



GROWTH MANAGEMENT DEPARTMENT  
DEVELOPMENT SERVICES  
201 SE 3<sup>rd</sup> STREET, (Second Floor), OCALA, FL 34471  
Phone: (352) 629-8404 Fax: (352) 629-8242  
Email: [gmd@ocalafl.org](mailto:gmd@ocalafl.org) Website: [www.ocalafl.org](http://www.ocalafl.org)

**SPECIAL EXCEPTION REQUEST**  
**(\$1,250)**

Due Date: Complete application 45 days prior to Zoning Board of Adjustment meeting held on the third Monday of the month. Incomplete applications will not be processed until all required information is submitted. Staff may request additional information to properly review the application.

1. Name of Petitioner(s): Creative Learning Preschool

Address of Petitioner(s): 5285 SW 1<sup>st</sup> Ln Ocala FL 34474

City Ocala State FL Zip Code 34474 Phone # 352 322 9663

Fax # \_\_\_\_\_ Email address clpreschool15@gmail.com

2. a. Parcel account number(s) [from tax roll]: 2318-002-107

b. Section 16 Township 15 Range 21 Size of Property 1.20 Acres

c. Legal Description: (Please attach)

NOTE: It shall be the applicant's responsibility to provide the correct legal description for the subject property. The application will not be processed until a correct legal description is provided. An electronic file of the legal description in Word format must be submitted with the application.

3. Street address of the property (if the property has no street address Development Services will complete this section):

5285 SW 1<sup>st</sup> Ln Ocala FL 34474

4. a. Present Land Use designation: Municipality, Industrial

b. Present Zoning District: District 5 - Michelle Stone

5. a. Description of the request: Adding a new building

b. Is a variance being requested along with this special exception? \_\_\_\_\_

6. The following items are required (The application will not be processed if these items do not accompany the application.):
- a. Deed or other proof of ownership
  - b. Notarized signature of the current property owner(s) and the agent's signature, if applicable
  - c. The appropriate fee in cash or check (Payable to the City of Ocala)
  - d. Site plan or site sketch drawn to scale submitted electronically as a pdf.
  - e. Electronic file of legal description in Word format

I, Kayla Berg, as Owner of Creative Learning Preschool LLC,  
[Name] [Title] [Entity name]  
[State registry & type (i.e., Inc., LLP, etc.)]  
being first duly sworn, affirm and say that I am the owner of the property described above.

Kayla Berg  
Owner's Signature

5285 SW 1st Ln  
Address (Street)

352-322-9663  
Phone Number

Ocala FL 34474  
City, State, Zip Code

State of Florida

County of Marion

The foregoing instrument was acknowledged before me this 2<sup>nd</sup>, day of January, 2024,

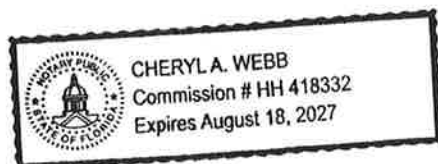
by Kayla Berg, as owner of Creative Learning Preschool LLC,  
[Name] [Title] [Entity name]  
[State registry & type (i.e., Inc., LLP, etc.)]  
who is personally known to me or has produced

as identification and who did / did not take an oath.

Cheryl A. Webb  
NOTARY PUBLIC

Commission No.: HH 418332

Commission Expires: 8-18-2027



**AUTHORIZED AGENT:**

I, \_\_\_\_\_, am the legal representative of the owner and I am authorized to speak in his/her behalf for the subject matter.

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Address (Street)

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Email Address

**ATTENDANCE** at the public hearing by the applicant  
or agent (as designated in writing) **IS RECOMMENDED**

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**STAFF USE ONLY:**

|                                                        |   |   |                       |
|--------------------------------------------------------|---|---|-----------------------|
| a. Date received: _____                                |   |   |                       |
| b. Petition contains all required information:         | Y | N |                       |
| c. Petition is consistent with the zoning code:        | Y | N |                       |
| d. Petition is consistent with the comprehensive plan: | Y | N |                       |
| e. Site lies within an historic district:              | Y | N |                       |
| If yes, what district: _____                           |   |   |                       |
| f. Petition rejected:                                  | Y | N | (see attached reason) |
| g. Petition accepted:                                  | Y | N | Case #: _____         |
| h. Land use:                                           |   |   | Case #: _____         |

A special exception shall not be granted by the board of adjustment unless and until

