



Marion County

Board of County Commissioners

Planning and Zoning

Meeting Agenda

McPherson Governmental Campus
601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2323
Fax: 352-438-2324

District 1 – Craig Curry, Commissioner
District 2 – Kathy Bryant, Chairman
District 3 – Matt McClain, Commissioner
District 4 – Carl Zalak, III, Vice-Chair
District 5 – Michelle Stone, Commissioner

Monday, October 20, 2025

1:30 PM

**McPherson Governmental
Campus Auditorium**

The Marion County Board of County Commissioners welcomes you to its Planning and Zoning meeting. All commission and zoning meetings are open to the public.

Pre-screening will be conducted upon entering the administrative building, located at 601 SE 25th Ave., Ocala, FL 34471.

As a courtesy to others, silence your cell phones and other electronic devices before entering the auditorium. If you need to take a call, please step outside.

PUBLIC COMMENTS

To encourage participation, ensure equal access to all participants and foster mutual respect, please follow these guidelines.

-BCC Planning and Zoning Meeting

-Public Comments during the Planning and Zoning portion of the meeting will be limited to two (2) minutes per speaker. You must sign in at the desk located in the foyer of the commission auditorium on the day of the meeting.

Marion County staff is available throughout each meeting for your convenience.

Anyone requiring accommodations due to a disability or physical impairment should contact Marion County Administration at 352-438-2300 at least two (2) days before a meeting.

Agenda items are posted on Marion County's website, <https://www.marionfl.org>, before each board meeting. Click the "Agendas & Videos" link on the homepage to download the agenda packet and back-up documentation.

The Marion County Clerk of Court keeps the official minutes and audio recordings of commission meetings, workshops and public hearings. To request a copy of these materials, contact the Clerk's Office at 352-671-5622. Marion County streams video for most board meetings, workshops and public hearings (when applicable) live online through the county's website. These recordings are archived online after meetings, but DVDs can be requested by contacting Marion County Administration at 352-438-2300.

CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
1:30 PM ROLL CALL
ANNOUNCEMENTS

1. PLANNING & ZONING AND DRC WAIVER REQUESTS - REQUEST PROOF OF PUBLICATION (AT 1:30PM):

[Present Cover Documents from Planning and Zoning Commission Public Hearing](#)

1.1 Planning and Zoning Consent Items:

1.11. [25-S13 - Stephen and Tasha Curry, Small Scale Land Use Change from Medium Residential \(MR\) to High Residential \(HR\), 0.53 Acre Parcel, Parcel Account Number 2304-022-028, No Address Assigned](#)

1.2. Planning and Zoning Items for Individual Consideration:

1.2.1. [251001SU - Carl \(CJ\) Kester, Post Commander of the Wall-Rives American Legion Post #58, Special Use Permit to Allow for an Outdoor Community Flea Market and Other Outdoor Events, in a Community Business \(B-2\) Zone, 1.69 Acre Parcel, Parcel Account Number 33607-001-00, Site Address 10730 S Highway 41, Dunnellon, FL 34432](#)

1.2.2. [251002SU - Meyer Welch Group, LLC, Special Use Permit to Allow for a Four-Thousand and Five Hundred \(4,500\) Square Foot Commercial Small Bay Warehouse, in a Community Business \(B-2\) Zone, 0.73 Acre Parcel, Parcel Account Number 8002-0054-01, No Address Assigned](#)

1.2.3. [251004SU - Kevin and Barbara Marovich, Special Use Permit to Allow for a Mini Farm Operation, in a Single-Family Dwelling \(R-1\) Zone, 11.78 Acre Parcel, Parcel Account Number 36142-000-00, Site Address 7600 S Magnolia Avenue, Ocala, FL 34476](#)

1.3. Adoption of Ordinance



Marion County
**Board of County Commissioners Planning
and Zoning**
Agenda Item

File No.: 2025-20861

Agenda Date: 10/20/2025

Agenda No.:

SUBJECT:

Present Cover Documents from Planning and Zoning Commission Public Hearing

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Attached are:

- Proof of publication
- General location map for all applications being considered today
- The Planning and Zoning Commission recommendations for today's meeting
- The September 29, 2025, Planning and Zoning Commission Meeting Draft Minutes
- An interactive geographic information systems (GIS) map of various residential planned unit developments (PUDs) approved within unincorporated Marion County since 2016

BUDGET/IMPACT:

None.

RECOMMENDED ACTION:

For information only.

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Autumn Williams
Marion County Growth Services
2710 E Silver Springs BLVD
Ocala FL 34470-7006

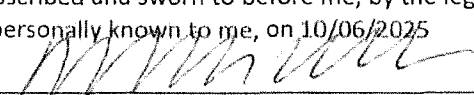
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Star Banner, published in Marion County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Marion County, Florida, or in a newspaper by print in the issues of, on:

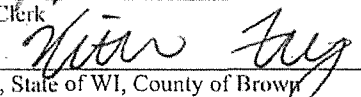
OCA Ocala Star-Banner 10/06/2025
OCA ocala.com 10/06/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/06/2025



Legal Clerk



Notary, State of WI, County of Brown

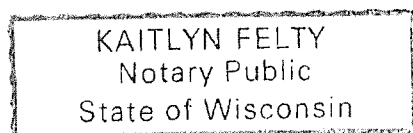
3.7.27

My commission expires

Publication Cost:	\$282.24	
Tax Amount:	\$0.00	
Payment Cost:	\$282.24	
Order No:	11713944	# of Copies:
Customer No:	533584	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



**NOTICE OF INTENTION TO
CONSIDER ADOPTION OF AN
ORDINANCE**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, WILL HOLD A PUBLIC HEARING ON THE **20th DAY OF OCTOBER, 2025 AT 1:30 PM**, AT THE MCPHERSON GOVERNMENTAL CAMPUS AUDITORIUM, 601 SE 25TH AVENUE, OCALA, FLORIDA TO CONSIDER APPROVAL OF THE FOLLOWING COMPREHENSIVE PLAN AMENDMENT, REZONING AND/OR SPECIAL USE PERMIT APPLICATIONS, AND TO CONSIDER ADOPTION OF A PROPOSED ORDINANCE ALL INTERESTED PARTIES MAY APPEAR AT THIS PUBLIC HEARING AND BE HEARD WITH RESPECT TO THE PROPOSED ORDINANCE.
SAID ORDINANCE ENTITLED:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING LAND USE CHANGE, REZONING, AND SPECIAL USE PERMIT PETITIONS AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP, PROVIDING FOR AN EFFECTIVE DATE.

1. **251001SU** – Wall-Rives American Legion Post 58, requests a **Special Use Permit**, Articles 2 and 4, of the Marion County Land Development Code, to allow for an outdoor community flea market and other outdoor events, in a Community Business (B-2) zone, on an approximate 1.69 Acre Parcel, on Parcel Account Number 33607-001-00, Site Address 10730 South Highway 41, Dunnellon, FL 34432

2. **251002SU** – Meyer Welch Group, LLC, requests a **Special Use Permit**, Articles 2 and 4, of the Marion County Land Development Code, to allow for a commercial small bay warehouse, in a Community Business (B-2) zone, on an approximate 0.73 Acre Parcel, on Parcel Account Number 8002-0054-01, No Address Assigned

3. **251004SU** – Barbara & Kevin Marovich, request a **Special Use Permit**, Articles 2 and 4, of the Marion County Land Development Code, to allow for mini farm operations, in a Single-Family Dwelling (R-1) zone, on an approximate 11.78 Acre Parcel, on Parcel Account Number 36142-000-00, Site Address 7600 South Magnolia Avenue, Ocala, FL 34476

4. **25-S13** – Stephen & Tasha Curry, request a **Land Use Change**, Articles 2 and 4, of the Marion County Land Development Code, to change from Medium Residential (MR) to High Residential (HR) to provide a single-family residence and one (1) duplex, on an approximate 0.53 Acre Parcel, on Parcel Account Number 2304-022-02B, No Address Assigned

IF REASONABLE ACCOMMODATIONS OF A DISABILITY ARE NEEDED FOR YOU TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE ADA COORDINATOR/HR DIRECTOR AT (352) 438-2345 AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE HEARING, SO APPROPRIATE ARRANGEMENTS CAN BE MADE.

