



**Marion County
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

APPLICATION COMPLETE

DATE COMPLETED 1/30/24
INITIALS AW

TENTATIVE MEETING DATES

P&Z PH 3/25/24

BCC/P&Z PH 4/16/24

RECEIVED

JAN 26 2024

Marion County
Growth Service

**MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE
COMPREHENSIVE PLAN AMENDMENTS**

Staff Use Only: Case # 1 - _____

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:

LARGE-SCALE MAP AMENDMENT _____
TEXT AMENDMENT _____

SMALL-SCALE MAP AMENDMENT X

TEXT AMENDMENT _____

(Text amendment must be associated with submitted small-scale map amendment)

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
- 2) Copy of the most recent deed covering the property included within the proposed amendment.
- 3) Notarized owner affidavit(s) – see third page of this form.
- 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
- 5) Additional information, including proposed text amendment language, necessary to complete application.

(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
41489-000-00	08-17-22	5.39	Public	Commerical

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)

Property owner/applicant	Authorized agent (if not the owner/applicant)
Richard Bernasol 5032 SW 40th Place Ocala, FL 34474 352-502-8237 rbernasol23@gmail.com	Travis Aldana / Aldana Contracting LLC 3002 SE 1st Avenue, Bldg 300 Ocala, FL 34471 352-307-7727 travis@aldanacontractingfl.com

Staff Use Only: Application Complete – Yes Received: Date 1/26/24 Time _____ a.m. / p.m. Page 1 of 3

PROJECT: 2019090020
ARC: 31102

EMAIL
“Meeting Needs by Exceeding Expectations”

Attachment A

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES X NO _____
(IF YES, PLEASE ATTACH TO APPLICATION)

EXISTING USE OF SITE:

Vacant Land

PROPOSED USE OF SITE (IF KNOWN):

Commercial Development

WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?

Well X Centralized water _____ Provider _____
Septic X Centralized sewer _____ Provider _____

DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):

Take E Fort King St to SE 25th Ave, turn left onto SE 25th Ave, turn right onto SE 17th St, turn left
onto SE 3rd Ave turn right onto SE 22nd Pl, turn left onto S Pine Ave, turn right onto SE 1st Ave, turn
right onto SE 22nd Pl, turn left onto S Pine Ave, turn right onto SE 1st Ave, turn right onto SE 135th
St/SE County Hwy 484, make a U-turn,lot will be on your right

PROPERTY OWNER AFFIDAVIT

STATE OF Florida
COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED Richard Bernasol,
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:
41489-000-00.
2. He/she duly authorizes and designates Travis Aldana / Aldana Contracting LLC 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.

[Signature]
Property owner's signature

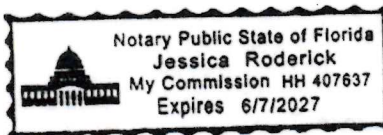
01/10/2024
Date

Signed and sworn to (or affirmed) before me on 1/10/24 by
(Date)

