



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
12/23/2024
INITIALS EM
TENTATIVE MEETING DATES
P&Z PH 2/24/2025
BCC/P&Z PH 3/17 & 3/18/2025

STAFF RECEIVED ONLY	
Case No.:	
AR No.:	NOV 27 2024
PA:	
Marion County Growth Service	

- ___ 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: transportation services solely related to the transport of horses and livestock on General Agriculture (A-1) property.

Property/Site Address: 5152 W HWY 326, Ocala, FL 34482
Property Dimensions: 340' x 1260' **Total Acreage:** 10
Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** A-1
Parcel Account Number(s): 13091-000-00

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.**

ASHLEY ELIZABETH CASTRENZE & BRIAN PEDROZA

James T. Hartley; Gooding & Batsel obo Sallee Horse Vans Inc.

Property Owner Name (please print)

Applicant or Agent Name (please print)

1633 NW 80TH AVE

1531 SE 36TH AVE

Mailing Address

Mailing Address

OCALA, FL 34482-4409

OCALA, FL 34471

City, State, Zip Code

City, State, Zip Code

352-877-0480

352-579-1290

Phone Number (include area code)

Phone Number (include area code)

bpedroza@aol.com

JHARTLEY@LAWYERSOCALA.COM

E-Mail Address (include complete address)

E-Mail Address (include complete address)

Signatures*

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.:	<u>2020 02 0122</u>	Code Case No.:	
Rcvd by:	<u>EM</u>	Rcvd Date:	<u>12 / 23 / 24</u>
		FLUM:	<u>LR</u>
		AR No.:	<u>32326</u>
		Rev:	<u>10/20/21</u>

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.

W. JAMES GOODING III
ROBERT W. BATSEL, JR.
ROBERT W. BATSEL
JAMES T. HARTLEY
KENNETH H. MACKAY IV



1531 SE 36th Avenue
Ocala, Florida 34471
Phone: 352.579.1290
Direct: 352.579.6504
Fax: 352.579.1289
jhartley@lawyersocala.com

ATTORNEYS AT LAW

Authorized Agent Form

The undersigned, ASHLEY ELIZABETH CASTRENZE and BRIAN PEDROZA, the Applicant/Owner referenced in the application described herein, hereby authorize James T. Hartley of Gooding & Batssel, PLLC, to act as our agent in connection with the Application for Special Use Permit and Rezoning on the following described property located in MARION County, Florida, at the following address 5152 W HWY 326, Ocala, FL 34482.

**The West 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 21,
Township 14 South, Range 21 East, less and except Road right-of-way
for State Road 326, lying and being situate in Marion County, Florida.**

The undersigned 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 the aforementioned applications and inspecting for compliance with County ordinance and any applicable permits.

Dated this 17 day of December 2024.

Ashley Castrenze

~~Ashley Elizabeth Castrenze~~
December 17, 2024

Brian Pedroza

~~Brian Pedroza~~ 2024

PROPERTY OWNER AFFIDAVIT

STATE OF Florida
COUNTY OF W. Alachua

BEFORE ME THIS DAY PERSONALLY APPEARED Brian Pedroza,
Property owner's name, printed

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:
13091-000-00
2. He/she duly authorizes and designates James Hartley; Gooding & Batsel, PLLC to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

Brian Pedroza
Property owner's signature

11/26/24
Date

Signed and sworn to (or affirmed) before me on 11/26/24 by _____ (Date)

Brian Pedroza. He/she is personally known to me or has produced
(Property owner's name)

FL Drivers license as identification.
(Driver's license, etc.)

[Signature]
Notary public signature



State of Florida County of W. Alachua
My commission expires: 10-25-26

APPLICANT NARRATIVE AND PROPOSED FINDINGS OF FACT

Sallee Horse Vans, Inc. (“SHV”) is a national horse transportation company with locations in Ocala, Lexington, Kentucky, and Elmont, New York. SHV has been in operation since 1963 and has operated in Ocala for over 40 years. Their current Ocala location, which they’ve been at for approximately 25 years, is a 2-acre parcel in a commercial area near the Amazon Fulfillment Center. SHV has grown significantly over the past few years and is currently under contract to purchase the subject property, which is a 10-acre parcel on Highway 326, just west of I-75 and east of the Farmland Preservation Area, to serve as its main office and headquarters in Ocala.

Due to SHV’s recent and anticipated growth, they require more space to increase the availability of parking and to provide overnight stalls and pasture for horses, when circumstances require it. SHV’s current location only has available parking for approximately 12 trucks and trailers and no overnight stalls or pasture.

While SHV currently has capacity to park 12 trucks and trailers, the nature of their business makes it so that daily ingress and egress of semi-trucks averages 3-4 dispatches per day. When a semi-truck is dispatched, it is generally gone for approximately a week while it delivers the horses to various locations throughout the United States and Canada. Accordingly, the impact is relatively minimal. Smaller pickup truck and gooseneck trailer combinations provide local transportation and also average approximately 3-4 dispatches daily.

SHV will use the existing structure on the property as its office and intends to eventually construct new horse stables. The property would support parking of thirty (30) semi-truck & trailer combinations and eight (8) fifth wheel & trailer combinations. Horses aren’t generally kept on site, but occasionally a horse will be picked up the day before it is to be transported elsewhere, and SHV would like to have a safe and comfortable place for the horse to stay during that time.

As mentioned, the subject property is on highway 326, just west of the interstate. Additionally, less than a mile west of the subject property, also on highway 326, another horse transportation company operates on a 3.5 acres parcel. Just east of that horse transportation company is a diesel truck parts supplier which parks several trucks and other vehicles on site. Less than a half mile west of the subject property, just off of highway 326, there is a truck repair shop.

While the subject property is zoned A-1 (General Agriculture), less than a mile to the east of the property is B-2 (Community Business), B-4 (Regional Business), B-5 (Heavy Business), and M-2 (Heavy Industrial) zoning. To the west of the subject property, there is RC-1 (Rural Commercial), B-4 (Regional Business), and RI (Rural Industrial).

These current operations and zonings in the area near the subject property show that the suggested use of the subject property is compatible with and fits into the current zoning in this area. The subject property is right between the farmland preservation area and I-75, which makes it the perfect location for a horse transportation operation.