BE ADVISED THAT IF ANY PERSON OR PERSONS WISH TO APPEAL A DECISION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, MADE AT THE ABOVE ADVERTISED MEETING, A RECORD OF THE PROCEEDINGS WILL BE NEEDED BY SUCH PERSON OR PERSONS, AND A VERBATIM RECORD MAY BE NEEDED.

FOR MORE INFORMATION:
[HTTPS://WWW.MARIONFL.ORG/LEGAL/NOTICES](https://www.marionfl.org/legal/NOTICES)

PLEASE BE GOVERNED
ACCORDINGLY

DATED THIS 9TH DAY OF
SEPTEMBER, 2025.

BOARD OF COUNTY
COMMISSIONERS
MARION COUNTY, FLORIDA

D. WINDBERG, DEPUTY CLERK

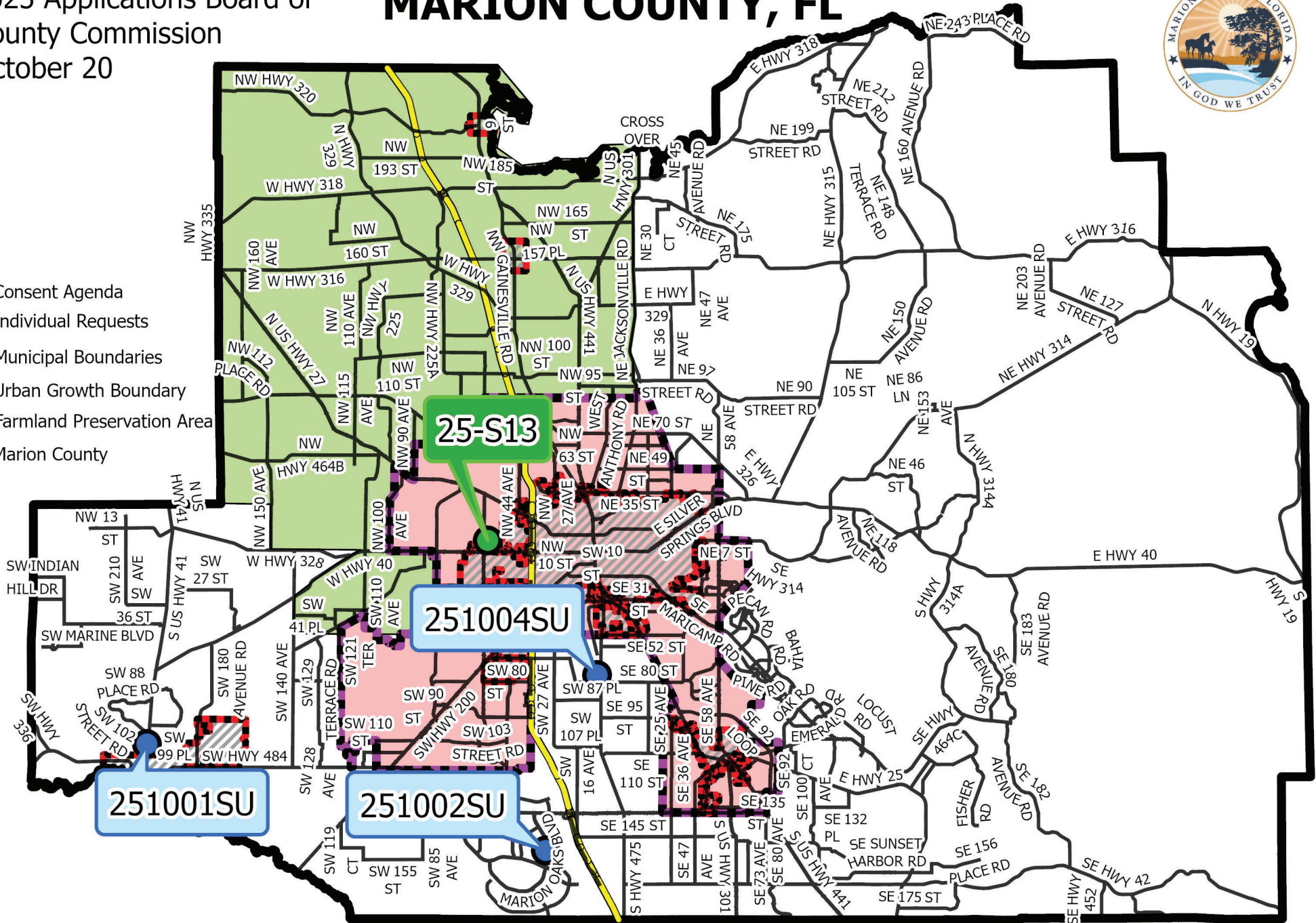
11713944

2025 Applications Board of
County Commission
October 20

MARION COUNTY, FL



- Consent Agenda
- Individual Requests
- Municipal Boundaries
- Urban Growth Boundary
- Farmland Preservation Area
- Marion County



Disclaimer: All provided GIS data is to be considered a generalized spatial representation which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information, contact the appropriate county department or agency. This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries.

Scale: 1:350,000

0 2.5 5 Miles

Date: 10/3/2025
Department: Growth Services



Planning and Zoning Commission
Recommendation Report for the October 20 & 21, 2025 BCC Public Hearing

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on September 29, 2025, during the P&Z Commission Public Hearing

Items on the Consent Agenda

251005SU – Church at the Springs, Inc.

Special Use Permit to Allow for the Continuation of Up to One Hundred and Twenty-Nine (129) Children to be Enrolled in VPK and Day Care Activities on the Church Campus, in General Agriculture (A-1) Zone, 66.65 Acre Parcel, Parcel Account Number 35800-008-01, Site Address 5424 SE 58th Avenue, Ocala, FL 34480

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously on consent, 4-0).

251007ZC – Mark Hodder

Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1), 0.33 Acre Parcel, Parcel Account Number 1581-008-009, Site Address 2170 NE 42nd Street, Ocala, FL 34479

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously on consent, 4-0).

25-S13 - Stephen & Tasha Curry

Small Scale Land Use Change from Medium Residential (MR) to High Residential (HR), 0.53 Acre Parcel, Parcel Account Number 2304-022-028, No Address Assigned

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously on consent, 4-0).

Items for Individual Consideration

251001SU – Wall-Rives American Legion Post #58 (PULLED FROM CONSENT)

Special Use Permit to Allow for an Outdoor Community Flea Market, in a Community Business (B-2) Zone, 1.69 Acre Parcel, Parcel Account Number 33607-001-00, Site Address 10730 S Highway 41, Dunnellon, FL 34432

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).

Planning and Zoning Commission
Recommendation Report for the October 20 & 21, 2025 BCC Public Hearing

251002SU - Meyer Welch Group, LLC

Special Use Permit to Allow for a Commercial Small Bay Warehouse, in a Community Business (B-2) Zone, 0.73 Acre Parcel, Parcel Account Number 8002-0054-01, No Address Assigned

Staff recommends denial. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).

251003SU - The Lawrence E. Nikola Jr. Family Trust

Special Use Permit to Allow for a Pet Cemetery for Cremated Remains, in a General Agriculture (A-1) Zone, 4.40 Acre Parcel, Parcel Account Number 48465-000-00, No Address Assigned

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).

251004SU - Barbara & Kevin Marovich

Special Use Permit to Allow for Mini Farm Operations, in a Single-Family Dwelling (R-1) Zone, 11.78 Acre Parcel, Parcel Account Number 36142-000-00, Site Address 7600 S Magnolia Avenue, Ocala, FL 34476

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed, 3-1).

