



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 COMPLETED
DATE COMPLETED 5/28/24
INITIALS *AW*
TENTATIVE MEETING DATES
P&Z PH 7/29/24
BCC/P&Z PH 8/20/24

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	31591
PA:	

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: the development of a warehouse with pavement, storm water and utilities.

Property/Site Address: SE 58TH AVENUE, Ocala FL 34480
Property Dimensions: 300' x 150' **Total Acreage:** 1.03
Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** B-4
Parcel Account Number(s): 9025-0621-03

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.

Adan Ordonez ACRISTO INVESTMENTS LLC

Chad Linn

Property Owner Name (please print)

Applicant or Agent Name (please print)

1911 Morning Drive

711 Executive Drive

Mailing Address

Mailing Address

Orlando, FL 32804

Winter Park, FL 32789

City, State, Zip Code

City, State, Zip Code

407-967-2867

(407) 775-5194

Phone Number (include area code)

Phone Number (include area code)

adaninvestments@adanordonez.com

clinn@lennengineering.com

E-Mail Address (include complete address)

E-Mail Address (include complete address)

Signatures*

[Signature]

Signatures

[Signature]

*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.: 2024050069	Code Case No.: 0	Application No.:	
Rcvd by: <i>AW</i>	Rcvd Date: 5/28/24	FLUM: Com	AR No.: 31591
			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.

SITE PLAN

Applicants must show all existing and proposed improvements, including location of manufactured home, carport, or garage; well, septic tank, streets and driveways, and the dimensions of the property.

Setbacks from all property lines must also be shown.

See attached site plan.

APPLICANT'S CHECK LIST

SPECIAL USE PERMIT

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED TO THE ZONING/DEVELOPMENT REVIEW DEPARTMENT.

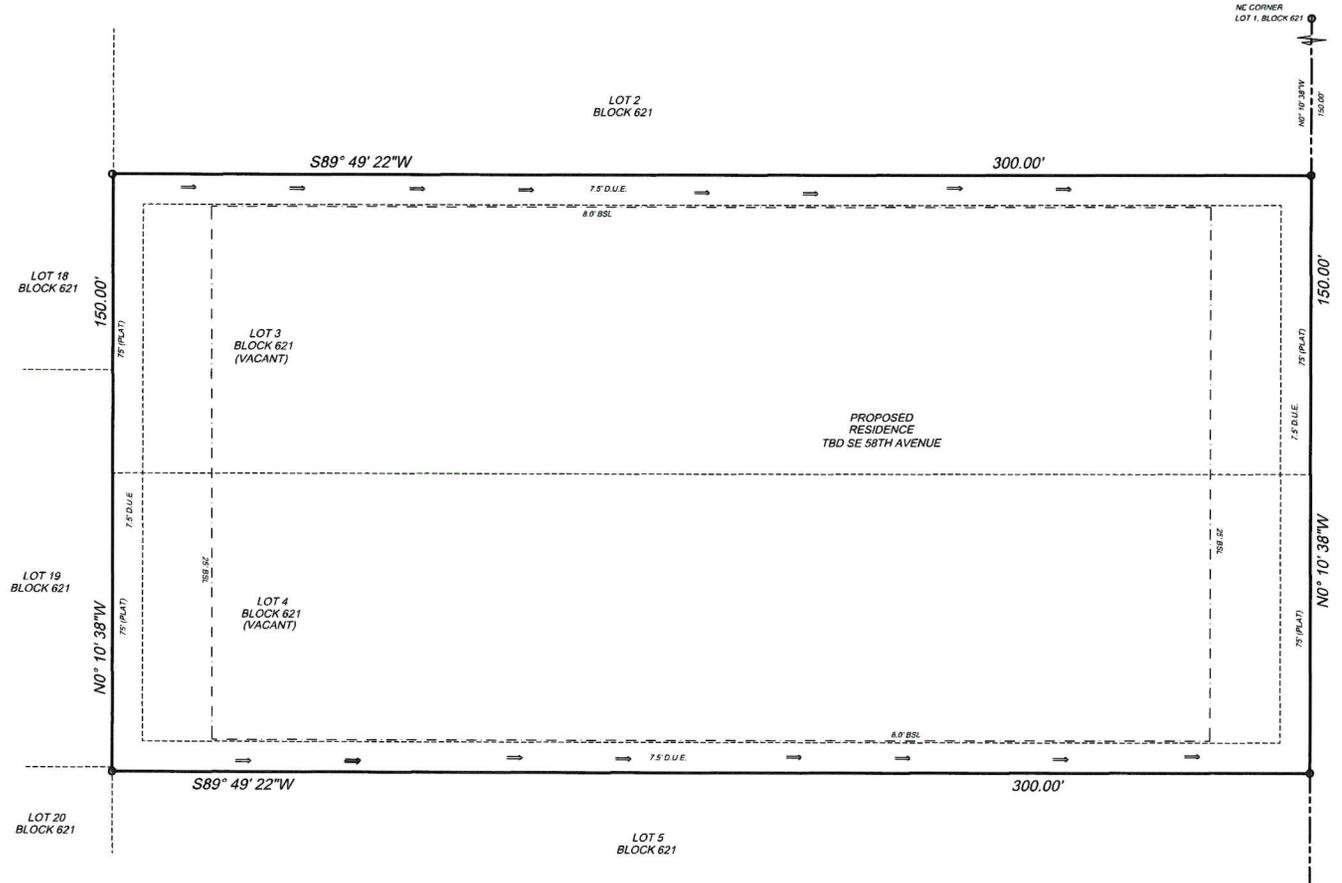
1. Signed application with attached check in the proper amount.
2. Copy of deed to property.
3. Copy of legal description of property controlled.
4. Written findings of fact which will demonstrate that the proposed use will not adversely affect the public interest, the proposed use is consistent with the Comprehensive Plan, and the proposed use is compatible with land uses in the surrounding area. SEE PAGE 4-9 OF APPLICATION.
5. Twenty copies of a concept plan prepared in accordance with Article 9 of the Marion County Land Development Code.
6. If applicable, a high recharge area or KARST Sensitivity Study, twenty copies.
7. If applicable, a Modified Environmental Assessment Study, twenty copies.