In order to increase compatibility with the adjacent properties, the applicant proposes the following conditions of approval:

- (1) No significant mechanical repairs on commercial vehicles shall take place on the subject property;
- (2) An 8-foot opaque fence shall be erected between where commercial vehicles are parked and the eastern boundary of the subject property;
- (3) Parking of trucks will be on an impervious surface;

Attachment A

- (4) Applicant will maintain the existing vegetated buffering along the perimeter of the subject property;
- (5) Applicant will upgrade the current driveway apron to commercial standards;

Based on the foregoing conditions, the proposed use is compatible with adjacent properties based on the following findings of fact set forth in Section 2.8.2, Marion County Land Development Code:

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.

Existing structures were properly permitted and remain compliant with the foregoing requirement and all requirements of the Land Development Code. The existing driveway apron will be upgraded to commercial standards and an impervious surface will be installed where commercial vehicles are parked.

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 SUP on adjoining properties and properties generally in the surrounding area.

All parking will be conducted on the subject property, as shown on the conceptual plan.

3. Provisions for refuse and service area, with particular reference to the items in (1) and (2) above.

Applicant will contract with a professional refuse collection service for regular removal and disposal of all refuse.

4. Provision for utilities, with reference to locations, availability and compatibility.

Existing utilities are established and will remain in their current condition and location unless permits are approved concerning any material change.

5. Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary.

There are existing vegetated and treed buffers along the perimeter of the subject property. Applicant will additionally install an 8-foot opaque fence between any commercial vehicle parking area and the residential properties east of the subject property.

6. Provision for signs, if any, and exterior lighting with consideration given to glare, traffic safety, economic effects and compatibility and harmony with properties in the surrounding area.

A non-electric sign, compliant with the Marion County LDC, will be erected at the entrance of the subject property. Any additional exterior lighting installed will be properly permitted and pointed down and inward and shielded to mitigate glare impacting surrounding properties.

7. Provision for required yards and other green space.

The parcel is approximately 10 acres. The front portion of the property would be maintained as pastures/paddocks and parking would be conducted in the rear half of the property, on approximately 3 acres of land, providing sufficient open space.

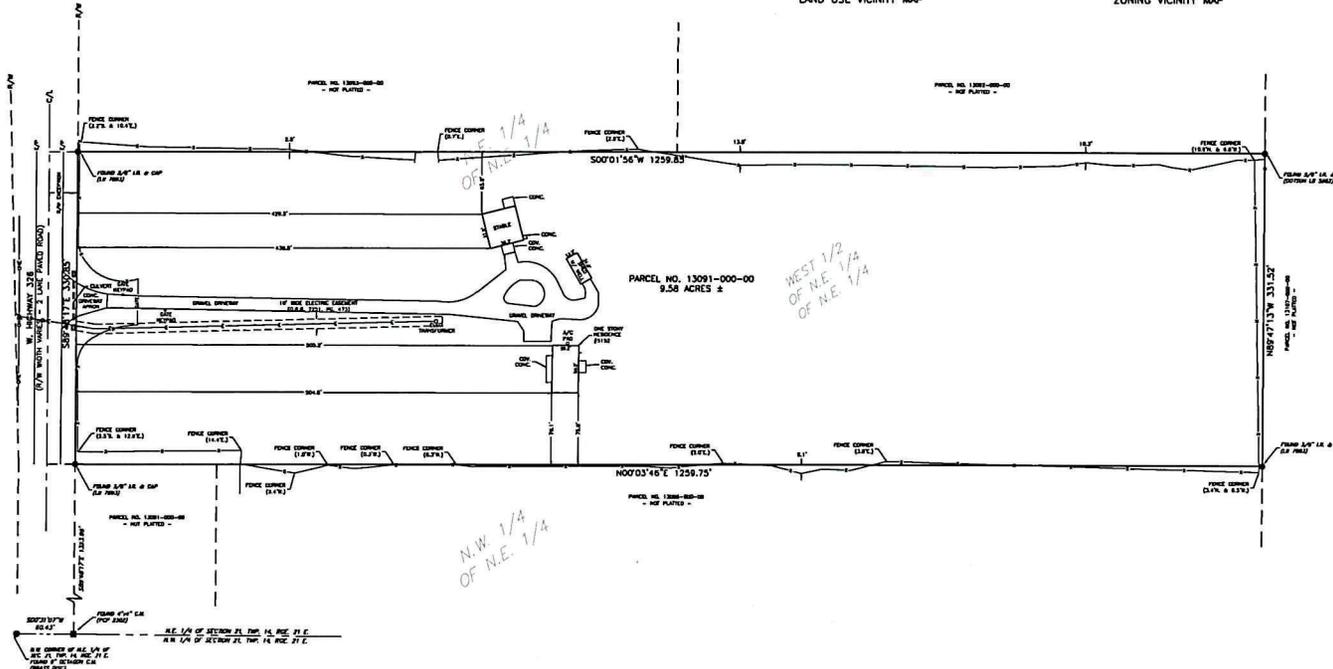
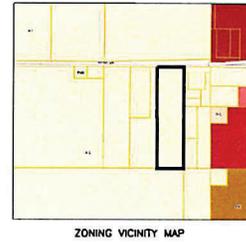
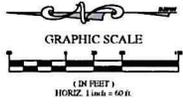
8. Provision for general compatibility with adjacent properties and other property in the surrounding area.

Attachment A

As mentioned, there are several businesses in the location that offer identical services to the applicant as well as businesses that support the service and maintenance of commercial vehicles. Additionally, the proposed use of the property is equine related, which fits into the rural character of this area as well.

9. Provision for meeting any special requirements required by the site analysis for the particular use involved.

Applicant is willing to accommodate reasonable special requirement.



LEGAL DESCRIPTION:

THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR STATE ROAD 326, LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA.