251008ZP - Castro Plaza LLC & Austin International Realty, LLC

Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) for a Maximum Proposed Total of 190 Dwelling Units, Including Both Single-Family, Townhome Dwelling Units, and Up to 225,000 Square Feet of Commercial Area, ±43.62 Acre Tract, Parcel Account Numbers 13676-001-00 and 13675-000-00, Site Addresses (ALL UNITS) 6998 and 6850 N US Highway 27, Ocala, FL 34482

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).

All records pertaining to notice to property owners, all correspondence and other related information pertaining to individual Zoning Change and Special Use Permit requests are located in the Planning and Zoning Department files for record purposes.

The Marion County Planning and Zoning Commission met on September 29, 2025, at 5:30 pm in the Board of County Commissioners Auditorium, 601 SE 25th Avenue, Ocala, Florida.

PLEDGE OF ALLEGIANCE AND INVOCATION

Donald Johnson led the Invocation and the Pledge of Allegiance.

CALL TO ORDER

Board members present were Chair Michael Kroitor, Danny Gaekwad, Andy Bonner, Donald Johnson, Alternate Paul Stentiford, and Alternate Len Racioppi.

Staff members present were Assistant County Administrator Tracy Straub, Assistant County Attorney Dana Olesky, Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Chris Rison, Ken Odom, Sarah Wells, Erik Kramer, Jared Rivera, Administrative Staff Assistant Autumn Williams, and Staff Assistant IV Kim Lamb.

ACKNOWLEDGEMENT OF PROOF OF PUBLICATION AND MAILING AND POSTING OF NOTICE

Autumn Williams read the Proofs of Publication and the Affidavit of Mailing and Posting of Notice and advised that the meeting was properly advertised.

EXPLANATION OF PROCEDURE FOR HEARING REQUESTS

Chair Michael Kroitor and Assistant County Attorney Dana Olesky explained the procedure for hearing requests to the audience.

1. Items on the Consent Agenda

251001SU – Wall-Rives American Legion Post #58

Special Use Permit to Allow for an Outdoor Community Flea Market, in a Community Business (B-2) Zone, 1.69 Acre Parcel, Parcel Account Number 33607-001-00, Site Address 10730 S Highway 41, Dunnellon, FL 34432

251005SU – Church at the Springs, Inc.

Special Use Permit to Allow for the Continuation of Up to One Hundred and Twenty-Nine (129) Children to be Enrolled in VPK and Day Care Activities on the Church Campus, in General Agriculture (A-1) Zone, 66.65 Acre Parcel, Parcel Account Number 35800-008-01, Site Address 5424 SE 58th Avenue, Ocala, FL 34480

251007ZC – Mark Hodder

Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1), 0.33 Acre Parcel, Parcel Account Number 1581-008-009, Site Address 2170 NE 42nd Street, Ocala, FL 34479

25-S13 - Stephen & Tasha Curry

Small Scale Land Use Change from Medium Residential (MR) to High Residential (HR), 0.53 Acre Parcel, Parcel Account Number 2304-022-028, No Address Assigned

Danny Gaekwad made a motion to agree with the staff's findings and recommendations, and recommend approval of the applications on the consent agenda because they will not adversely affect the public interest, are consistent with the Marion County Comprehensive Plan, and are compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed unanimously, 4-0.

2. Consider the Following Individual Requests**251001SU – Wall-Rives American Legion Post #58 (PULLED FROM CONSENT)**

Special Use Permit to Allow for an Outdoor Community Flea Market, in a Community Business (B-2) Zone, 1.69 Acre Parcel, Parcel Account Number 33607-001-00, Site Address 10730 S Highway 41, Dunnellon, FL 34432

Planner Ken Odom, Growth Services, presented the case and read the report into the record. Staff recommends approval with conditions.

Neither the applicant nor the property owner was present.

The following members of the public spoke during Public Comment:

1. David Porter – 11835 E Blue Cove Drive, Dunnellon
 - Opposed, states highway 41 is already over-congested. Concerned about the additional traffic this application will bring to the area.

Danny Gaekwad made a motion to agree with the staff's findings and recommendation and recommend approval with conditions of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed unanimously, 4-0.

251002SU - Meyer Welch Group, LLC

Special Use Permit to Allow for a Commercial Small Bay Warehouse, in a Community Business (B-2) Zone, 0.73 Acre Parcel, Parcel Account Number 8002-0054-01, No Address Assigned

Planner Erik Kramer, Growth Services, presented the case and read the report into the record. Staff recommends denial.

Bill Menadier, 13800 Tech City Circle, Bldg. D, Suite 302, Alachua, 32616, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

2. Florence Charbonneau – 15114 SW 49th Court, Ocala

- Opposed, concerned about the location of the proposed request, particularly its proximity to the community center, a residential area, and the adjacent right-of-way and water supply. Raises potential safety and accessibility issues. States that the proposed access route is currently used by the Sheriff's Office for emergency response. Feels that any commercial use in this area should directly benefit the immediate community, and she does not believe the proposed use meets that standard. Suggested that SW 49th Court Road is undergoing expansion and could serve as a more appropriate access point in the future.

Donald Johnson made a motion to disagree with the staff's findings and recommendation and recommend approval with conditions of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Danny Gaekwad. The motion passed unanimously, 4-0.

251003SU - The Lawrence E. Nikola Jr. Family Trust

Special Use Permit to Allow for a Pet Cemetery for Cremated Remains, in a General Agriculture (A-1) Zone, 4.40 Acre Parcel, Parcel Account Number 48465-000-00, No Address Assigned

Planner Sarah Wells, Growth Services, presented the case and read the report into the record. Staff recommends approval with conditions.

James T. Hartley, 1531 SE 36th Avenue, Ocala, 34471, on behalf of the property owner and applicant, addressed the Board.

There were no members of the public who spoke during Public Comment.

Andy Bonner made a motion to agree with the staff's findings and recommendation and recommend approval with conditions of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Donald Johnson. The motion passed unanimously, 4-0.

251004SU - Barbara & Kevin Marovich

Special Use Permit to Allow for Mini Farm Operations, in a Single-Family Dwelling (R-1) Zone, 11.78 Acre Parcel, Parcel Account Number 36142-000-00, Site Address 7600 S Magnolia Avenue, Ocala, FL 34476

Planner Jared Rivera, Growth Services, presented the case and read the report into the record. Staff recommends approval with conditions.

Kevin & Barbara Marovich, 7600 S Magnolia Avenue, Ocala, 34476, the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Charlotte Rozanski – 7660 S Magnolia Ave, Ocala
 - In favor, shares the driveway to this property, has no problem with the applicant using this driveway at times for manure removal. She is, however, opposed to the proposed buffer and prefers/enjoys the current view. She does note the property's agricultural history and supports keeping it agricultural.
2. Janet Caissey – 180 SW 74th Lane, Ocala
 - Opposed, explains she is disabled and considers her backyard a peaceful retreat. Concerned that the proposal may increase flooding, odors, and nitrate levels, potentially threatening her water supply. Cites the Land Development code, which has language that lists safeguards to protect the surrounding property owners, too.
3. Toni Leitner – 180 SW 74th Lane, Ocala
 - Opposed, notes the surrounding area is zoned R-1 and believes the proposed use poses health risks and violates the Land Development Code. Concerned about potential barn odors, water supply contamination, and the impact on her well due to the proximity of her septic system. Emphasizes that "a few" animals should not mean 40.
4. William & Pam Schafer – 160 SW 74th Lane, Ocala
 - Opposed, notes the area is a wetland and believes the proposed use will negatively impact property values.
5. Scott & Kim Titus – 7440 SW 5th Avenue, Ocala
 - In favor, personally opposes the proposed buffer and prefers the current view. Notes the parcel has a history of agricultural use.

6. Patrick Deck – 7459 SW 75th Avenue, Ocala

- Opposed, claims the subject property sits at a higher elevation than his parcel, causing pesticide runoff that killed his grass. States he plans to install a buffer if one isn't required by the county. Objects to seeing the proposed garden area from his property. States that the applicant's fence is within an easement and wants the gate relocated. Has invested heavily in his home and opposes the proposed use.