PLOT PLAN
of

LOTS 3 AND 4, BLOCK 621, SILVER SPRINGS SHORES UNIT NO. 25, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 202, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA



SCALE:
1" = 30'



Surveyors Notes

1. The bearings shown hereon are based upon the west line of SE 58TH AVENUE, having a bearing of S 00° 10' 38" E, PER PLAT.
2. Only above-ground evidence of existing utilities is shown hereon.
3. Not valid without the signature and the original raised seal of the Professional Surveyor and Mapper.
4. The subject property appears to lie in Zone X, area determined to be outside the 0.2% annual chance floodplain, according to Flood Insurance Rate Map Community Panel Number 12083C0735D, dated 08/28/2008.
5. Additions and deletions to survey maps, sketches, or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. This survey is certified to and prepared for the sole and exclusive benefit of the entities and / or individuals listed and shall not be relied on by any other entities or individuals.
7. All field measurements taken for this survey were made with Robotic Total Station and/or steel tape and/or SOKKIA GCX3. Accuracy: Suburban: Linear: 1 foot in 7,500 feet.

LEGEND

- - INDICATES FOUND IRON ROD - NO CAP
- ⊙ - INDICATES FOUND NAIL & DISK - NOT LEGIBLE
- ⇒ - DRAINAGE FLOW
- BSL - BUILDING SETBACK LINE
- D.U.E. - DRAINAGE & UTILITY EASEMENT
- PC - POINT OF CURVATURE
- PI - POINT OF INTERSECTION
- PT - POINT OF TANGENCY