SURVEY REPORT:

- FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
- VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "C326-1", PUBLISHED ELEVATION = 73.240, NAVD-88.
- FIELD SURVEY DATE: 11-18-2024.
- THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING OWNERSHIP, RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 11939913, COMMITMENT DATE: 09/14/2024.
- ALL RIGHTS-OF-WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
- UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
- THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0314, SUFFIX E, WITH AN EFFECTIVE DATE OF 8/28/2008.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH 2022, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR RURAL LAND USE.
- UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

TITLE COMMITMENT INFORMATION TABLE			
FIDELITY TITLE INSURANCE COMPANY			
FILE NO. 11939913 EFFECTIVE DATE: 09/14/2024			
SEC. B-3	RECORDED	APPLICABLE	PLOTTABLE
1-3	STANDARD EXCEPTIONS	YES	NO
4	D.B.B. 1743, PG. 1279	YES	NO
7	D.B.B. 2261, PG. 473	YES	YES
8	N/A EXCEPTION		

CERTIFIED TO:
KIMBERLY NICOLE PERATT
MCGRAW, RAUBA & MUTARELLI P.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

Rodney K. Rogers
Rodney K. Rogers
DATE: 2024.12.02
142204-0500
DATE: 11-21-2024
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

- LEGEND**
- C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - N&D NAIL & DISC
 - R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - C/L CENTERLINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - OFFICIAL RECORDS BOOK
 - D.R.B. PAGE
 - CONC. CONCRETE
 - U.P. UTILITY POLE AND CUT ANCHOR
 - O.W. OVERHEAD WIRES
 - U.W. UNDERGROUND WIRES
 - FENCE

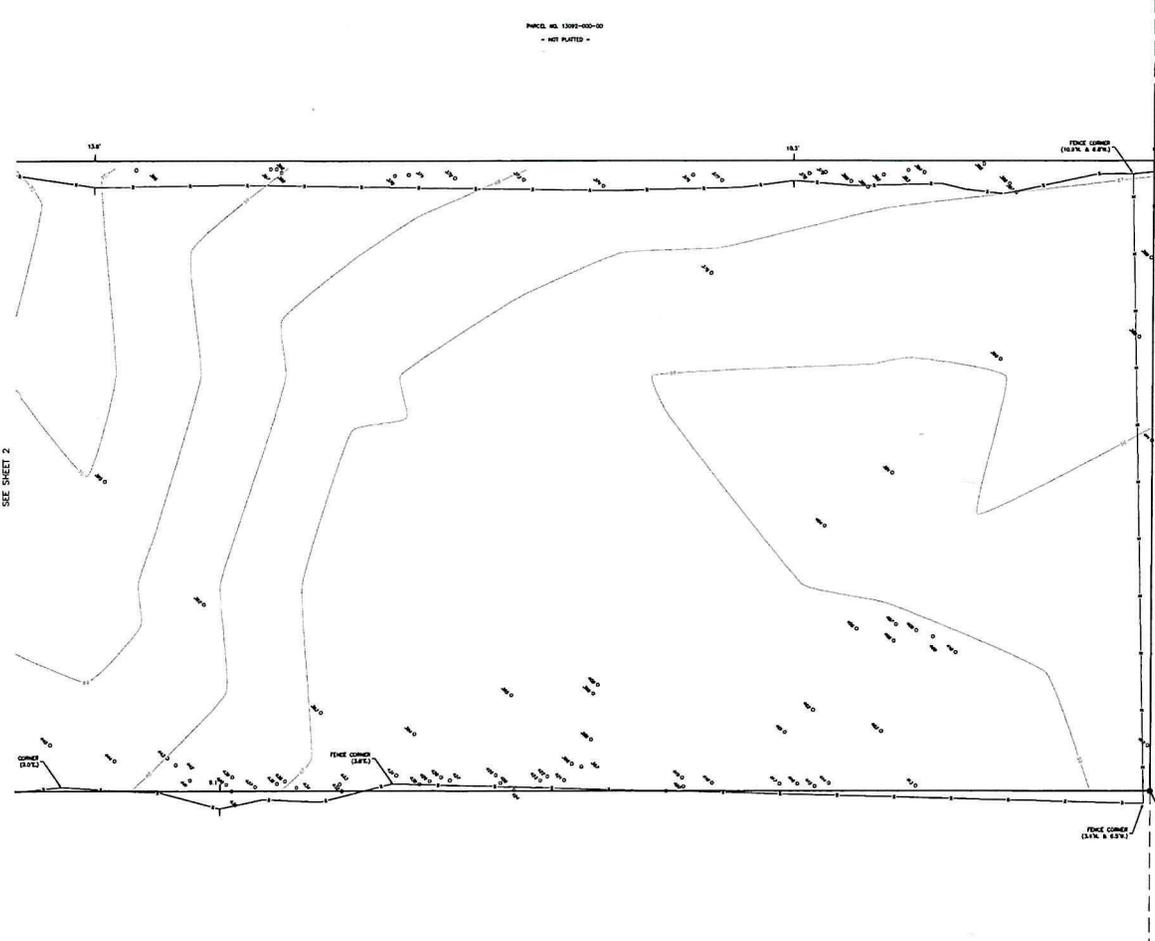
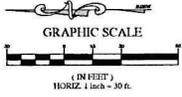
DATE	
REVISION	