Danny Gaekwad made a motion to agree with the staff's findings and recommendation and recommend approval with conditions of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Donald Johnson. The motion passed, 3-1, with Andy Bonner dissenting.

251008ZP - Castro Plaza LLC & Austin International Realty, LLC

Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) for a Maximum Proposed Total of 190 Dwelling Units, Including Both Single-Family, Townhome Dwelling Units, and Up to 225,000 Square Feet of Commercial Area, ±43.62 Acre Tract, Parcel Account Numbers 13676-001-00 and 13675-000-00, Site Addresses (ALL UNITS) 6998 and 6850 N US Highway 27, Ocala, FL 34482

Planner Chris Rison, Growth Services, presented the case and read the report into the record. Staff recommends approval with conditions.

Terry Keals, 101 E Silver Springs BLVD, Ocala, 34470; Bernard Austin, 101 E Silver Springs BLVD, Ocala, 34470; Richard Busche, 1700 SE 17th Street, Ocala, 34471; Amber Gardener, 1700 SE 17th Street, Ocala, 34471; G. Matthew Brockway, 2033 Main Street, Suite 600, Sarasota, 34237, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Jimmy Gooding – 1531 SE 36th Ave, Ocala,
 - Neutral, has questions about the proposed structure's style and expresses concerns over increased traffic from the increased commercial activity.
2. David Tillman – 1720 SE 16th Avenue, Bldg. 100, Ocala
 - Neutral, requests the west side buffer along 70th to be modified to consist entirely (100%) of shrubbery.
3. Lou Traiforos – 2805 NW 68th Avenue, Ocala
 - Not opposed, expressed concerns about traffic, and noted the traffic study appears to be from 2024.

Andy Bonner made a motion to agree with the staff's findings and recommendation and recommend approval with conditions of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Donald Johnson. The motion passed unanimously, 4-0.

1. Other Business

2. Review the Minutes of the Previous Meeting

Danny Gaekwad made a motion to approve the minutes from the August 25, 2025, Planning and Zoning Commission meeting. Seconded by Andy Bonner. The motion passed unanimously, 4-0.

ADJOURNMENT

The meeting adjourned at 7:55PM

Attest:

Michael Kroitor, Chairman

Autumn Williams
Administrative Staff Assistant

Planning & Zoning Attendance Report

2025		January	February	March	April	May	June	July	August	September	October	November	December
Michael Behar	Board Member	X	X		X		X	X	X				
Danny Gaekwad	Board Member	X	X	X		X				X			
Greg Lord	Board Member	X		X	X	X		X	X				
Jerry Lourenco	Board Member		X	X	X	X	X		X				
Michael Kroitor	Board Member	X	X	X	X		X	X	X	X			
Andy Bonner	Board Member	X	X	X	X	X	X	X	X	X			
Donald Johnson	Board Member	-	-	-	-	X		X	X	X			
*Thomas Fisher Term ended 08/2025	Alternate	*	*	*	*	*		*		-	-	-	-
Len Racioppi	Alternate	-	-	-	-	-	-	-	-	*			
*Paul Stentiford	Alternate	-	-	-	-	-		*	*	*			

- N/A

X Present; attendance is counted towards quorum

* Alternate Present; attendance not counted towards quorum

County-wide Development Map

A map of various residential planned unit development (PUD) projects approved within unincorporated Marion County since 2016 can be viewed at:

<https://marioncountyfl.maps.arcgis.com/apps/mapviewer/index.html?webmap=2dd674d3c3ae4a579e6f64f113873e90>

or by linking through this QR Code:



Projects are labelled as:

- APPROVED - Land Use or Zoning change has been approved by the Board of County Commissioners.
- DEVELOPMENT REVIEW - Site plan for approved application is in review.
- BUILDING PERMITTING - Site plan for approved application has been approved by the Development Review Committee and can apply for building permit(s) or has built.
- PENDING – Application has been submitted and is in consideration for a Land Use or Zoning change.
- DENIED – Application was denied a Land Use or Zoning change.

This map is intended to provide a visual reference only and is updated every 3 – 4 months. This map should not be relied on for project accuracy. For project details, please contact the Marion County Growth Services Department by telephone at 352-438-2600 or via email at Planning@MarionFL.org.



Marion County
**Board of County Commissioners Planning
and Zoning**
Agenda Item

File No.: 2025-20866

Agenda Date: 10/20/2025

Agenda No.: 1.11.

SUBJECT:

25-S13 - Stephen and Tasha Curry, Small Scale Land Use Change from Medium Residential (MR) to High Residential (HR), 0.53 Acre Parcel, Parcel Account Number 2304-022-028, No Address Assigned

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Stephen and Tasha Curry filed a Small-Scale Future Land Use Map Series (FLUMS) amendment application to change the land use designation of a ± 0.53 -acre site in Ocala, FL, from Medium Residential (MR) to High Residential (HR). The subject property has an R-2 zoning (One and Two-Family Dwelling). It is located inside the Urban Growth Boundary (UGB) and within the Secondary Springs Protection Zone (SSPZ). The subject property is also located within the Ocala Ridge subdivision at the corner of NW 6th Place and NW 58th Avenue. The intention of this Small-Scale FLUMS amendment is to provide one (1) duplex and one (1) single-family residential structure on two (2) separate parcels. No change in zoning classification is proposed at this time.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Staff recommends approval. Planning & Zoning Commission recommends approval.



**Marion County
Board of County Commissioners**

Growth Services

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

**PLANNING & ZONING SECTION
STAFF REPORT**

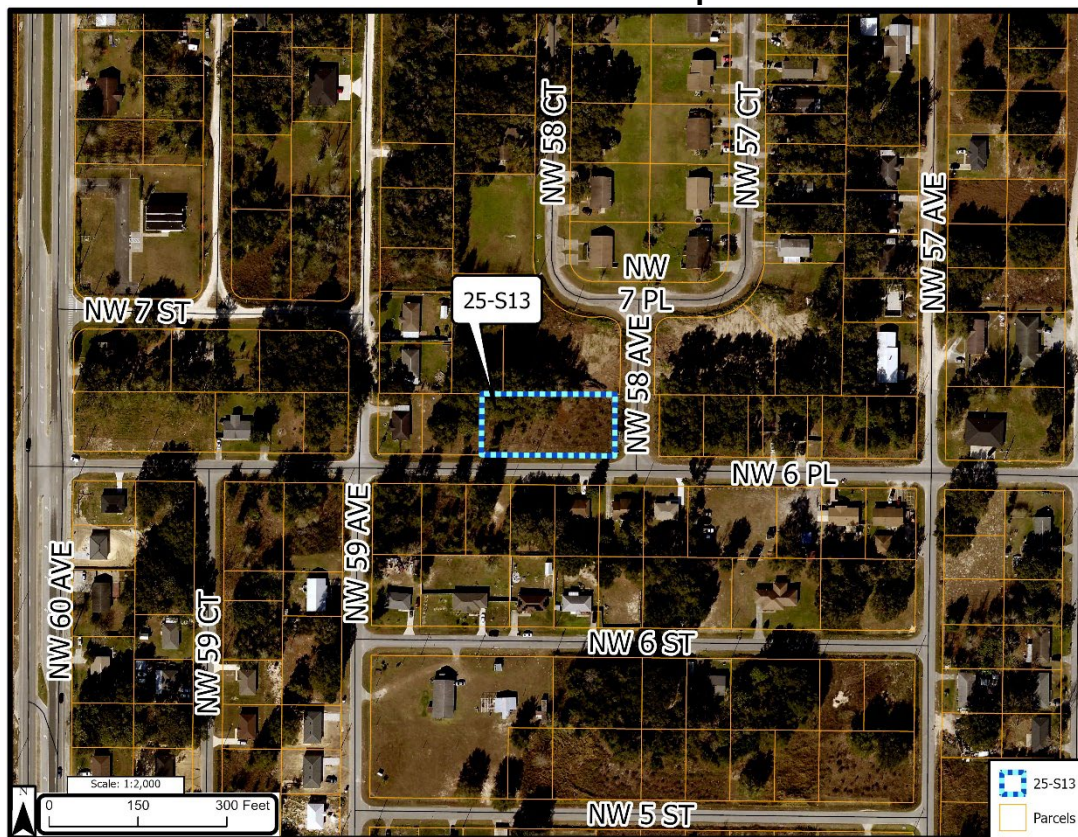
P&ZC Date: 09/29/2025	BCC Date: 10/20/2025
Case Number	25-S13
CDP-AR	33163
Type of Case	Future Land Use Map Series (FLUMS) amendment from Medium Residential (MR) to High Residential (HR).
Owner	Stephen Curry & Tasha Curry
Applicant	N/A
Street Address	No Address Assigned
Parcel Number	2304-022-028
Property Size	±0.53 acres
Future Land Use	Medium Residential (MR)
Zoning Classification	One and Two-Family Dwelling (R-2)
Overlay Zone/Scenic Area	Urban Growth Boundary (UGB) & Secondary Springs Protection Zone (SSPZ)
Staff Recommendation	APPROVAL
P&Z Recommendation	APPROVAL (BY CONSENT)
Project Planner	Jared Rivera-Cayetano
Related Case(s)	None