Certified to:
ACRISTO INVESTMENTS LLC

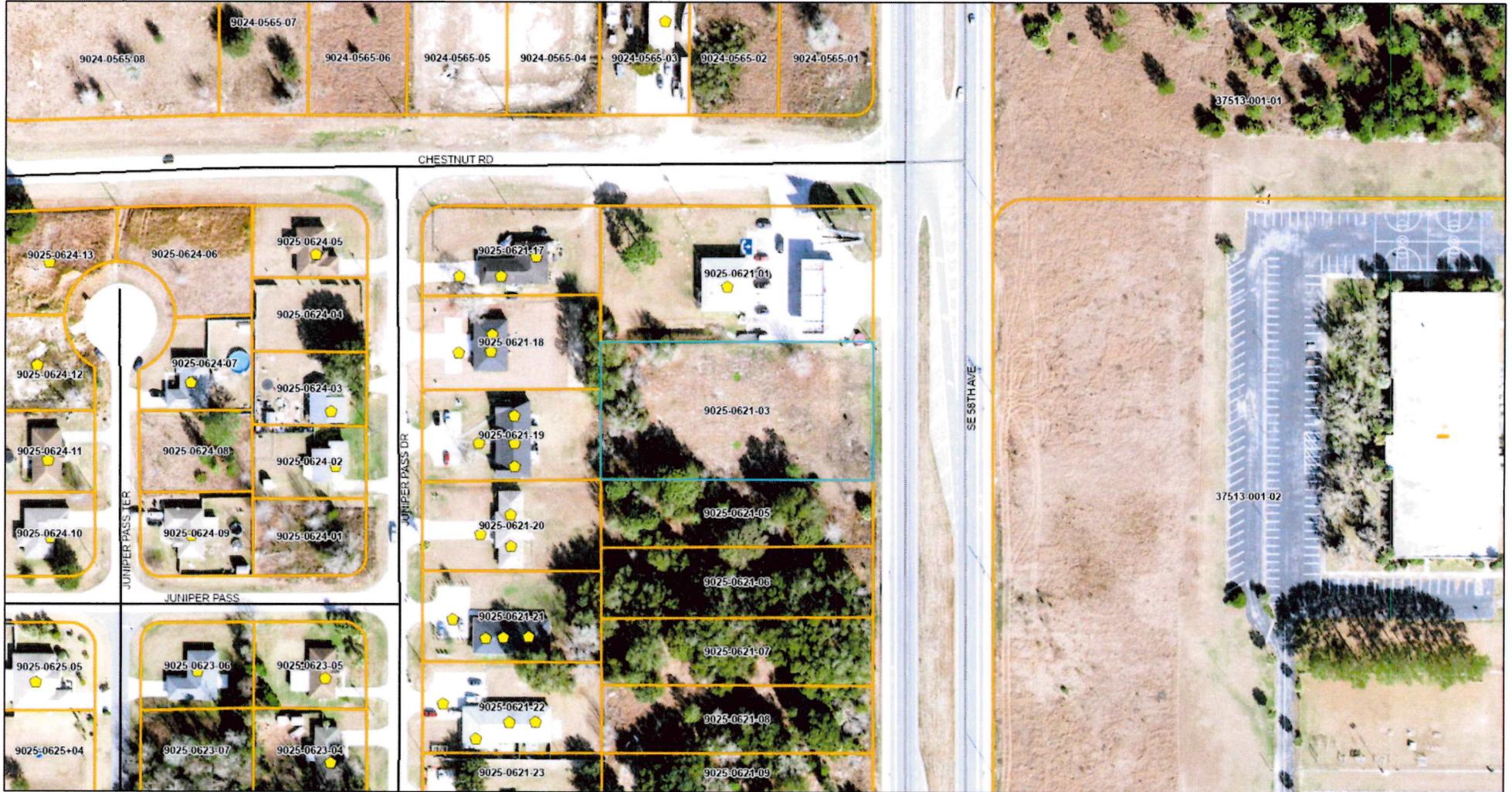
HARTLEY SURVEYING, INC

263 TIGER LILY COURT
ALTA MONTE SPRINGS, FL 32714
407-383-6978 407-786-9415 (FAX)
LB #7197

Jeff L. Hartley
JEFF L. HARTLEY, PSM #5116

FIELD DATE: 05/05/2023

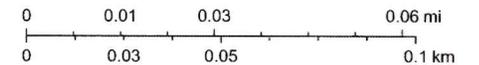
MCBCC Interactive Map - Internal



5/28/2024, 11:45:07 AM

1:1,433

- | | | | | |
|-----------------------|------------|---------------------|-------------------------|---------------|
| Parcels Labels | No Address | Telephone Equipment | County Road Maintenance | Aerial2023 |
| Parcels | Payphone | WRA/DRA | OCE Maintained Paved | Red: Band_1 |
| Address Points | School | Marion County | Not Maintained | Green: Band_2 |
| Structure - Addressed | | | Streets | 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.