Robert L. Rogers, PE
Rodney K. Rogers, PSM
Michelle M. Boyce, PSM

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A BOUNDARY SURVEY FOR KIMBERLY NICOLE PERATT

JOB No.	NO. 13091-000-00
DATE	11-21-2024
SCALE	1" = 40'
SHEET	1 OF 1



PANEL NO. 13091-000-00
- NOT PLATTED -

PANEL NO. 13100-000-00
- NOT PLATTED -

T.S.M.
1/20\"/>

TREE #	TREE CODE (S.P.C.)	TREE #	TREE CODE (S.P.C.)
304	10" OAK	379	20" OAK
305	40" OAK	380	24" OAK
306	34" OAK	381	15" OAK
307	18" OAK	382	18" OAK
308	30" OAK	383	30" OAK
309	(2) 15" OAK	384	18" OAK
310	18" OAK	385	34" OAK
311	12" OAK	386	15" OAK
312	42" OAK	387	15" OAK
313	(2) 22" OAK	388	16" PINE
314	26" OAK	389	(2) 42" OAK
315	20" OAK	390	20" OAK
316	26" OAK	391	24" OAK
317	26" OAK	392	52" OAK
318	12" OAK	393	30" OAK
319	22" OAK	394	30" OAK
320	22" OAK	395	24" OAK
321	22" OAK	396	24" OAK
322	30" OAK	397	18" OAK
323	20" OAK	398	24" OAK
324	36" OAK	399	15" OAK
325	24" OAK	400	18" OAK
326	35" OAK	401	24" OAK
327	22" OAK	402	22" OAK
328	30" OAK	403	14" OAK
329	22" OAK	404	16" OAK
330	20" OAK	405	20" OAK
331	15" OAK	406	32" OAK
332	(2) 15" OAK	407	24" OAK
333	12" OAK	408	24" OAK
334	12" OAK	409	18" OAK
335	30" OAK	410	28" OAK
336	40" OAK	411	34" OAK
337	40" OAK	412	18" OAK
338	50" OAK	413	36" OAK
339	26" OAK	414	32" OAK
340	18" OAK	415	28" OAK
341	42" OAK	416	30" OAK
342	28" OAK	417	(2) 12" OAK
343	18" PALM	418	36" 24" OAK
344	26" OAK	419	20" OAK
345	16" OAK	420	28" OAK
346	14" OAK	421	12" OAK
347	14" OAK	422	18" OAK
348	(3) 32" OAK	423	20" OAK
349	(4) 22" OAK	424	(2) 20" OAK
350	32" OAK	425	14" OAK
351	15" OAK	426	14" OAK
352	12" OAK	427	18" OAK
353	10" OAK	428	15" OAK
354	24" OAK	429	(2) 15" OAK
355	20" OAK	430	12" OAK
356	18" OAK	431	48" OAK
357	22" PINE	432	24" OAK
358	18" OAK	433	22" OAK
359	12" OAK	434	15" OAK
360	40" OAK	435	18" OAK
361	(3) 15" OAK	436	12" OAK
362	20" OAK	437	18" OAK
363	(2) 20" OAK	438	14" PINE
364	36" OAK	439	15" OAK
365	36" OAK	440	20" OAK
366	20" OAK	441	22" OAK
367	(2) 24" OAK	442	14" PALM
368	(2) 24" OAK	443	18" PALM
369	30" OAK	444	40" OAK
370	15" OAK	445	28" OAK
371	20" OAK	446	18" PINE
372	15" OAK + 18" PINE	447	36" OAK
373	15" OAK	448	18" PINE
374	40" PINE	449	26" OAK
375	26" OAK	450	26" OAK
376	20" OAK	451	30" OAK
377	26" OAK	452	10" OAK
378	28" OAK	453	42" OAK
		454	22" OAK
		455	22" OAK

RODNEY K. ROGERS DATE: 11-21-2024
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 5274
STATE OF FLORIDA

A-9

PERSON: _____ DATE: _____

Robert L. Rogers, PE
T. Reg. No. 10027
Rodney K. Rogers, PSM
T. Reg. No. 5274
Mable M. Rogers, PSM
T. Reg. No. 7258
mrogers@rogerspsm.com

ROGERS ENGINEERING, LLC

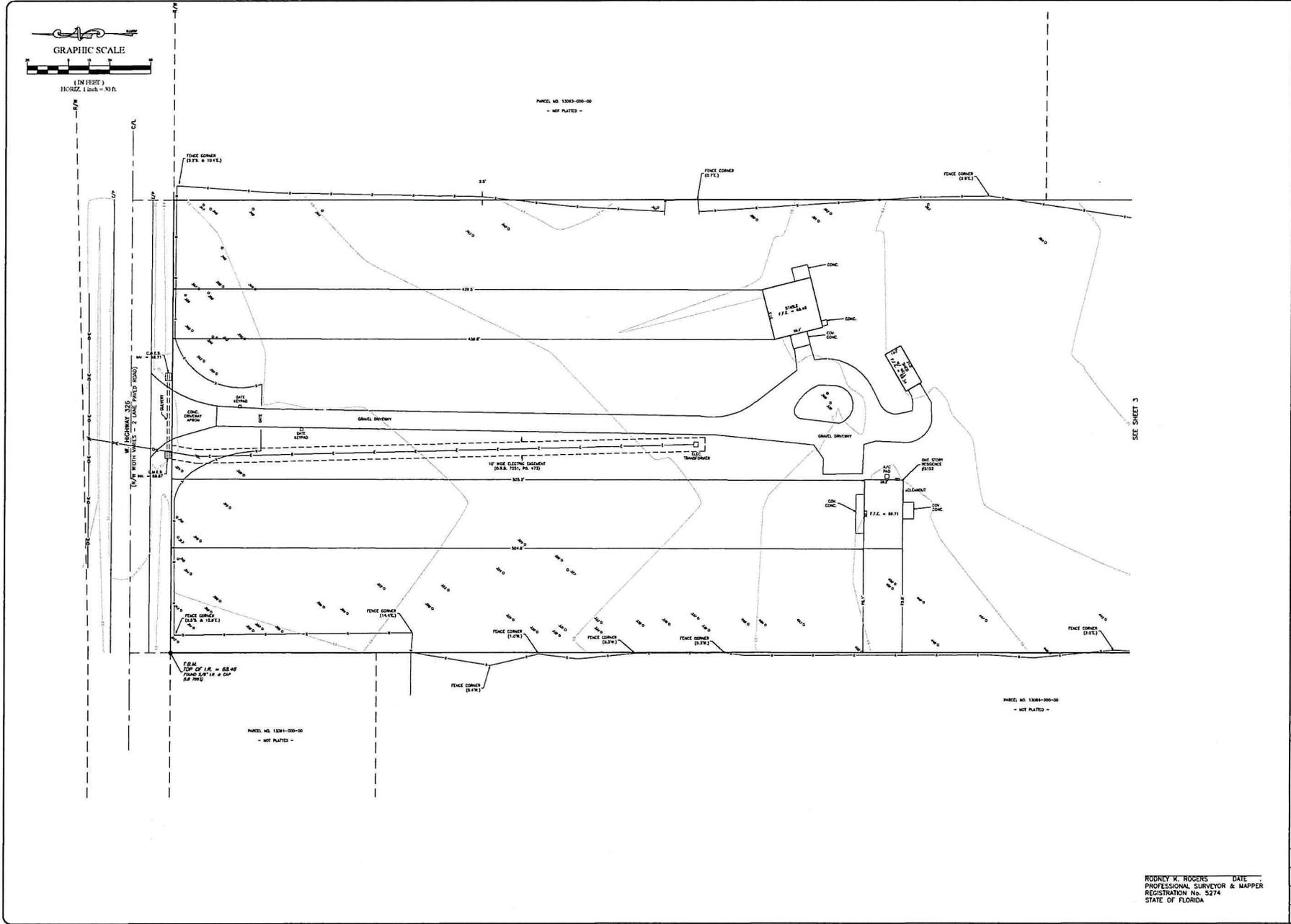
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 632-9214 • Lic. Bur. #4074