I. ITEM SUMMARY

Stephen and Tasha Curry filed a Small-Scale Future Land Use Map Series (FLUMS) amendment application to change the land use designation of a ± 0.53 -acre site from Medium Residential (MR) to High Residential (HR). The Parcel Identification Numbers for the subject property is 2304-022-028; the site has not been assigned an address. The legal descriptions are provided within the application (see Attachment A). The subject property is located at the northwest corner of NW 6th Place and NW 58th Avenue. The site is located inside the Urban Growth Boundary (UGB) and within the Secondary Springs Protection Zone (SSPZ). The intention of this Small-Scale FLUMS amendment is to provide one (1) duplex and one (1) single-family residential structure on two (2) separate parcels. No change in zoning classification is proposed at this time. The current Medium Residential (MR) Future Land Use (FLU) designation currently allows up to two (2) dwelling units on the subject property; however, a High Residential (HR) designation would ultimately allow up to four (4) dwelling units in an area with existing and proposed multi-family development. A preliminary site plan for the proposed development is also provided within the rezoning application (Attachment A).

Figure 1, below, is a general location aerial displaying existing and surrounding site conditions.

Figure 1
General Location Map



II. STAFF SUMMARY RECOMMENDATION

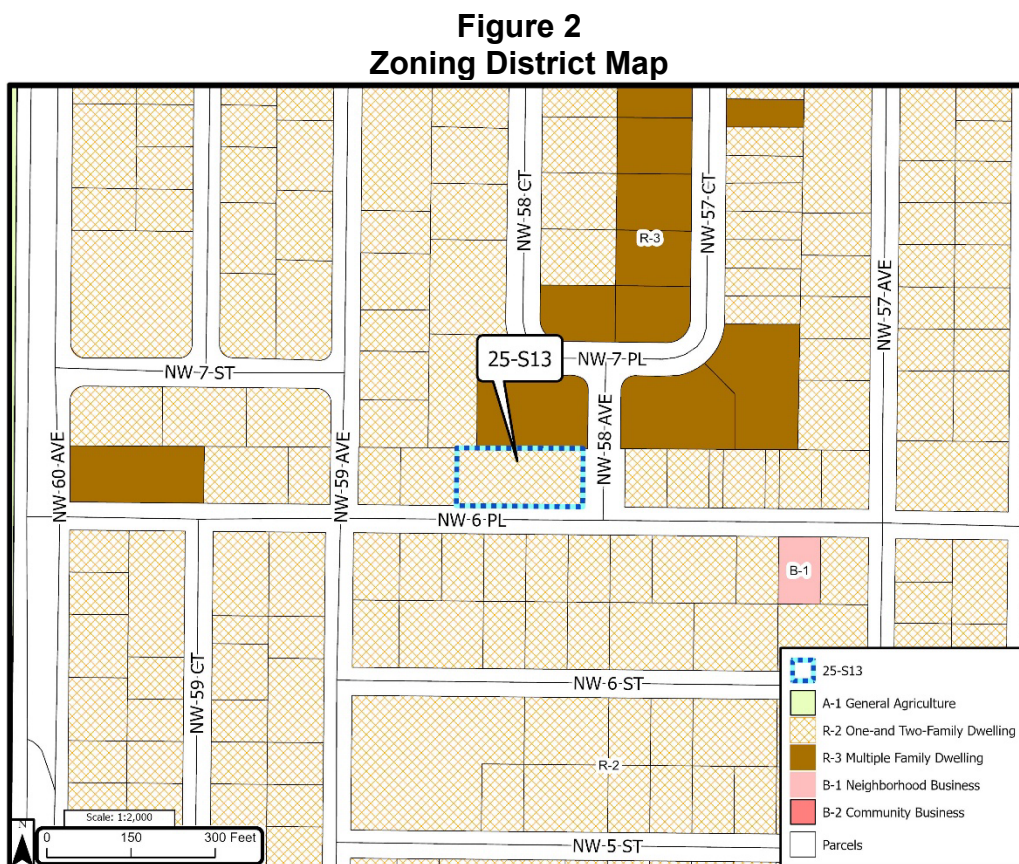
Staff is recommending the **APPROVAL** of the Small-Scale Future Land Use Map Series (FLUMS) amendment because it is consistent with Land Development Code Section 2.3.3.B, which requires amendments comply and be consistent with the Marion County Comprehensive Plan as well as the provisions of Chapter 163, Florida Statutes.

III. NOTICE OF PUBLIC HEARING

Consistent with Land Development Code (LDC) Section 3.5.3.B(2), notice of public hearing was mailed to all property owners (26 owners) within 300 feet of the subject property on September 12, 2025. Consistent with LDC Section 3.5.3.B(1), public notice was posted on the subject property on September 12, 2025. Consistent with LDC Section 3.5.3.A, due public notice was published in the Ocala Star-Banner on September 15, 2025. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received.

V. BACKGROUND/PROPERTY HISTORY

- A. *ZDM history.* Figure 2 shows the subject property has a zoning classification of One and Two-Family Dwelling (R-2). The subject property has not been rezoned since the adoption of Zoning in 1982.



- B. *FLUMS history.* Figure 3, below, shows the Future Land Use (FLU) designation of the subject property, as well as properties in the nearby Ocala Ridge and Ridge Meadow subdivisions (see Figure 4). Although the subject property and other properties in the Ocala Ridge subdivisions are primarily designated as Medium Residential (MR), two (2) properties in the Ocala Ridge Unit 4 subdivision specifically have previously been re-designated to High Residential (CPA-SS Case No. 22-S04 and 24-S05). Notably, properties in the Ridge Meadows subdivision are primarily designated as High Residential (HR).

