



**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 STAFF/OFFICE USE ONLY | |
|---|-------------------|
| Case No.: | 9/24/25 |
| AR No.: | EM |
| PA: | 11/24/25 |
| BCC/P&Z PH | 12/15 02 12/16/25 |

- ☒ 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: running indoor simunition training within an enclosed metal building. This will allow more realistic training for citizens and law enforcement using specialized equipment to complete safe training.

Property/Site Address: 4243 NE 175th Street Road

Property Dimensions: Approximately 640'x330'

Total Acreage: 6.58

Legal Description: (Please attach a copy of the deed and location map.)

Parcel Zoning: A-1

Parcel Account Number(s): 03823-000-00

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.**

Scott Adams and Dianne Lapum

Scott Adams

Property Owner Name (please print)

Applicant or Agent Name (please print)

12771 N US Hwy 27

12771 N US Hwy 27

Mailing Address

Mailing Address

Ocala, FL 34482

Ocala, FL 34482

City, State, Zip Code

City, State, Zip Code

720 201 8529. 859 270 5578

720 201 8529

Phone Number (include area code)

Phone Number (include area code)

cwfocala@gmail.com

cwfocala@gmail.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>2025 08 0049</u> | Code Case No.: <u> </u> | Application No.: <u> </u> |
| Rcvd by: <u>UKB</u> | Rcvd Date: <u>9 / 22 / 25</u> | FLUM: <u>RL</u> |
| AR No.: <u>33443</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.

Findings of Fact for Special Use Permit Application – Marion County, Florida

The following findings of fact are submitted in support of the special use permit application for the proposed project located at [Insert Property Address]. The project aligns with Marion County's zoning regulations and community character while promoting safe and responsible use of firearms in a manner compatible with the surrounding area.

1. Ingress and Egress

Access to the property will be provided via a single, well-maintained driveway designed to meet county standards. The driveway will be secured with a gate to ensure controlled access, enhancing safety and security for the property and surrounding area.

2. Parking and Site Layout

The property includes a designated parking area accommodating 4–5 vehicles, with ample space for loading and unloading as needed. A substantial buffer of existing native trees and vegetation surrounds the site, mitigating noise and visual impacts. The nearest neighboring property is approximately 1,000 feet away, further minimizing potential disturbances.

3. Waste Management

The proposed business operations will generate minimal refuse. Any waste produced will be managed responsibly, stored in an appropriately screened container to remain out of public view, and disposed of weekly in compliance with county regulations.

4. Utilities

Utility requirements for the project are minimal. Electricity will be supplied through the existing residential service connection. If required, a small, code-compliant septic system will be installed. Water needs will be met by an existing on-site well, ensuring no additional strain on public utilities.

5. Vegetation and Aesthetic Considerations

A natural buffer of approximately 75 feet, consisting of native vegetation, separates the proposed building site from the adjacent road. This buffer ensures the building is not visible to neighbors and is only minimally visible to passersby, preserving the natural aesthetic of the area and maintaining the rural character of Marion County.

6. Signage

Signage will be limited to one small, code-compliant sign located within the property, visible only after entering the driveway. The sign will serve an informational purpose for visitors and will not be used for roadside advertisement, further preserving the area's aesthetic.

7. Green Space and Landscaping

The project complies with all applicable green space requirements. The front of the building will be landscaped to enhance its appearance, and approximately four acres of the property will remain undisturbed, preserving native vegetation and supporting environmental conservation.

8. Community Compatibility

The proposed use is highly compatible with the surrounding area, which is characterized by strong support for Second Amendment activities. Firearm use is common and consistent in the neighborhood and adjacent areas. The proposed facility will promote firearm safety and training, providing a valuable community resource that aligns with local values and needs.

9. Openness to Compliance and Collaboration

The applicant is committed to meeting all Marion County codes, regulations, and special requirements. We welcome the opportunity to discuss the project further with county officials and stakeholders to address any concerns and ensure full compliance.