A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
KIMBERLY NICOLE PERATT
Topographic Survey Sheet 2 & Tree Schedule

JOB No. 13091-000-00
DATE 11-21-2024
SCALE 1" = 30'
SHEET 3 OF 3

Attachment A



DATE

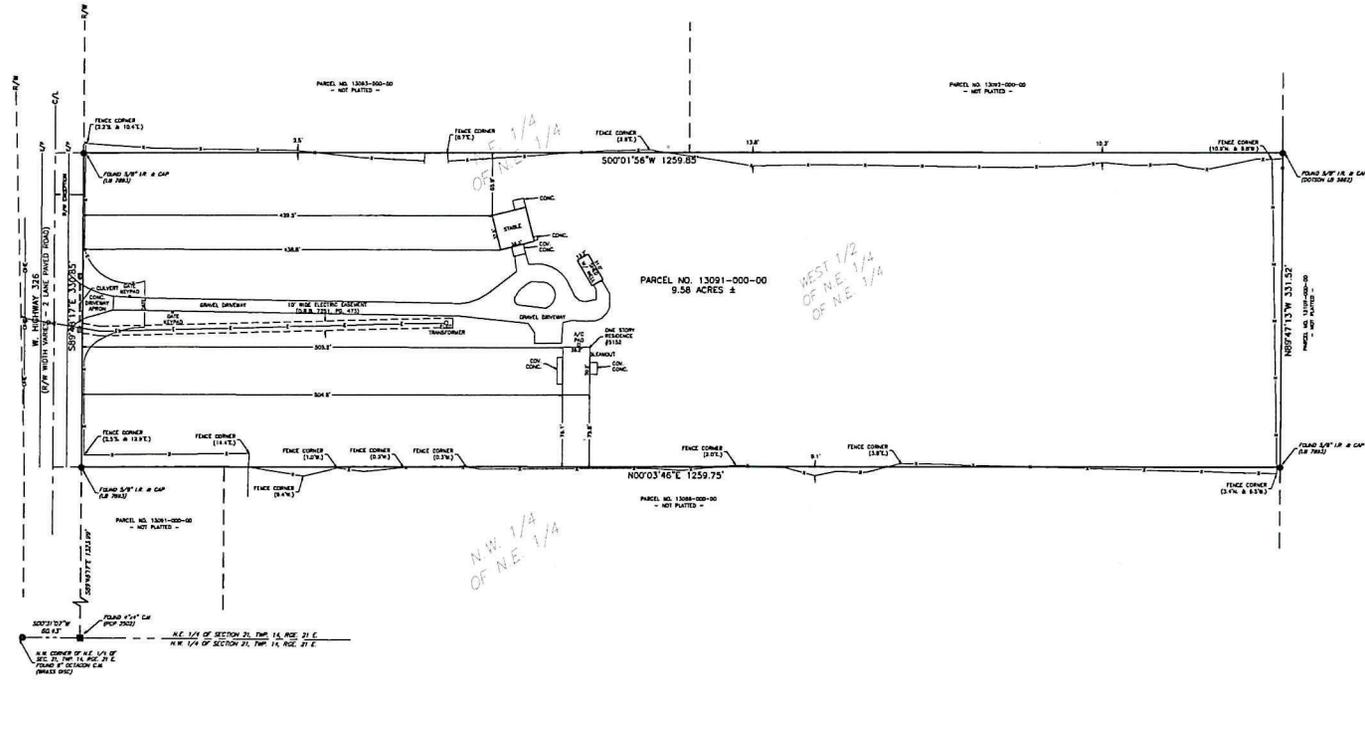
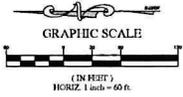
ROBERT L. ROGERS, P.E.
 1111 N. King Ave. #1002
 ROBINSON K. ROGERS, P.S.M.
 1111 N. King Ave. #2174
 MICHAEL M. ROGERS, P.S.M.
 1111 N. King Ave. #2156
 map@rogerseng.com

ROGERS ENGINEERING, LLC
 Civil Engineering & Land Surveying
 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A BOUNDARY & TOPOGRAPHIC SURVEY
 FOR
 KIMBERLY NICOLE PERATT
 Topographic Survey Sheet 1

JOB No. BB 13081-000-00
DATE 11-11-2024
SCALE 1" = 30'
SHEET 2 OF 3

ROBINY K. ROGERS DATE
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION No. 5274
 STATE OF FLORIDA



LEGAL DESCRIPTION:
 THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR STATE ROAD 326, LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA.