- (1) A written application for a special exception is submitted indicating the section of this article under which the special exception is sought and stating the grounds on which it is requested. The application shall include a site plan or sketch of the subject property drawn to scale;
- (2) Notice of public hearing on the special exception shall be given in the manner prescribed in Section 7-620, subsection (3)(c);
- (3) The public hearing shall be held. Any party may appear in person or by agent or attorney;
- (4) The board of adjustment shall make findings that it is empowered under the section of this article described in the application to grant the special exception and that the granting of the special exception, with any appropriate conditions and safeguards that the board may deem necessary, will not adversely affect the public interest;
- (5) In reaching its conclusion and in making the findings required in paragraph (4) above, the board of adjustment shall consider and weigh the following factors and standards, among others, and shall show in its record these factors and the disposition made thereof. Further, the board shall find in the case of any of these factors and standards, where they may be relevant and applicable; that the purposes and requirements for granting the special exception have been met by the applicant:
  - a. Ingress and egress to the property and the proposed structures thereon, if any, including such considerations as automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
  - b. Off-street parking and loading areas, where required, including consideration of relevant factors in subparagraph (a) above, and the economic, noise, glare, or odor effects of the locations of such off-street parking and loading areas on adjacent and nearby properties and properties generally in the district;
  - c. Refuse and service areas, including consideration of relevant factors in subparagraphs (a) and (b) above;
  - d. Utilities, including such considerations as hook-in locations and availability and compatibility of utilities for the proposed use;
  - e. Screening and buffering, including considerations of such relevant factors as type, dimensions, and character to preserve and improvement compatibility and harmony of use and structure between the proposed special exception and the uses and structures of adjacent and nearby properties and properties generally in the district;
  - f. Signs, if any, and proposed exterior lighting, if any, with reference to glare, traffic safety, and economic effects of same on properties in the district and compatibility and harmony with other properties in the district;
  - g. Required yard and open spaces;

- h. Height of structure where related to uses and structures on adjacent and nearby properties and properties generally in the district;
- i. Economic effect on adjacent and nearby properties and properties generally in the district of the grant of the special exception.
- j. Visual, physical, and economic impact of the proposed project or use on a historically designated property and district.

In granting any special exception, the board of adjustment may prescribe appropriate conditions and safeguards in conformity with this article. Violation of such conditions and safeguards, when made a part of the terms under which the special exception is granted, shall be deemed a violation of this article. In making a grant of a special exception, the board of adjustment shall prescribe a time limit within which the action for which the special exception is granted shall be begun or completed, or both. Failure to begin or complete, or both, such action within the time limit shall void the special exception.