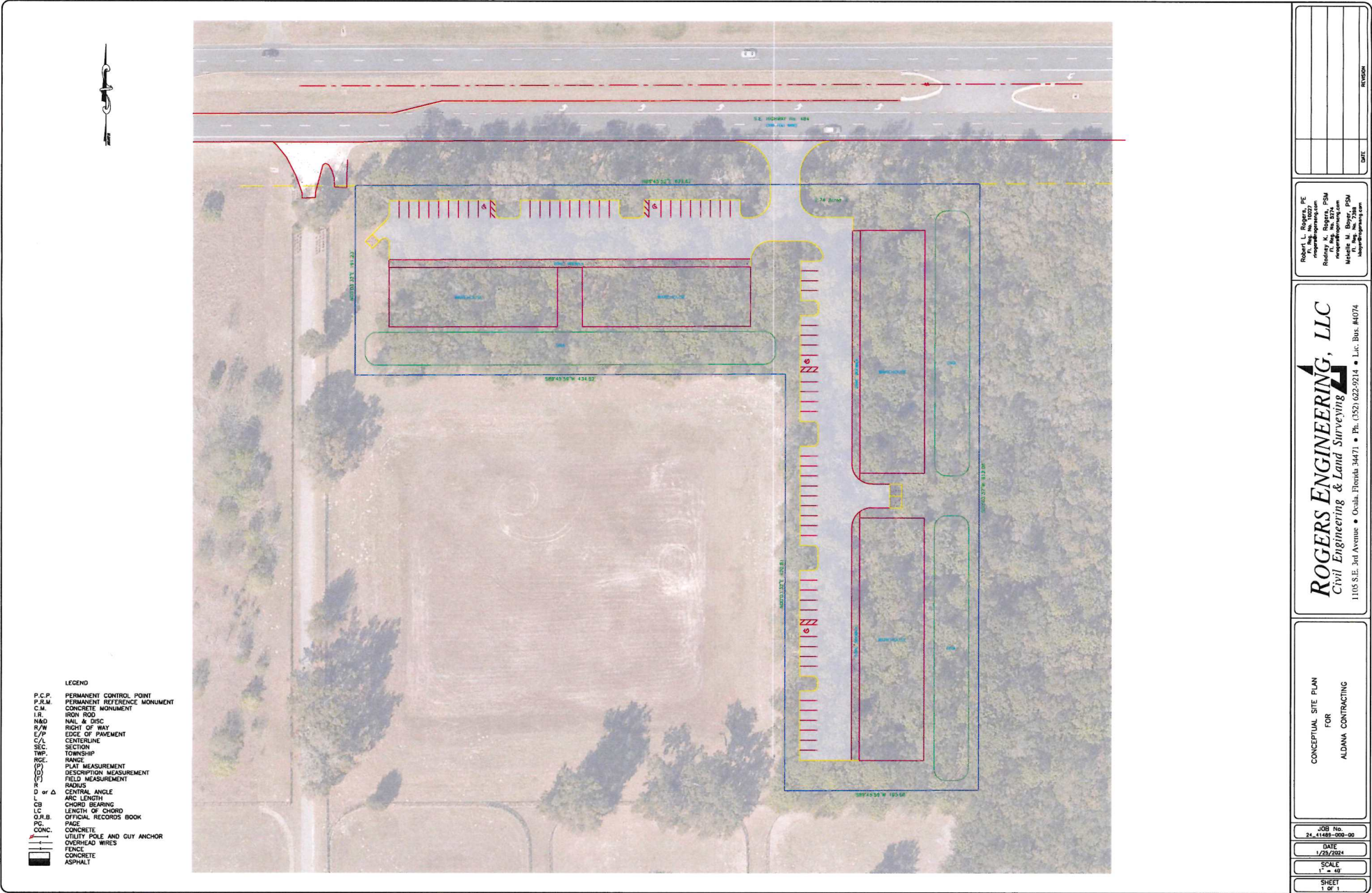
Richard Bernasol. He/she is personally known to me or has produced
(Property owner's name)

DL as identification.
(Driver's license, etc.)

[Signature]
Notary public signature



State of Florida County of Marion
My commission expires: 6/7/27



Attachment A



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

41489-000-00

Prime Key: 1030081

[Beta MAP IT+](#)

Current as of 1/29/2024

[Property Information](#)

BERNASOL RICHARD
5032 SW 40TH PL
OCALA FL 34474-9587

[Taxes / Assessments:](#)

Map ID: 184

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)

PC: 00

Acres: 5.39

[2023 Certified Value](#)

Land Just Value	\$147,276		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$147,276		
Total Assessed Value	\$112,698	Impact	(\$34,578)
Exemptions	\$0	Ex Codes:	
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
6971/1215	03/2019	05 QUIT CLAIM	9 UNVERIFIED	U	V	\$57,000
4105/1691	07/2005	61 FJDGMNT	0	U	V	\$100
3459/1066	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

A 6

[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
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[Appraiser Notes](#)

[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description

Attachment A

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 40TH 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.

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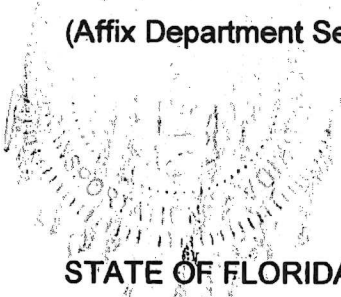
TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto the Party of the Second Part.

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.

ATTEST:

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

(Affix Department Seal)



STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By:

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

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

PARCEL NO. 124 Part, Part
SECTION 36000-2626
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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 A

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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