- SURVEY REPORT:**
1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
 2. VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "C326-1", PUBLISHED ELEVATION = 73.240, NAVD-88.
 3. FIELD SURVEY DATE: 11-18-2024.
 4. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING OWNERSHIP, RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 11329913, COMMITMENT DATE: 09/14/2024.
 5. ALL RIGHTS-OF-WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
 6. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
 7. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0314, SUFFIX E, WITH AN EFFECTIVE DATE OF 8/28/2008.
 8. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 53-17.030 THROUGH 53.2, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR RURAL LAND USE.
 9. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

TITLE COMMITMENT INFORMATION TABLE			
FIDELITY TITLE INSURANCE COMPANY			
FILE NO. 11329913, EFFECTIVE DATE: 09/14/2024			
SCH. B-2	RECORDED	APPLICABLE	REASON IF NOT PLOTTABLE
ENC. NO.	DATE	PLOTTABLE	
1-1	STANDARD EXCEPTIONS	YES	NO
6	O.R.B. 1745, PG. 1378	YES	NOT A SURVEY MATTER
7	O.R.B. 7221, PG. 471	YES	YES
8	O/R Exception		

- SHEET INDEX:**
1. BOUNDARY SURVEY SHEET
 2. TOPOGRAPHIC SURVEY SHEET 1
 3. TOPOGRAPHIC SURVEY SHEET 2 & TREE SCHEDULE

CERTIFIED TO:
 KIMBERLY NICOLE PERATT
 MCGRAW, RAUBA & MUTARELLI, P.A.
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

RODNEY K. ROGERS DATE: 11-21-2024
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION NO. 5274
 STATE OF FLORIDA

- LEGEND**
- T.B.M. TEMPORARY BENCHMARK
 - F.F. FINISH FLOOR
 - ELEV. ELEVATION
 - INT. INTERIOR
 - C.M.E.S. CONCRETE MITERED END SECTION
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - N&D NAIL & DISC
 - R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - C/L CENTERLINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RNG. RANGE
 - (P) PLAT MEASUREMENT
 - (D) DESCRIPTION MEASUREMENT
 - (F) FIELD MEASUREMENT
 - RADIUS
 - ∠ 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
 - UNDERGROUND WIRES
 - FENCE
 - CONCRETE
 - ASPHALT
 - LIGHT POLE
 - TELEPHONE PEDESTAL
 - ELECTRIC METER
 - TREE (SEE TREE SCHEDULE)
 - GROUND CONTOUR

A-11

DATE

RODNEY K. ROGERS, P.E.
 REG. NO. 5274
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-0214 • Lic. Exp. #4074

ROGERS ENGINEERING, LLC

Civil Engineering & Land Surveying

A BOUNDARY & TOPOGRAPHIC SURVEY
 FOR
 KIMBERLY NICOLE PERATT
Boundary Survey Sheet

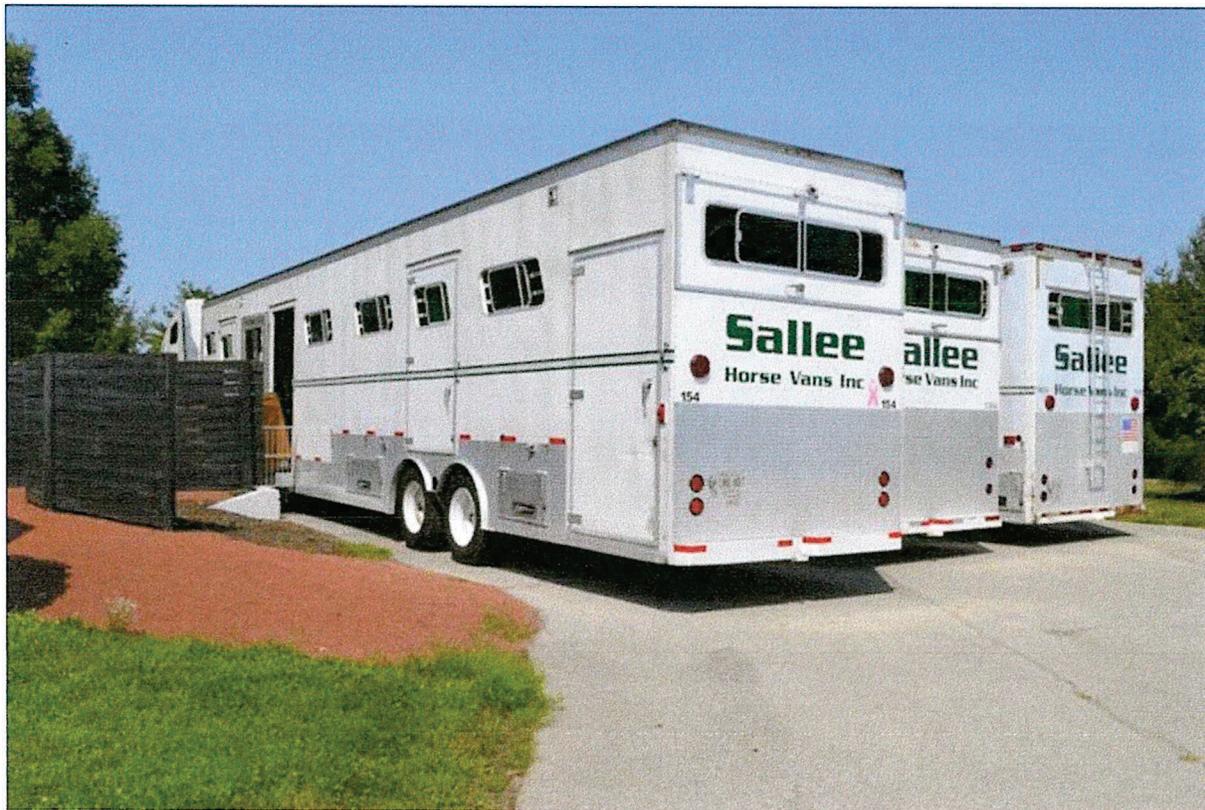
JOB NO.
 RP 13091-000-00

DATE
 11-21-2024

SCALE
 1" = 60'