NOT DRAWN TO SCALE

SCP DISTRIBUTORS

HWY 40

197 FT

72 FT

PLAYGROUND

53 FT

NEW DEVELOPMENT

78 FT

53 FT

EXISTING BUILDING

78 FT

80 FT

EXISTING  
RETENTION

33 FT

PARKING

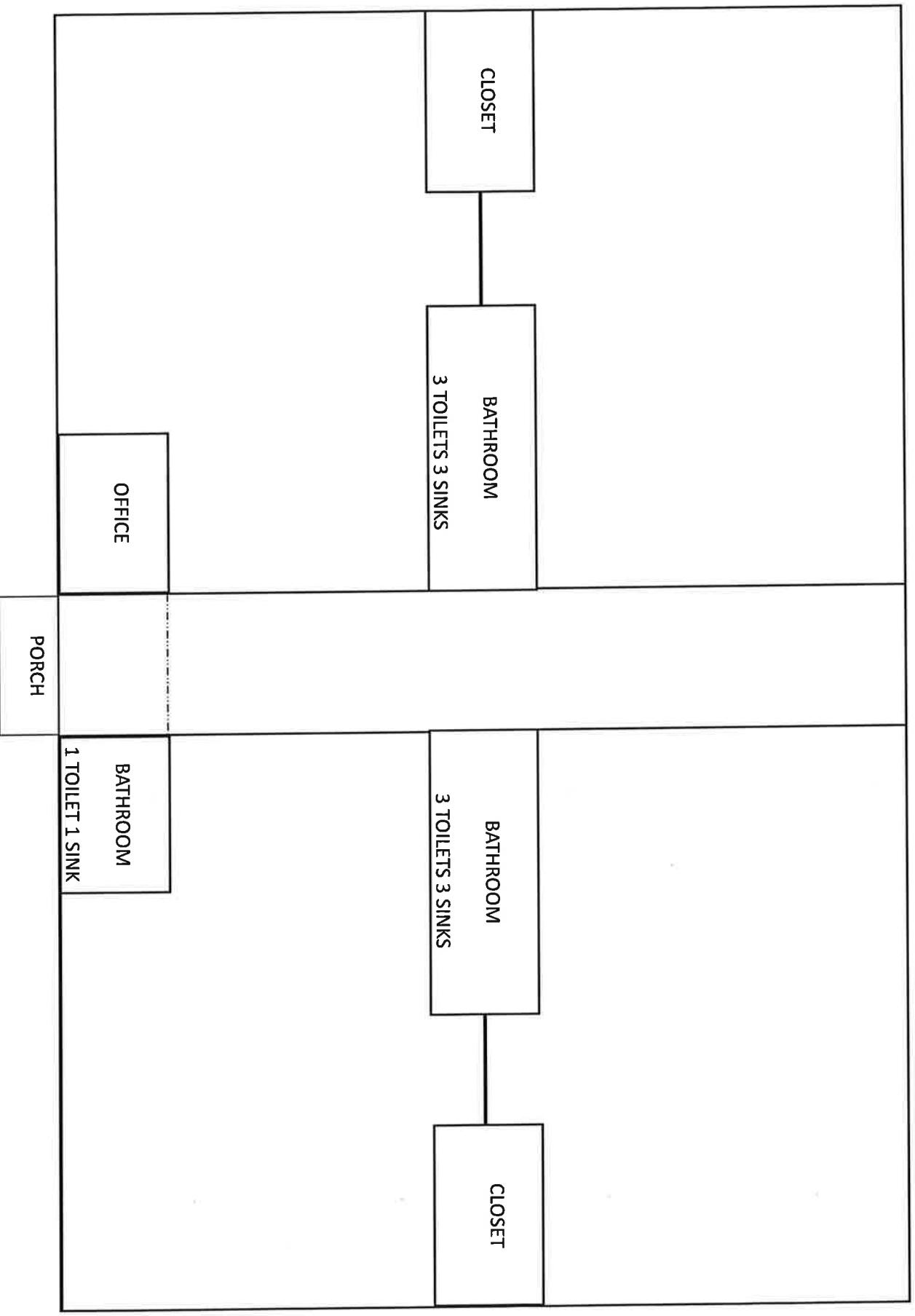
PARKING

57 FT

170 FT

PENSKE

PENSKE



CLOSET

BATHROOM  
3 TOILETS 3 SINKS

OFFICE

PORCH

BATHROOM  
3 TOILETS 3 SINKS

BATHROOM  
1 TOILET 1 SINK

CLOSET

Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2023 Certified Assessment Roll Real Estate

2318-002-107

[GOOGLE Street View](#)

Prime Key: 2633816

[Beta MAP IT+](#)

### Property Information

CREATIVE LEARNING PRESCHOOL  
LLC  
5285 SW 1ST LN  
OCALA FL 34474-9304

Taxes / Assessments: \$7,304.37

Map ID: 146

Millage: 1005 - OCALA

M.S.T.U.

PC: 19

Acres: 1.20

Situs: 5285 SW 1ST LN OCALA

### Current Property Value by Income

|                      |           |                  |
|----------------------|-----------|------------------|
| Land Just Value      | N/A       |                  |
| Buildings            | N/A       |                  |
| Miscellaneous        | N/A       |                  |
| Total Just Value     | \$349,516 | <u>Ex Codes:</u> |
| Total Assessed Value | \$349,516 |                  |
| Exemptions           | \$0       |                  |
| Total Taxable        | \$349,516 |                  |

### History of Assessed Values

| Year | Land Just | Building  | Misc Value | Mkt/Just  | Assessed Val | Exemptions | Taxable Val |
|------|-----------|-----------|------------|-----------|--------------|------------|-------------|
| 2023 | \$86,249  | \$384,687 | \$9,204    | \$349,516 | \$349,516    | \$0        | \$349,516   |
| 2022 | \$86,249  | \$335,212 | \$9,204    | \$339,459 | \$339,459    | \$0        | \$339,459   |
| 2021 | \$75,794  | \$304,332 | \$9,204    | \$329,362 | \$329,362    | \$0        | \$329,362   |