Figure 3
FLUMS Designation

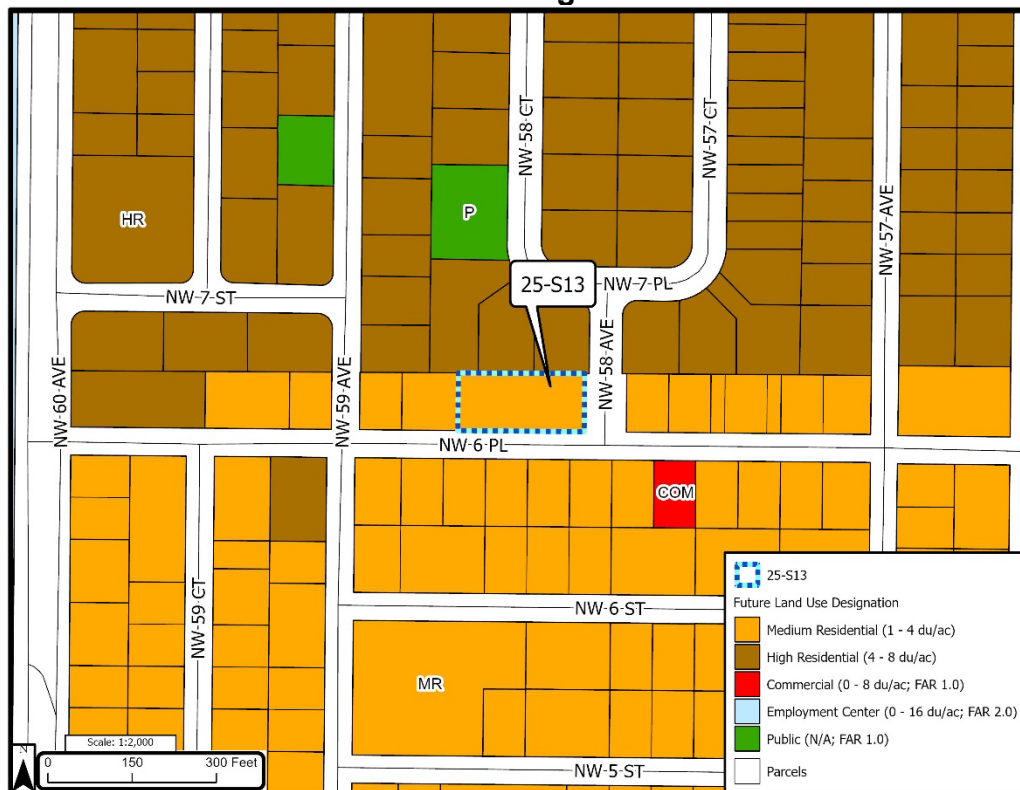


Figure 4
Existing Subdivisions

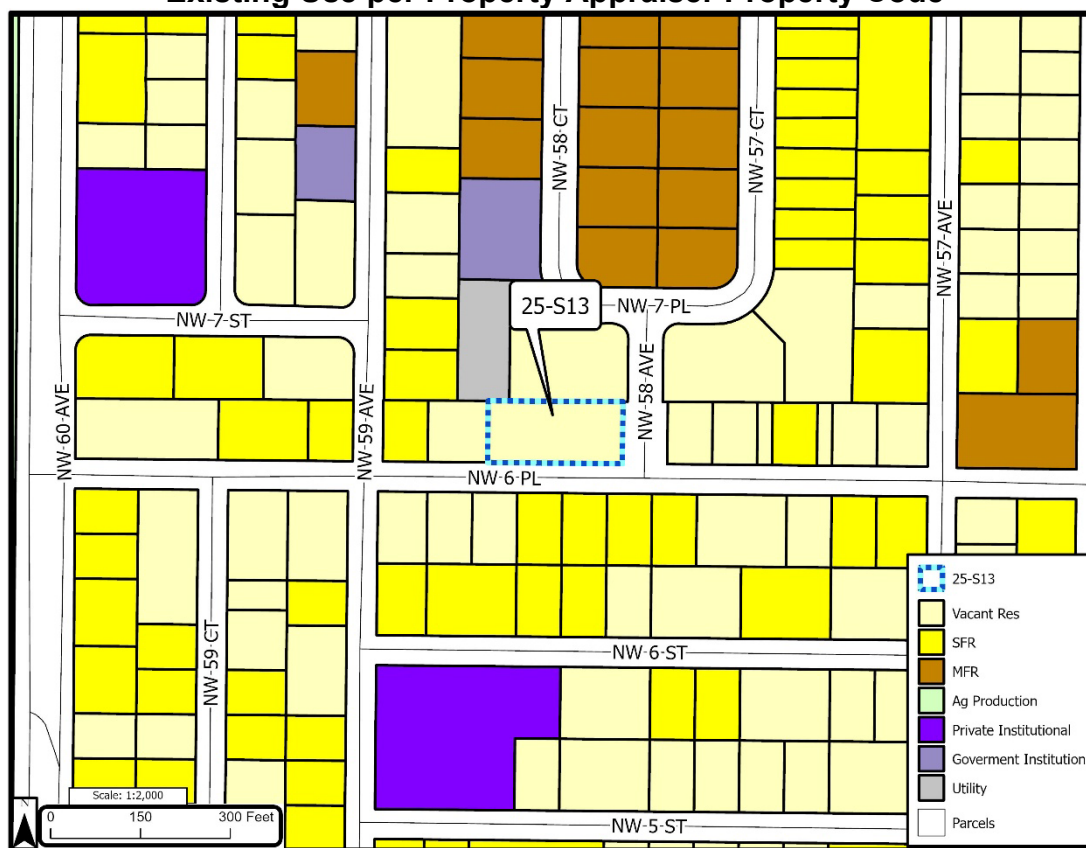


VI. CHARACTER OF THE AREA

- A. *Existing site characteristics.* Figure 1, above, is a general location aerial displaying existing and surrounding site conditions.

As part of the public notice posting required by LDC Section 3.5.3.B(1), Staff conducted a site visit on September 12, 2025 and found that the subject property is vacant. Although a portion of the subject property is heavily vegetated, a portion has been cleared for multi-family development on an adjacent property (PID 2164-001-014). There are a few trees at the intersection of NW 6th Place and NW 58th Avenue. Duplexes in the Ridge Meadows subdivision can be seen from NW 6th Place. Site photos are attached to this report (see Attachment C).

Figure 5
Existing Use per Property Appraiser Property Code



B. *Adjacent and surrounding land uses.* Figure 5, above, displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

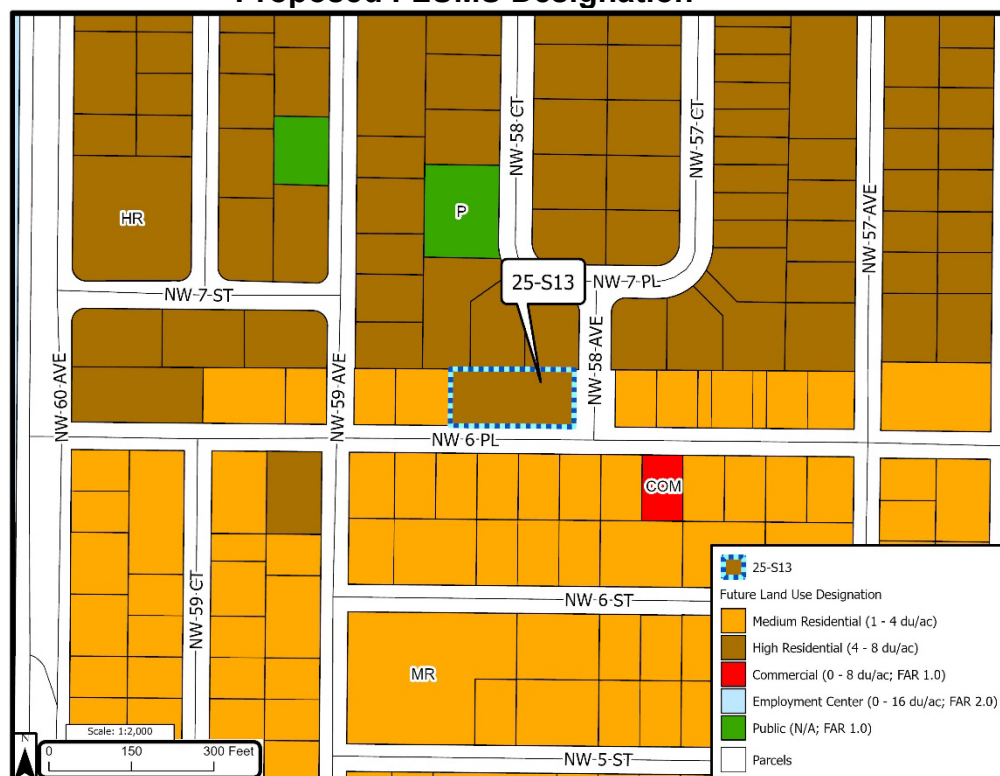
In general, the area directly adjacent to the subject property is residential. Specifically, properties within the Ocala Ridge subdivisions are characterized as either single-family residential or vacant residential. Properties within the Ridge Meadows subdivision are primarily characterized as multi-family residential. Staff notes that three (3) properties to the north and northeast of the subject property (PID 2164-001-014, 2164-003-013, and 2164-003-011) are currently under development review for two-story quadruplexes.