Construction and Operation of a Simunition Training Facility

Property Address

4243 NE 175th Street Road

Citra, FL 32113

Zoning District:

A-1 General Agriculture

Applicant:

Scott Adams/Carbine Stable

Dear Zoning Manager,

I am writing to formally submit an application for a Special Use Permit (SUP) pursuant to the Marion County Land Development Code (Article 4, Zoning, Division 3, Special Requirements) to authorize the construction and operation of a metal pole building on my 6.5-acre residential property located at 4243 NE 175th Street Road. This facility will serve as a lightly used Simunition or equivalent training house, incorporating a classroom area and training area for safe, non-lethal simulations focused on personal protection scenarios. As the property is also my residence, operations will be minimal to maintain its residential character.

Project Description

The proposed development involves the construction of a single-story metal pole building approximately 1600 sq feet in size, with a footprint of 40x40. The structure will include a

dedicated classroom for instructional sessions and a reconfigurable training area for simulations. It will be engineered to comply with all applicable building codes, including those for structural integrity, fire safety, and accessibility. Exterior features will include secure entry points, limited parking for approximately 5 vehicles and perimeter fencing for safety. The building will be landscaped to blend seamlessly with the surrounding environment and positioned well within all required setbacks (e.g., at least 50 feet from property lines, per zoning standards).

No signage will be placed along the adjacent well-traveled road; any identification will be limited to within the property boundaries. As a lightly used facility on my residence, operations will be restricted with sessions accommodating small groups at a time. Traffic impacts will be negligible, adding only a few vehicles per session, which will not be noticeable on the well-traveled road. The facility will utilize Simunition® FX marking cartridges or equivalent —non-lethal, non-toxic rounds that mark targets with paint for feedback in force-on-force training—allowing participants to practice with converted service weapons in realistic scenarios without live ammunition.

Training will emphasize personal protection skills, such as decision-making under stress, threat identification and recognition, and de-escalation tactics, in a controlled environment. All activities will adhere to Simunition's or equivalent safety protocols, including mandatory protective equipment (e.g., helmets, neck guards, and body armor) and oversight by certified instructors.

Need for Simunition Training and Safety Considerations

Simunition training addresses a critical need in today's environment by providing realistic, scenario-based preparation for personal protection without the dangers of live-fire exercises. Traditional training methods often lack the stress and interactivity of real-world encounters, leading to gaps in preparedness for law enforcement officers and responsible civilians. Simunition bridges this by enabling force-on-force simulations where participants experience physical and visual feedback from non-lethal impacts, improving reaction times, tactical proficiency, and judgment under pressure. This has been shown to reduce errors in high-stakes situations, potentially saving lives and minimizing injuries in actual threats.

Safety is paramount in all training exercises and environments. The cartridges use a lead-free, non-toxic primer and are designed for use only in converted weapons, preventing accidental discharge of live rounds. Training requires full protective gear to mitigate any risk of minor bruising or impacts, and all sessions follow the guidelines from Simunition's Scenario Instructor and Safety Certification Course or equivalent. This ensures a controlled, low-risk environment, making it suitable even for civilian participants. No ballistic hazards exist, and noise levels are comparable to standard airsoft or paintball activities, further reduced by the building's insulation.

Justification for Special Use Permit

This project aligns with Marion County's Comprehensive Plan and Land Development Code by promoting community safety and compatibility with rural/residential areas. Key justifications include:

1. **Community Value and Public Benefit:** The facility will foster collaboration between law enforcement and good citizens through joint training programs, enhancing mutual understanding and preparedness. It provides a valuable resource for personal protection education, contributing to a safer community overall. This is consistent with special uses that support public welfare, such as educational or recreational facilities.
2. **Compatibility and Minimal Impacts:** Located on a 6.5-acre residential parcel off a well-traveled road, the low-intensity use will not alter the area's character. Landscaping will ensure the building blends in, and compliance with setbacks minimizes visual impacts. Traffic will be insignificant, with no strain on public services, utilities, or the environment. Noise and activity will be contained within the building.
3. **Compliance with Regulations:** The project will meet all federal, state and local standards. Operations exclude any prohibited activities, focusing solely on defensive training.
4. **Site Suitability:** The property's size and location make it ideal for this discreet use, with flat terrain and existing access supporting low-impact operations.