### Property Transfer History

| Book/Page                 | Date    | Instrument            | Code                   | Q/U | V/I | Price     |
|---------------------------|---------|-----------------------|------------------------|-----|-----|-----------|
| <a href="#">7757/1340</a> | 03/2022 | 07 WARRANTY           | 4 V-APPRAISERS OPINION | Q   | I   | \$400,000 |
| <a href="#">6060/0556</a> | 06/2014 | 57 TRANSFER FROM BANK | 8 ALLOCATED            | U   | I   | \$707,000 |
| <a href="#">5704/1470</a> | 07/2012 | 56 TRANSFER TO BANK   | 0                      | U   | I   | \$100     |
| <a href="#">1753/0730</a> | 07/1991 | 96 ANNEX              | 0                      | U   | V   | \$100     |
| <a href="#">1717/1750</a> | 01/1991 | 07 WARRANTY           | 5 V-OTHER MLSAGENT     | U   | V   | \$32,000  |

### Property Description

SEC 16 TWP 15 RGE 21  
PLAT BOOK U PAGE 074  
OCALA AIRPORT COMMERCE CENTER  
W 190 FT OF LOT 7 BLK B & W 35 FT OF LOT 6 BLK B

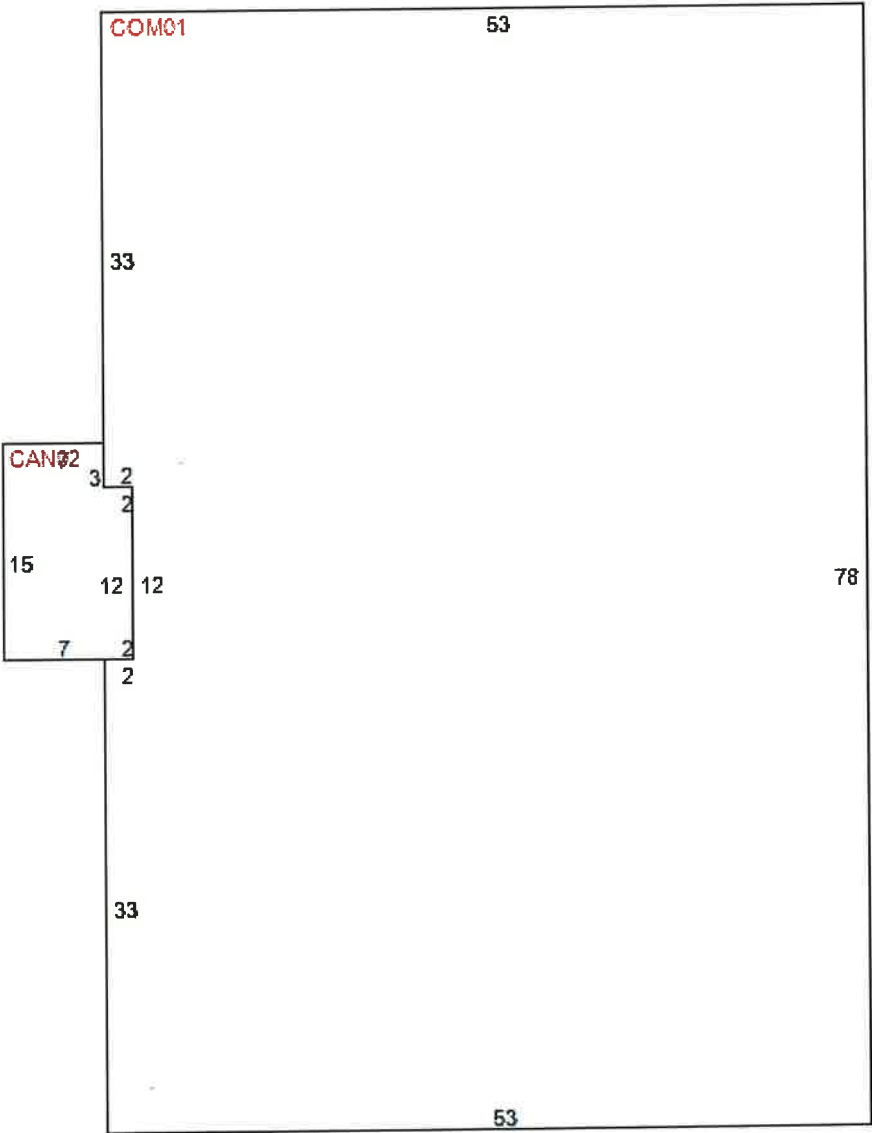
Parent Parcel: 2318-002-007

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

| Use                                               | CUse | Front | Depth | Zoning | Units     | Type | Rate   | Loc  | Shp  | Phy  | Class Value                 | Just Value |
|---------------------------------------------------|------|-------|-------|--------|-----------|------|--------|------|------|------|-----------------------------|------------|
| GISF                                              | 1916 | 190.0 | 275.0 | M1     | 52,272.00 | SF   | 1.6500 | 1.00 | 1.00 | 1.00 | 86,249                      | 86,249     |
| Neighborhood 9972 - COMM SR 40 - SW 80TH AV/44 AV |      |       |       |        |           |      |        |      |      |      | Total Land - Class \$86,249 |            |
| Mkt: 2 70                                         |      |       |       |        |           |      |        |      |      |      | Total Land - Just \$86,249  |            |

[Traverse](#)

**Building 1 of 1**  
COM01=L53U33R2U12L2U33R53D78.L53U33  
CAN02=L7U15R7D3R2D12L2.



[Building Characteristics](#)

|               |                       |                             |
|---------------|-----------------------|-----------------------------|
| Structure     | 4 - MASONRY NO PILAST | Year Built 1991             |
| Effective Age | 4 - 15-19 YRS         | Physical Deterioration 0%   |
| Condition     | 1                     | Obsolescence: Functional 0% |

Quality Grade 600 - AVERAGE  
Inspected on 3/22/2017 by 117

Obsolescence: Locational 0%  
Base Perimeter 266