Properties characterized as government institution and private institution are currently used for drainage retention areas and neighborhood churches, respectively. Notably, there is one (1) property (PID 2164-000-001) to the northwest of the subject property characterized as utility. This parcel was originally platted for a sewer site for the Ridge Meadows subdivision. This parcel is currently vacant.

Table A, below, displays the FLUMS, Zoning Classification, and existing uses on the subject site and surrounding uses.

TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning Classification	MCPA Existing Use
Subject Property	Medium Residential (MR)	One and Two-Family Dwelling (R-2)	Vacant Residential
North	High Residential (HR)	Multiple-Family Dwelling (R-3) & One and Two-Family Dwelling (R-2)	Vacant Residential & Utility
South	Medium Residential (MR) & Right-of-Way	One and Two-Family Dwelling (R-2) & Right-of-Way	Vacant Residential & Single Family Residential
East	Medium Residential (MR) & Right-of-Way	One and Two-Family Dwelling (R-2) & Right-of-Way	Vacant Residential & Right-of-Way
West	Medium Residential (MR)	One and Two-Family Dwelling (R-2)	Vacant Residential

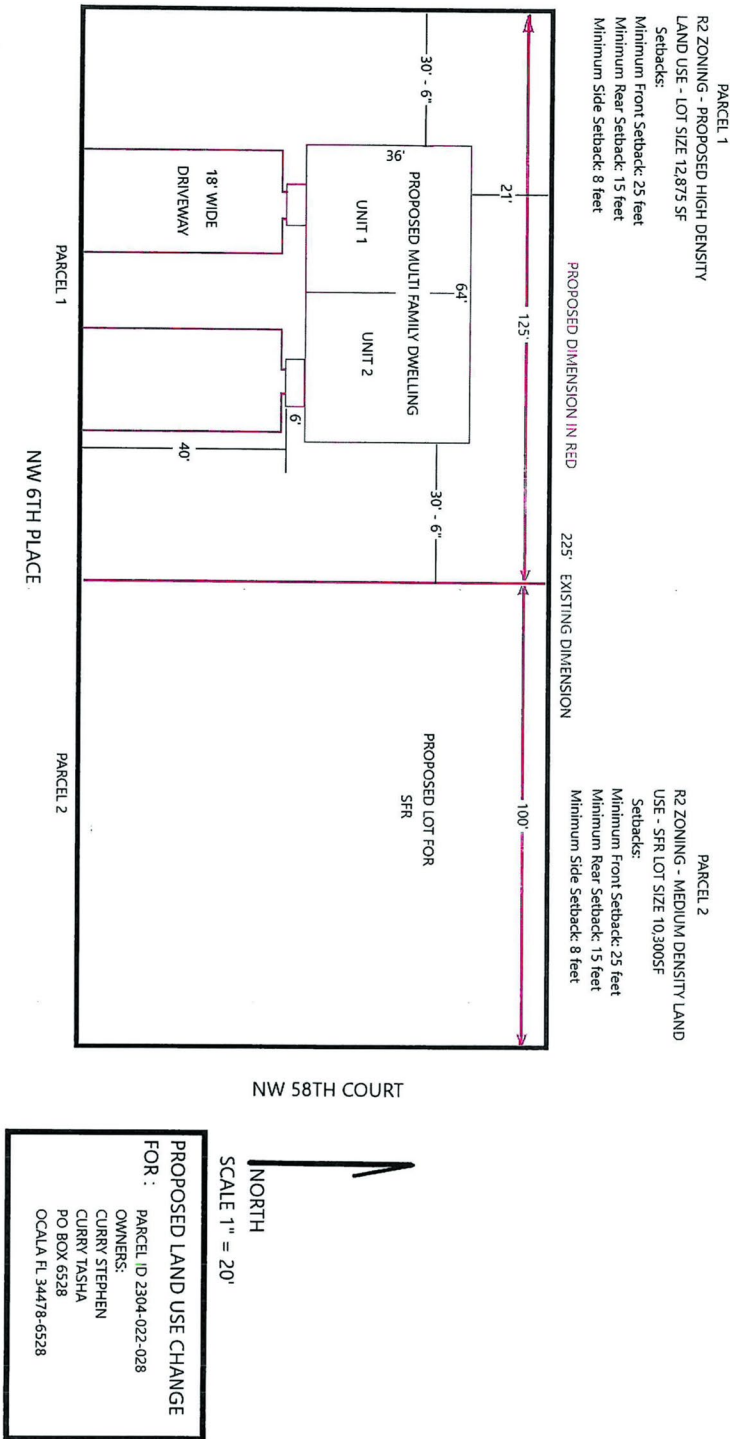
Figure 6
Proposed FLUMS Designation



- C. *Project request.* Figure 6, above, depicts the FLU designation proposed by this application. The current Medium Residential (MR) Future Land Use (FLU) designation, with a permitted density between one (1) and four (4) dwelling units per acre, allows up to two (2) dwelling units on a ±0.53-acre parcel. A High

Residential (HR) designation, with a permitted density between four (4) and eight (8) dwelling units per acre, would allow up to four (4) dwelling units on the subject property. The applicant is currently proposing one (1) duplex and one (1) single-family residential structure on two (2) separate parcels. Figure 7, below, provides a concept plan of the proposed residential development.

Figure 5
Concept Plan



VII. ANALYSIS

LDC Section 2.3.3.B requires a Comprehensive Plan Amendment Application to be reviewed for compliance and consistency with (1) the Marion County Comprehensive Plan and (2) Chapter 163, Florida Statutes. Staff's analysis of compliance and consistency with these two (2) decision criteria are addressed below.

A. *Consistency with the Marion County Comprehensive Plan.*

1. Future Land Use Element (FLUE).

- a. **FLUE Policy 1.1.5** on Higher Density/Intensity Uses provides, "The County shall require higher densities and intensities of development to be located within the Urban Growth Boundaries and Planned Service Areas, where public or private facilities and services are required to be available.

Analysis: The applicant is requesting a higher-density land use designation within the Urban Growth Boundary (UGB). Central potable water service may be available through Florida Governmental Utility Area (FGUA). Therefore, the application is **consistent** with FLUE Policy 1.1.5.

- b. **FLUE Policy 2.1.19** on High Residential (HR) provides, "This land use designation is intended to recognize areas suited for a mixture of single-family and multi-family residential units in existing and new development that is located within the UGB or Urban Area. The density range shall be four (4) dwelling units to eight (8) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use."

Analysis: The applicant is requesting a land use change to provide one (1) duplex and one (1) single-family residential structure in an area characterized by both types of residential structures. The subject property is located within the Urban Growth Boundary (UGB). Therefore, the application is **consistent** with FLUE Policy 2.1.18.

- c. **FLUE Policy 3.1.2** on Planning Principles within UGB provides, "The County shall implement long-term planning principles to guide the creation of land use policy and development regulations within the County, which shall be implemented through the policies contained in the County Comprehensive Plan and as further defined in the LDC. These principles shall include:

- (1) Preserve open space, natural beauty and critical environmental areas.
- (2) Allow for a mix of land uses to create compact residential, commercial, and employment hubs.
- (3) Strengthen and direct development towards existing communities and development.
- (4) Encourage compact and mixed use building design.

- (5) Foster distinctive, attractive communities with a strong sense of place.
- (6) Create walkable and linked neighborhoods.
- (7) Create a range of housing opportunities and choices.
- (8) Provide a variety of transportation choices.
- (9) Encourage community and stakeholder collaboration.
- (10) Make development decisions predictable, fair and cost effective.
- (11) Encourage interconnected development, multi-modal transportation opportunities.
- (12) Links to the surrounding neighborhoods, and alternative transportation routes.
- (13) Establish priority areas for public facility and service infrastructure."