SHEET
 1 OF 3

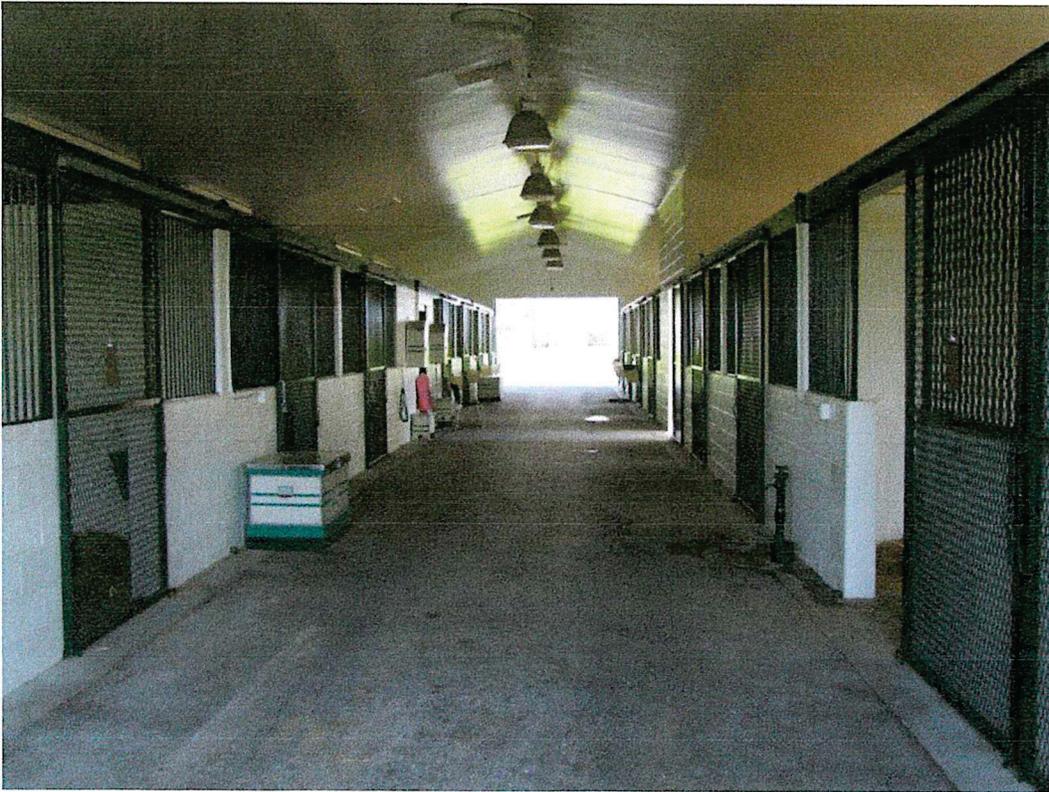
Attachment A



Attachment A



Attachment A







Attachment A

FLORIDA UNIT LIST

As of 11/25/24

TRUCKS & TRAILERS	TRUCK VINS		TRAILER VINS	
621/181A	621	3AKBGLDR8KSKU1690	181A	KYT42989
632/195A	632	3AKBHHDR2RSUD1145	195A	KYT45531
635/1098	635	3AKBHHDR6RSUD1150	1098	1KKVD5322WL112218
639/1019	639	3AKBHHDR6RSUD1147	1019	1KKVD49239L228209
640/191A	640	3AKBHHDR8RSUD1148	191A	KYT44603
642/183A	642	3AKBHHDR6RSUR3121	183A	KYT43565
646/200A	646	3AKBHHDR8RSUR3119	200A	KYT46576
647/1042	647	3AKBHHDR8RSUR3122	1042	1KKVD53292L207658
648/210A	648	3AKBHHDRXRSUR3123	210A	KYT49815
650/205A	650	3AKBHHDR3RSUR3125	205A	KYT47989
652/182A	652	3AKBHHDR7RSUR3127	182A	KYT43084
653/1002	653	3AKBHHDR9RSUR3128	1002	1KKVD53272L207657
373375/208A	373375	3HSDZAPR8RN529161	208A	KYT48837
386949/190A	386949	4V4NC9EH8NN289434	190A	KYT44331
639211/188A	639211	3HSDZAPR3RN529147	188A	KYT44286
388/1505A	388	3C7WRTCL5DG522344	1505A	4FKHG252XK0037497
389/176A	389	3C7WRTCL8EG224937	176A	4FKPG2529E0033246
P-55/T-13	P-55	3C63RRGL5NG269774	T-13	4M93L3320M4147001
P-56/T-12	P-56	3C63R3HL6MG603370	T-12	4A2LG2426H1017697
P-57/T-10	P-57	3C63RPAL9JG372137	T-10	4A2LG2420G1017192
P-58/1500	P-58	1GT49UEY5PF172089	1500	4FKHG2520K0037492
P-59/T-8	P-59	3C63RRHL4RG121507	T-8	4A2LG242XF1016680
900/T-11	900	3C63RRGL6KG612894	T-11	4A2LG2423F1016679

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LEGAL DESCRIPTION:

THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST
1/4 OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 21 EAST,
LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR STATE ROAD
326, LYING AND BEING SITUATE IN MARION COUNTY,
FLORIDA.

Attachment A

Rec. \$18.50
DS \$3,255.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Fred N. Roberts, Jr., Esq.
Klein & Klein, LLC
40 S.E. 11th Avenue
Ocala, Florida 34471
Our File No.: 1118-013

Property Appraisers Parcel Identification (Folio) Number: 13091-000-00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 21 day of January, 2021 by TJ MOORE HOLDINGS, LLC, a Florida limited liability company, whose post office address is 5529 SW 1st Lane, Ocala, FL 34474, herein called the Grantor, to ASHLEY ELIZABETH CASTRENZE and BRIAN PEDROZA, as joint tenants with right of survivorship, whose post office address is 5152 W HWY 326, Ocala, FL 34482, hereinafter called the Grantees:

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MARION County, State of Florida, viz.:

The land referred to herein below is situated in the County of Marion, State of Florida, and described as follows:

The West 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 14 South, Range 21 East, less and except Road right-of-way for State Road 326, lying and being situate in Marion County, Florida.

SUBJECT to easements, restrictions and reservations of record, if any, and taxes for the year 2021 and thereafter.

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 Grantees 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, 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 accruing subsequent to December 31, 2020.