**Exterior Wall 32 CONC BLK-STUCO**

| Section | Wall Height | Stories | Year Built | Basement % | Ground Flr Area | Interior Finish | Sprinkler A/C |   |   |
|---------|-------------|---------|------------|------------|-----------------|-----------------|---------------|---|---|
| 1       | 10.0        | 1.00    | 1991       | 0          | 4,110 M72       | SCHOOL/PRIVATE  | 100 %         | N | Y |
| 2       | 14.0        | 1.00    | 1991       | 0          | 129 CAN         | CANOPY-ATTACHD  | 100 %         | N | N |

**Section: 1**

|                      |               |               |                    |                    |
|----------------------|---------------|---------------|--------------------|--------------------|
| Elevator Shafts: 0   | Aprtments: 0  | Kitchens: 1   | 4 Fixture Baths: 2 | 2 Fixture Baths: 1 |
| Elevator Landings: 0 | Escalators: 0 | Fireplaces: 0 | 3 Fixture Baths: 0 | Extra Fixtures: 14 |

Miscellaneous Improvements

| Type                  | Nbr Units | Type | Life | Year In | Grade | Length | Width |
|-----------------------|-----------|------|------|---------|-------|--------|-------|
| 144 PAVING ASPHALT    | 12,034.00 | SF   | 5    | 1991    | 3     | 0.0    | 0.0   |
| 105 FENCE CHAIN LK    | 130.00    | LF   | 20   | 1991    | 1     | 0.0    | 0.0   |
| 105 FENCE CHAIN LK    | 650.00    | LF   | 20   | 1991    | 3     | 0.0    | 0.0   |
| Total Value - \$9,204 |           |      |      |         |       |        |       |

Appraiser Notes

CREATIVE LEARNING PRESCHOOL

Planning and Building

\*\* Permit Search \*\*

| Permit Number | Issued Date | Complete Date | Description                  |
|---------------|-------------|---------------|------------------------------|
| BLD21-1514    | 6/16/2021   | 6/17/2021     | FAMILY TIES / PARTITION WALL |
| MA40580       | 2/1/1991    | 5/1/1991      | BLDG 01= NEW COM             |

Cost/Market Summary

|                    |             |           |          |           |              |             |
|--------------------|-------------|-----------|----------|-----------|--------------|-------------|
| Buildings R.C.N.   | \$574,160   | 3/24/2017 |          |           |              |             |
| Total Depreciation | (\$189,473) |           |          |           |              |             |
| Bldg - Just Value  | \$384,687   |           | Bldg Nbr | RCN       | Depreciation | Depreciated |
| Misc - Just Value  | \$9,204     | 3/11/2011 | 1        | \$574,160 | (\$189,473)  | \$384,687   |
| Land - Just Value  | \$86,249    | 6/27/2019 |          |           |              |             |
| Total Just Value   | \$480,140   | .         |          |           |              |             |



