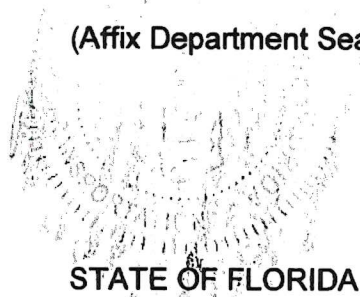
IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary, District Five and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION

ATTEST: Crystal Bass  
Crystal Bass  
(type/print name)  
Executive Secretary

By: [Signature]  
Michael Shannon, P.E.  
District Five Secretary

(Affix Department Seal)



Legal Review  
[Signature]  
Office of General Counsel

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 25 day of March, 2019, Michael Shannon, P.E., District Secretary for District Five, who is personally known to me, or who has produced \_\_\_\_\_ as identification.



Katherine Kokesh  
Commission # FF985433  
Expires: May 11, 2020  
Bonded thru Aaron Notary

(Affix Notary Seal)

[Signature]  
Katherine Kokesh  
(type/print name)  
Notary Public in and for the  
County and State last aforesaid.  
My Commission Expires: 5/11/2020

Attachment D

PARCEL NO. 124 Part, Part  
SECTION 36000-2626  
P.M. NO. 3343-2018  
PAGE 3

EXHIBIT A

PARCEL NO. 124 PART, PART

SECTION 36000-2626

ALL OF:

"NORTH EAST QUARTER OF NORTH EAST QUARTER OF SOUTH WEST QUARTER OF SECTION 8, TOWNSHIP 17 SOUTH, RANGE 22 EAST." (BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4105, PAGE 1691, PUBLIC RECORDS OF MARION COUNTY, FLORIDA).

LESS THE NORTH 15.240 METERS (50.00 FEET) THEREOF, LYING WITHIN THE EXISTING RIGHT-OF-WAY OF COUNTY ROAD 484 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NUMBER 36000-2626;

AND LESS THE FOLLOWING:

"COMMENCE AT AN 8-INCH BY 8-INCH MARION COUNTY CONCRETE MONUMENT, MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NUMBER 36000-2626; THENCE RUN NORTH 00°03' 37" EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 807.185 METERS (2648.24 FEET) TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 8, ALSO BEING A POINT ON THE CENTERLINE OF SURVEY OF COUNTY ROAD 484, AS SHOWN ON SAID RIGHT-OF-WAY MAP; THENCE SOUTH 89°45' 52" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8 AND ALONG SAID SURVEY LINE, 200.905 METERS (659.14 FEET) TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID NORTH LINE AND SURVEY LINE, SOUTH 00°03' 32" WEST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 15.240 METERS (50.00 FEET) TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 484 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°03' 32" WEST ALONG SAID WEST LINE, 186.549 METERS (612.04 FEET) TO A

Attachment D

PARCEL NO. 124 Part, Part  
SECTION 36000-2626  
P.M. NO. 3343-2018  
PAGE 4

POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE NORTH 89°45' 59" EAST ALONG SAID SOUTH LINE, 141.442 METERS (464.04 FEET) TO A POINT; THENCE NORTH 00°03' 32" EAST PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 128.263 METERS (420.81 FEET) TO A POINT; THENCE SOUTH 89°45' 59" WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 132.442 METERS (434.52 FEET); THENCE NORTH 00°03'32" EAST PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 58.286 METERS (191.23 FEET) TO A POINT ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 484; THENCE SOUTH 89°45' 52" WEST ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 9.000 METERS (29.53 FEET) TO THE **POINT OF BEGINNING.**" (BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5475, PAGE 1316, PUBLIC RECORDS OF MARION COUNTY, FLORIDA).

CONTAINING 1.881 HECTARES (4.649 ACRES), MORE OR LESS.

This legal description compiled by:  
Kevin M. Maylone, Professional Land Surveyor  
Florida Registration Number 3293  
McKim & Creed, Inc.  
Consultant for Florida Department of Transportation  
District Five, Surveying & Mapping  
719 South Woodland Boulevard  
DeLand, Florida 32720