MCBCC IT/GIS
FOR INTERNAL COUNTY USE ONLY: MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S.119.10).



P.O. Box 140024, Orlando, FL 32814
Phone: 407-252-6433 • Fax: 407-392-2776
clinn@linnengineering.com • www.LinnEngineering.com1

May 13, 2024

Marion County Board of County Commissioners

Reference: Special Use Permit Application
Special Use (Written findings and facts)
Ocala Metal Building

1. Access to the warehouse will be off State Road 35. Pavement will be asphalt with access to parking spaces including handicap for customers to park. Also, along one side of the building is a loading zone. On the other side is a dumpster enclosure. The parking area has a 24' wide drive aisle for emergency access.
2. There are 13 asphalt parking spaces provided, of which 4 are required. There will be a front landscape buffer. Trucks will have room on the site to maneuver and back up to loading dock.
3. Along one side of the building there will be a dumpster enclosure provided. Where waste will be collected in accordance with Marion County garbage services.
4. Utilities are provided by the City of Belleview. Based on GIS provided by the City of Belleview, the development will tie into existing water main on the west side of SE 58th Ave. and the existing 6" force main on the west side of SE 58th Ave.
5. A 15' Type C landscape buffer is required for the front of the property facing the right of way and a 20' Type B landscape buffer for the rear, facing residential adjacent properties. Trees and landscaping will be per code.
6. Per code, a stop sign and building sign will be provided out front as per code. Business sign will be out front as per code. It will be lighted for night displaying. There will be no other signs. Motion lights will be placed around the warehouse. The sides of the building will also meet code setbacks.
7. Building setbacks and max impervious surface area percentage are provided and adhered to per code.

8. Adjacent properties are as follows:

north - gas station zoned B-4

south - vacant lot, zoned B-4

west - residential properties, zoned R-3.

East-right of way SE 58th

9. Yes, we would be willing to meet any special conditions necessary to get this special use permit.

If you have any further questions, please do not hesitate to contact me.



Gregory T. Chatelain, P.E.
Project Manager



P.O. Box 140024, Orlando, FL 32814
Phone: 407-252-6433 • Fax: 407-392-2776
clinn@linnengineering.com • www.LinnEngineering.com1

Legal Description:

LOTS 3 and 4, BLOCK "621", SILVER SPRINGS SHORES, UNIT NO. 25, according to the map or plat thereof, as recorded in Plat Book J, Pages(s) 202 through 208, inclusive of the Public Records of MARION COUNTY, Florida.

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

9025-0621-03

Prime Key: 1767334

[Beta MAP IT+](#)

Current as of 5/28/2024

[Property Information](#)

ACRISTO INVESTMENTS LLC
1911 MORNING DR
ORLANDO FL 32809-7936

[Taxes / Assessments:](#)

Map ID: 216

[Millage:](#) 9001 - UNINCORPORATED

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

[PC:](#) 10

Acres: 1.04

[2023 Certified Value](#)

Land Just Value	\$40,772		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$40,772		
Total Assessed Value	\$35,336	Impact	(\$5,436)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$35,336		
School Taxable	\$40,772		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$40,772	\$0	\$0	\$40,772	\$35,336	\$0	\$35,336
2022	\$13,591	\$0	\$0	\$13,591	\$13,591	\$0	\$13,591
2021	\$14,950	\$0	\$0	\$14,950	\$14,950	\$0	\$14,950

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8051/0483	05/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$58,000
8025/1176	04/2023	06 SPECIAL WARRANTY	9 UNVERIFIED	Q	V	\$60,000
8051/0481	12/2013	08 CORRECTIVE	0	U	V	\$100
5977/0455	12/2013	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
3940/1082	01/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$45,000
1285/0379	05/1985	07 WARRANTY	0	U	V	\$12,500
1187/1690	03/1983	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 13 TWP 16 RGE 22
PLAT BOOK J PAGE 202
SILVER SPRINGS SHORES UNIT NO 25

BLK 621 LOTS 3.4

Parent Parcel: 9025-0621-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1000	75.0	300.0	B4	22,651.00	SF							
GCSF	1000	75.0	300.0	B4	22,651.00	SF							