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

## Detail by Entity Name

Florida Limited Liability Company  
CREATIVE LEARNING PRESCHOOL LLC

### Filing Information

|                        |              |
|------------------------|--------------|
| <b>Document Number</b> | L19000303044 |
| <b>FEI/EIN Number</b>  | 84-4066060   |
| <b>Date Filed</b>      | 12/12/2019   |
| <b>Effective Date</b>  | 12/12/2019   |
| <b>State</b>           | FL           |
| <b>Status</b>          | ACTIVE       |

### Principal Address

5285 SW 1st Lane  
Ocala, FL 34474

Changed: 06/08/2020

### Mailing Address

5285 S W 1ST LANE  
Ocala, FL 34474

Changed: 06/03/2022

### Registered Agent Name & Address

BERG, KAYLA R  
5285 SW 1st Lane  
Ocala, FL 34474

Address Changed: 06/08/2020

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

BERG, KAYLA R  
5285 SW 1st Lane  
Ocala, FL 34474

### Annual Reports

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
|--------------------|-------------------|

|      |            |
|------|------------|
| 2021 | 03/28/2021 |
| 2022 | 03/04/2022 |
| 2023 | 04/13/2023 |

#### **Document Images**

|                                                                |                                          |
|----------------------------------------------------------------|------------------------------------------|
| <a href="#"><u>04/13/2023 -- ANNUAL REPORT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>03/04/2022 -- ANNUAL REPORT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>03/28/2021 -- ANNUAL REPORT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>06/08/2020 -- ANNUAL REPORT</u></a>             | <a href="#">View image in PDF format</a> |
| <a href="#"><u>12/12/2019 -- Florida Limited Liability</u></a> | <a href="#">View image in PDF format</a> |

Recording: \$  
Doc. Stamps: \$

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 04/19/2022 04:10:35 PM  
FILE #: 2022056769 OR BK 7757 PGS 1340-1341  
REC FEES: \$18.50 INDEX FEES: \$0.00  
DDS: \$2800.00 MDS: \$0.00 INT: \$0.00

Prepared by:  
Superior Title Insurance Agency of Marion County, LLC  
421 South Pine Avenue  
Ocala, Florida 34471

File Number: 122102

## Warranty Deed

Made this March 30, 2022 A.D. By **Family Ties Child Center Inc. Whose address is:**  
3230 SE 58th Ave Ocala, FL 34480, hereinafter called the grantor, to **CREATIVE LEARNING PRESCHOOL LLC**, whose post office address is: **5285 SW 1st Lane, Ocala Florida 34474**, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witneseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida, viz:

**See Attached Schedule "A"**

Parcel ID Number: **2318-002-107**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.  
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Marlene Larsen  
Witness Printed Name Marlene Larsen

Codie Carroll  
Witness Printed Name Codie Carroll

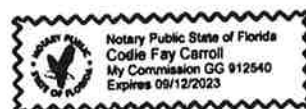
Deanna Michle Moreno (Seal)  
Family Ties Child Center Inc.

Address: Deanna Michle Moreno (Seal)  
By: Deanna Michle Moreno, President

Deanna Michle Moreno  
By: Deanna Michle Moreno, Secretary

State of: Florida  
County of: Marion

The foregoing instrument was acknowledged before me by **Deanna Michle Moreno** means of ☒ physical presence or ☐ online notarization, this 31 day of March, 2022, by Deanna Michle Moreno who is President and Secretary of Family Ties Child Center Inc., [ ] who is/are personally known to me or who [ ] has produced Driver License as identification.



Codie Fay Carroll  
Notary Public  
Print Name: Codie Fay Carroll  
My Commission Expires: 9/12/23

Recording: \$ \_\_\_\_\_  
Doc. Stamps: \$ \_\_\_\_\_

Prepared by:  
Superior Title Insurance Agency of Marion County, LLC  
421 South Pine Avenue  
Ocala, Florida 34471

File Number: 122102

### **"Schedule A"**

The West 190 feet of Lot 7, Block B, and the West 35 feet of Lot 6, Block B, OCALA AIRPORT COMMERCE CENTER, as per plat thereof recorded in Plat Book U, Pages 74 and 75, Public Records of Marion County, Florida.