Supporting Materials

Enclosed are the following documents as required by the Marion County Special Use Permit application packet:

- Completed application form.
- Concept/site plan (drawn to scale, showing building location, setbacks, parking, access, and landscaping).
- Findings of fact example/narrative demonstrating compliance.
- Proof of property ownership.
- Application fee

I attest that all information is accurate and complete. I am available for a pre-application conference or to provide additional details—please contact me at (720)201-8529.

Thank you for considering this application. Approving this Special Use Permit will enhance community safety by offering essential training that unites law enforcement and citizens in a shared commitment to protection. I look forward to your review and the opportunity to present at any required public hearing.

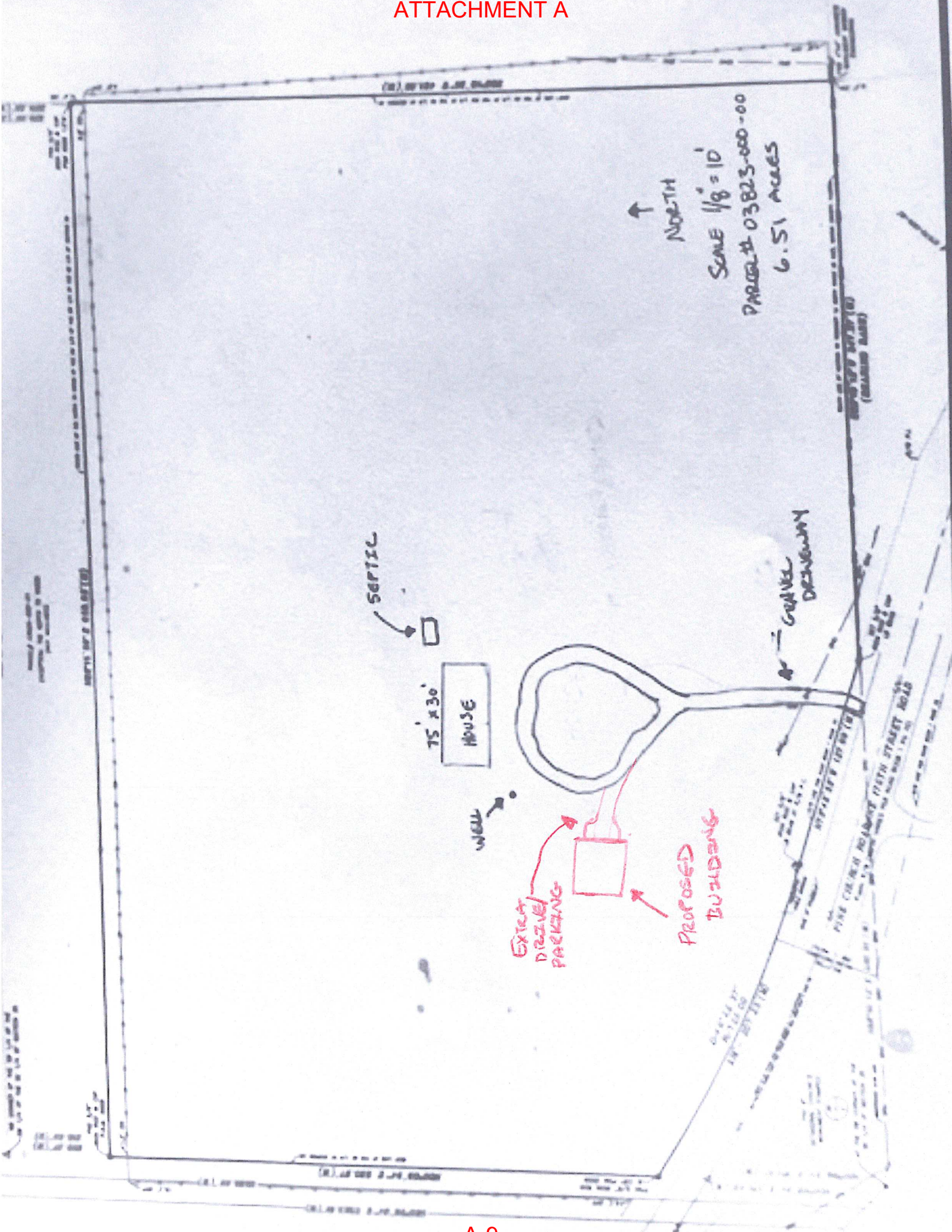
Sincerely,

Scott Adams

Owner

Carbine Stable

Enclosures: [List as above]





ATTACHMENT A



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 08/05/2025 08:42:20 AM

FILE #: 2025104405 OR BK 8679 PGS 519-520

REC FEES: \$18.50 INDEX FEES: \$0.00

DDS: \$0.70 MDS: \$0 INT: \$0

Prepared By and Return to:
Beyond Business Contracts, P.A.
c/o Tania Bartolini, Esq.
5007 SW 1st Ave.
Ocala, FL 34471

Space Above This Line for Recorder's Use

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

COUNTY OF MARION

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid to **DIASCO LAND TRUST**, formed in the County of Marion, State of Florida (hereinafter known as the "Grantor(s)") hereby quitclaims to **Scott Jason Adams and Dianne Ruth Lapum**, husband and wife, whose post office address is 12771 N. US Hwy 27, Ocala, FL 34482 (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following description, situated in Marion County, Florida to-wit:

The SW ¼ of the SW ¼ of the SE ¼ of Section 35, Township 12 South, Range 22 East, except the North 70 yards thereof and except road right of way, Marion County, Florida

Subject to all reservations, covenants, conditions, restrictions, limitations, agreements of record, and easements of record; taxes and assessments for the year 2025 and subsequent years; and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