Neighborhood 9913 - COMM BASELINE R S OF MARICAMP
Mkt: 2 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

Prepared by and Return To:

Angelique Davis
Fidelity National Title of Florida, Inc.
2310 E. Robinson Street
Orlando, FL 32803

Order No.: 20-23-0173

For Documentary Stamp Tax purposes the consideration is \$58,000.00

APN/Parcel ID(s): R9025-0621-04

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this May 12, 2023 by Davika Puran, a single woman, hereinafter called the grantor, and Acristo Investments, LLC, a Florida limited liability company whose post office address is 1911 Morning Dr, Orlando, FL 32809, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in County of Marion, State of Florida, viz:

Lot 4, Block 621, Silver Springs Shores, Unit No. 25, according to the map or plat thereof, as recorded in Plat Book J, Page(s) 202 through 208, inclusive, of the Public Records of Marion County, Florida.

Subject to encumbrances, easements and restrictions of record and taxes accruing subsequently to 2022.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

SPECIAL WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

Davika Puran

Michael Lee
Print Name

Address: 6093 Pompano St
Jupiter, FL 33458

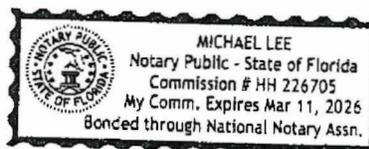
Witness Signature

KIT PEERBOCCUS
Print Name

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of May, 2023, by Davika Puran, to me known to be the person(s) described in or who has/have produced Driver's License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

NOTARY PUBLIC
My Commission Expires: 3/11/2026





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

Detail by Entity Name

Florida Limited Liability Company
ACRISTO INVESTMENTS LLC

Filing Information

Document Number	L19000242311
FEI/EIN Number	84-3161115
Date Filed	09/25/2019
State	FL
Status	ACTIVE

Principal Address

3225 McLeod Dr, Suite 100
SUITE 100
Las Vegas, NV 89121

Changed: 04/19/2024

Mailing Address

3225 McLeod Dr, Suite 100
SUITE 100
Las Vegas, NV 89121

Changed: 04/19/2024

Registered Agent Name & Address

ANDERSON REGISTERED AGENTS, INC.
625 E. Twiggs Street, Suite 110
Tampa, FL 33602

Name Changed: 04/19/2024

Address Changed: 04/19/2024

Authorized Person(s) Detail

Name & Address

Title MGR

Ordonez, Adan

3225 McLeod Dr, Suite 100
SUITE 100
Las Vegas, NV 89121

Annual Reports

Report Year	Filed Date
2022	04/14/2022
2023	04/25/2023
2024	04/19/2024

Document Images

04/19/2024 -- ANNUAL REPORT	View image in PDF format
04/25/2023 -- ANNUAL REPORT	View image in PDF format
04/14/2022 -- ANNUAL REPORT	View image in PDF format
04/26/2021 -- ANNUAL REPORT	View image in PDF format
04/21/2020 -- ANNUAL REPORT	View image in PDF format
09/25/2019 -- Florida Limited Liability	View image in PDF format

**MARION COUNTY
CONCURRENCY MANAGEMENT SYSTEM
AFFIDAVIT FOR DEFERRAL
OF CONCURRENCY TEST**

NAME: Adan Ordonez

ADDRESS: 1911 Morning Drive, Orlando, Florida 32804

PROJECT ADDRESS: SE 58TH AVENUE, OCALA FL 34480

PROJECT PARCEL #: 9025-0621-03

PRELIMINARY DEVELOPMENT ORDER APPLIED FOR: Warehouse
Development

I hereby declare and affirm that I elect to defer the concurrency test that is required by Chapter 163, Florida Statutes, for the above listed property until a later time, but no later than the first application for a final development order/permit for the same property.

I understand and acknowledge that the above listed property will be subject to the concurrency test at a later time, in which case it cannot be developed until sufficient capacity of public facilities becomes available to maintain the standards for levels of service that are adopted in the Marion County Comprehensive Plan.

I further understand and acknowledge that Marion County's issuance of a preliminary development order without a concurrency test creates no vested or other rights to develop the subject property.

SIGNED: 

DATE: 05/28/2024

ACCEPTED: _____

DATE: _____

Retyped May 2006