File No.: 1118-013

LTF

Attachment A

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

LAWRENCE C. CALLAWAY III
Witness #1 Printed Name

[Signature]
Witness #2 Signature

KATHLEEN A. KELLY
Witness #2 Printed Name

TJ MOORE HOLDINGS, LLC, a Florida limited liability company

By: *[Signature]*
Thomas R. Moore, Manager

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of January, 2021, by Thomas R. Moore, Manager of TJ MOORE HOLDINGS, LLC, a Florida limited liability company who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public

«{NOTARY_SEAL}»

KATHLEEN A. KELLY
Printed Notary Name
My Commission Expires:



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

13091-000-00

[GOOGLE Street View](#)

Prime Key: 249203

[MAP IT+](#)

Current as of 12/23/2024

Property Information

CASTRENZE ASHLEY ELIZABETH
 PEDROZA BRIAN
 1633 NW 80TH AVE
 OCALA FL 34482-4409

Taxes / Assessments:

Map ID: 143

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 62

Acres: 10.00

Situs: Situs: 5152 W HWY 326 OCALA

2024 Certified Value

Land Just Value	\$299,600		
Buildings	\$114,207		
Miscellaneous	\$15,786		
Total Just Value	\$429,593	Impact	
Total Assessed Value	\$150,180	Land Class Value	(\$279,413)
Exemptions	(\$50,000)	Total Class Value	\$49,274
Total Taxable	\$100,180	<u>Ex Codes:</u> 08	\$179,267
School Taxable	\$125,180		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$299,600	\$114,207	\$15,786	\$429,593	\$150,180	\$50,000	\$100,180
2023	\$214,000	\$104,285	\$14,504	\$332,789	\$144,996	\$50,000	\$94,996
2022	\$176,550	\$97,051	\$15,422	\$289,023	\$141,963	\$50,000	\$91,963

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7375/0356	01/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$465,000
7025/1164	08/2019	07 WARRANTY	9 UNVERIFIED	Q	V	\$125,000
6706/1836	12/2017	07 WARRANTY	9 UNVERIFIED	U	V	\$125,000
2027/0757	04/1994	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$25,000
1836/0946	05/1992	05 QUIT CLAIM	0	U	V	\$100
0516/0787	06/1972	02 DEED NC	0	Q	V	\$8,000

Property Description

SEC 21 TWP 14 RGE 21

Attachment A

W 1/4 OF NE 1/4 OF NE 1/4
EXCEPT ROW FOR ST RD 326

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6202		330.0	1,320.0	A1	9.00	AC							
0100		.0	.0	A1	1.00	AC							

Neighborhood 0159 - AC N27 S326 E225A W75

Mkt: 1 70

Traverse

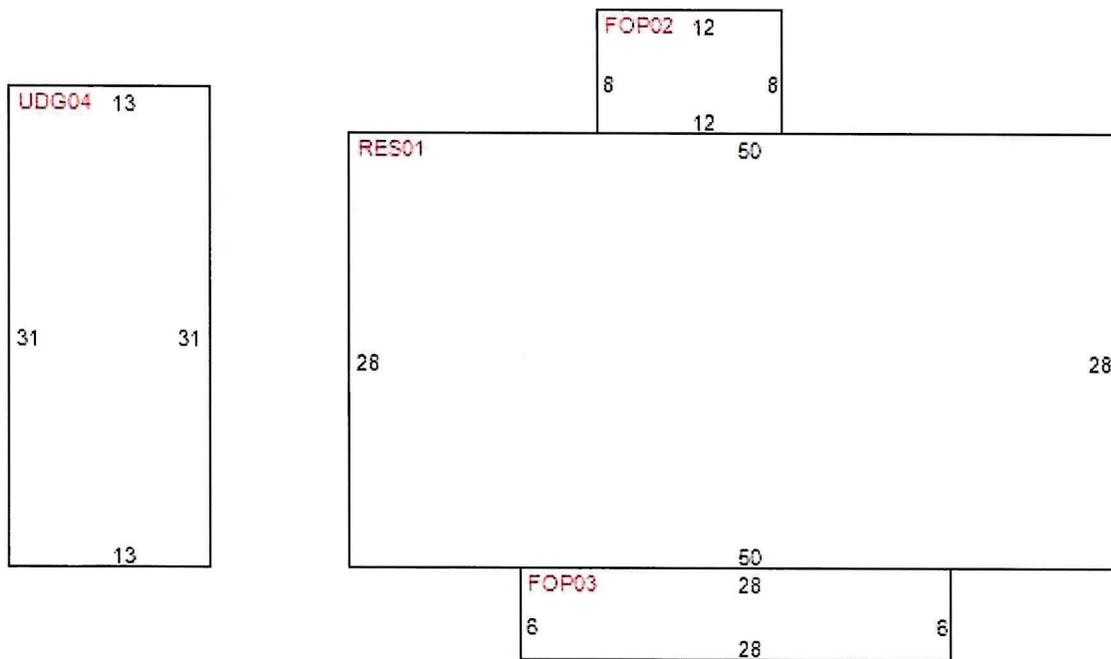
Building 1 of 1

RES01=R50D28L50U28.R16

FOP02=U8R12D8L12.R22D28L11R12

FOP03=D6L28U6R28.L48

UDG04=L13U31R13D31.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 1 - 00-04 YRS

Year Built 2020
Physical Deterioration 0%

A-22

Condition 0
Quality Grade 500 - FAIR
Inspected on 4/19/2022 by 242

Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 156

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0118	- PREFINISHED MTL	1.00	2020	N	0 %	0 %	1,400	1,400
FOP 0201	- NO EXTERIOR	1.00	2020	N	0 %	0 %	96	96
FOP 0301	- NO EXTERIOR	1.00	2020	N	0 %	0 %	168	168
UDG 0418	- PREFINISHED MTL	1.00	2020	N	0 %	0 %	403	403

Section: 1

Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN TILE	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 1	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 6 MONOLITC SLAB	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	2,100.00		LF	10	2020	2	0.0	0.0
009 BARN HORSE	1,406.00		SF	40	2020	2	38.0	37.0
159 PAV CONCRETE	144.00		SF	20	2020	3	0.0	0.0
UOP PORCH-OPEN-UNF	120.00		SF	40	2020	3	10.0	12.0
256 WELL 1-5 BTH	1.00		UT	99	2020	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00		UT	99	2020	2	0.0	0.0

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
2020040784	4/30/2020	-	NEW 1 STORY SINGLE FAMILY RESIDENCE
2020022456	3/3/2020	9/11/2020	RESIDENTIAL DRIVEWAY