Parcel ID#: 03823-0000-00

This document is being prepared without the benefit of a title search or title insurance as requested by the Grantor.

To have and to hold, in fee simple with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the


Page 1 of 2

said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.


Grantor's Signature

Scott Jason Adams, as Trustee of DIASCO LAND TRUST

In Witness Whereof,



Witness Name:

Alesia Thornton
Witness Name: The UPS Store 3849
2775 NW 49th Ave #205
Ocala, FL 34482

In Witness Whereof,


Grantor's Signature

Dianne Ruth Lapum, as Trustee of DIASCO LAND TRUST


Witness Name:

Damian Mose-Jon
Witness Name: The UPS Store 3849
2775 NW 49th Ave #205
Ocala, FL 34482

State of Florida)
) s
County of Marion)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of August, 2025 by Scott Jason Adams and Dianne Ruth Lapum, who ☐ are personally known or ☒ have produced FLDL as identification.




Notary Public

My Commission Expires: 6/26/2027

The UPS Store 3849
2775 NW 49th Ave #205
Ocala, FL 34482

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

03823-000-00

GOOGLE Street View

Prime Key: 54542

MAP IT+

Current as of 9/15/2025

Property Information

ADAMS SCOTT JASON
LAPUM DIANNE RUTH
12771 N US HIGHWAY 27
OCALA FL 34482-1033

Taxes / Assessments:

Map ID: 205

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 99

Acres: 6.51

Situs: 4243 NE 175TH STREET RD
CITRA

Current Value

| | |
|----------------------|----------|
| Land Just Value | \$94,962 |
| Buildings | \$0 |
| Miscellaneous | \$0 |
| Total Just Value | \$94,962 |
| Total Assessed Value | \$94,962 |
| Exemptions | \$0 |
| Total Taxable | \$94,962 |

Ex Codes:

History of Assessed Values

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|----------|--------------|------------|-------------|
| 2024 | \$94,786 | \$0 | \$0 | \$94,786 | \$52,780 | \$0 | \$52,780 |
| 2023 | \$81,245 | \$0 | \$0 | \$81,245 | \$47,982 | \$0 | \$47,982 |
| 2022 | \$47,393 | \$0 | \$0 | \$47,393 | \$43,620 | \$0 | \$43,620 |

Property Transfer History

| Book/Page | Date | Instrument | Code | Q/U | V/I | Price |
|------------------|---------|---------------|------------------------|-----|-----|----------|
| <u>8679/0519</u> | 08/2025 | 05 QUIT CLAIM | 0 | U | V | \$100 |
| <u>8613/0728</u> | 04/2025 | 05 QUIT CLAIM | 0 | U | V | \$100 |
| <u>8544/0858</u> | 02/2025 | 07 WARRANTY | 4 V-APPRAISERS OPINION | Q | V | \$75,000 |
| <u>8544/0857</u> | 02/2025 | 77 AFFIDAVIT | 0 | U | V | \$100 |
| <u>8479/0088</u> | 11/2024 | 25 PER REP | 0 | U | V | \$100 |
| <u>8544/0851</u> | 01/2022 | 71 DTH CER | 0 | U | V | \$100 |
| <u>8544/0850</u> | 11/2011 | 71 DTH CER | 0 | U | V | \$100 |

ATTACHMENT A

| | | | | | | |
|-----------|---------|---------------|------------------|---|---|----------|
| 8544/0849 | 06/2010 | 71 DTH CER | 0 | U | V | \$100 |
| 5231/1664 | 07/2009 | 05 QUIT CLAIM | 7 PORTIONUND INT | U | V | \$100 |
| 5231/1652 | 03/2009 | 70 OTHER | 0 | U | V | \$100 |
| 5231/1650 | 04/1996 | 71 DTH CER | 0 | U | V | \$100 |
| 0512/0332 | 06/1972 | 02 DEED NC | 0 | Q | V | \$10,500 |
| EI85/0199 | 10/1929 | EI E I | 0 | U | V | \$9,515 |

Property Description

SEC 35 TWP 12 RGE 22
SW 1/4 OF SW 1/4 OF SE 1/4
EX N 70 YDS &
EX RD ROW

Land Data - Warning: Verify Zoning

| Use | CUse | Front | Depth | Zoning | Units | Type | Rate | Loc | Shp | Phy | Class Value | Just Value |
|-------------------|------|-------|-------|--------|-------|------|-------------|------|------|------|-----------------------------|------------|
| 9902 | | 552.0 | 552.0 | A1 | 6.41 | AC | 14,000.0000 | 1.00 | 1.05 | 1.00 | 94,227 | 94,227 |
| 9902 | | 552.0 | 552.0 | A1 | .10 | AC | 14,000.0000 | 1.00 | 1.05 | 0.50 | 735 | 735 |
| 9994 | | .0 | .0 | A1 | 1.00 | UT | .0000 | 1.00 | 1.00 | 1.00 | | |
| Neighborhood 1222 | | | | | | | | | | | Total Land - Class \$94,962 | |
| Mkt: 8 70 | | | | | | | | | | | Total Land - Just \$94,962 | |

Miscellaneous Improvements

| Type | Nbr Units | Type | Life | Year In | Grade | Length | Width |
|------|-----------|------|------|---------|-------|--------|-------------------|
| | | | | | | | Total Value - \$0 |

Appraiser Notes

Planning and Building

** Permit Search **

| Permit Number | Date Issued | Date Completed | Description |
|---------------|-------------|----------------|-------------|
|---------------|-------------|----------------|-------------|

Cost Summary

| | | | | | |
|--------------------|----------|-----------|----------|-----|--------------|
| Buildings R.C.N. | \$0 | 1/1/1800 | | | |
| Total Depreciation | \$0 | | | | |
| Bldg - Just Value | \$0 | | | | |
| Misc - Just Value | \$0 | 3/11/2011 | Bldg Nbr | RCN | Depreciation |
| Land - Just Value | \$94,962 | 3/10/2025 | | | Depreciated |
| Total Just Value | \$94,962 | . | | | |