Analysis: The subject property is located within an existing Urban Area, as designated by the Marion County Comprehensive Plan, and is potentially within connection distance of central potable water service through Florida Governmental Utility Area (FGUA). The applicant proposes one (1) duplex and one (1) single-family residential structure in an existing subdivision characterized by a gridded street layout and a mixture of housing types. Therefore, this land use change request meets the criteria above and is **consistent** with FLUE Policy 3.1.2.

- d. **FLUE Policy 5.1.2** on Review Criteria for Changes to Comprehensive Plan and Zoning provides, "Before approval of a Comprehensive Plan Amendment (CPA), Zoning Change (ZC), or Special Use Permit (SUP), the applicant shall demonstrate that the proposed modification is suitable. The County shall review, and make a determination that the proposed modification is compatible with existing and planned development on the site and in the immediate vicinity, and shall evaluate its overall consistency with the Comprehensive Plan, Zoning, and LDC and potential impacts on, but not limited to the following:

- (1) Market demand and necessity for the change;
- (2) Availability and potential need for improvements to public or private facilities and services;
- (3) Allocation and distribution of land uses and the creation of mixed use areas;
- (4) Environmentally sensitive areas, natural and historic resources, and other resources in the County;
- (5) Agricultural activities and rural character of the area;
- (6) Prevention of urban sprawl, as defined by Ch. 163, F.S.;
- (7) Consistency with the UGB;
- (8) Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;

- (9) Compatibility with current uses and land uses in the surrounding area;
- (10) Water Supply and Alternative Water Supply needs; and
- (11) Concurrency requirements."

Analysis: The proposed land use change is consistent with Comprehensive Plan intentions for areas within the Urban Growth Boundary (UGB), and is potentially within connection distance of central potable water service through FGUA.

The applicant proposes residential development in a vacant lot within the existing Ocala Ridge subdivision. Although no formal analysis of market demand was provided by the applicant, Staff notes significant construction activity within this subdivision in recent years. Between 2016 and 2022, sixty (60) permit applications for residential development had received a Certificate of Occupancy (CO). Between 2023 and January 2025, seventy-one (71) permit applications have been approved for a Certificate of Occupancy. Approximately sixty-one (61) permit applications had not yet received a Certificate of Occupancy of January 2025.

The higher-density land use designation is ultimately necessary to allow a duplex and single-family residential structure—as a type of infill development—in an area characterized by both types of residential structures. Therefore, this land use change request meets the criteria above and is **consistent** with FLUE Policy 5.1.2.

- e. **FLUE Policy 5.1.3** on Planning and Zoning Commission provides, "The County shall enable applications for CPA, ZC, and SUP requests to be reviewed by the Planning & Zoning Commission, which will act as the County's Local Planning Agency. The purpose of the advisory board is to make recommendations on CPA, ZC, and SUP requests to the County Commissioners. The County shall implement and maintain standards to allow for a mix of representatives from the community and set standards for the operation and procedures for this advisory board.

Analysis: The proposed land use change was heard on September 29, 2025 by the Planning and Zoning Commission. Therefore, the application is **consistent** with FLUE Policy 5.1.3.

- f. **FLUE Policy 5.1.4** on Notice of Hearing provides, "The County shall provide notice consistent with Florida Statutes and as further defined in the LDC."

Analysis: Public notice has been provided as required by the LDC and Florida Statutes and, therefore, the application is being processed consistent with FLUE Policy 5.1.4.

2. Transportation Element (TE)

- a. **TE Policy 2.1.4** on Determination of Impact provides, “All proposed development shall be evaluated to determine impacts to adopted LOS standards. Land Development Regulations (LDRs) shall be established which determine the level and extent of the analysis required based on the extent of the project and its projected trip generation. The information shall at a minimum provide for a review of site access, circulation, access management, safety, and, when of sufficient size, roadway links analysis and intersection analysis will be provided including Average Annual Daily Trips (AADT) and/or peak hour (AM, PM, Sat/Sun).”

Analysis: No major traffic concerns were indicated by the Office of the County Engineer (OCE). Both NW 6th Place and NW 58th Avenue are classified as local subdivision roads; as such, both roadways have not been assigned a Level of Service (LOS) standard, as established in TE Policy 2.1.2 on Level of Service Standards. Therefore, the application is **consistent** with TE Objective 2.1.4.

TABLE 2. FLUMS AMENDMENT TRANSPORTATION IMPACTS		
FLUMS Designation	Units	Estimated Daily Trips
Existing: Medium Residential (MR)	2 dwelling units	± 20 trips/day
Proposed: High Residential (HR)	4 dwelling units (maximum)	± 38 trips/day

Source: ITE Trip Generation Manual, 10th Edition, LU Code 210-Single Family Detached Housing

- b. **TE Objective 3.1** on Financial Feasibility of Development is “To encourage development within the Urban Growth Boundary where infrastructure can be provided in a financially feasible manner.”

Analysis: The subject property is located within the Urban Growth Boundary (UGB), as established by the Marion County Comprehensive Plan. Both NW 6th Place and NW 58th Avenue are OCE-maintained local subdivision roads. If approved, the amendment would encourage development along an existing paved road. Therefore, the application is **consistent** with TE Objective 3.1.

3. Sanitary Sewer Element (SSE)

- a. SSE Policy 1.1.1 provides, “The LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acres per day for commercial and industrial demand is adopted as the basis for future facility design, determination of facility

capacity, and documentation of demand created by new development. This LOS shall be applicable to central sewer facilities and to package treatment plants but shall not apply to individual OSTDS. DRIs and FQDs that demonstrate the suitability of differing LOS standards may be allowed to adhere to the differing standard if approved by the County.”

Analysis: Assuming a four-person household in four (4) dwelling units, the proposed land use change could result in an additional 880 gallons per day, for a total of 1,760 gallons per day.

That said, the property is not currently within connection distance; as such, a private septic system will be required. Any new development shall meet County and Florida Department of Environmental Protection (FDEP) wastewater standards, including for septic systems, at the time of permit review. SSE Policy 1.1.1 is therefore **not applicable** to this application.

4. Potable Water Element (PWE)

- a. **PWE Policy 1.1.1** provides, “The LOS standard of 150 gallons per person per day (average daily consumption) is adopted as the basis for future facility design, determination of available facility capacity, and determination of demand created by new development with regard to domestic flow requirements, and the non-residential LOS standard shall be 2,750 gallons per acre per day. Fire flow standards shall comply with accepted standards of Marion County and the Florida Building Code (FBC). DRIs and FQDs that demonstrate the suitability of differing LOS standards may be allowed to adhere to the differing standards. The LOS standard shall be reviewed by the Board of County Commissioners periodically to determine if changes to the LOS standard are warranted.”

Analysis: Assuming a four-person household in four (4) dwelling units, the proposed land use change could result in an additional 1,200 gallons per day, for a total of 2,400 gallons per day.

That said, the property is potentially within connection distance of central potable water service through Florida Governmental Utility Area (FGUA). A letter of availability and capacity from FGUA will be required during development review. Otherwise, a private well will be required. Any new development shall meet County and Florida Department of Health (DOH) potable water standards, including for wells, at the time of permit review. Therefore, the application is **consistent** with PWE Policy 1.1.1.

5. Solid Waste Element (SWE)

- a. **SWE Policy 1.1.1** provides, “The LOS standard for waste disposal shall be 6.2 pounds of solid waste generation per person per day. This LOS standard shall be used as the basis to determine the capital facilities or contractual agreements needed to properly dispose of solid waste currently generated in the County and to determine the

demand for solid waste management facilities which shall be necessitated by future development.”

Analysis: Assuming a four-person household in four (4) dwelling units, the proposed land use change could result in an additional 49.6 pounds per day, for a total of 99.2 pounds per day. Marion County currently provides solid waste collection facilities for unincorporated areas, and has identified and arranged for short- and long-term disposal needs through a long-term contract with a private Sumter County landfill. Based on the above, the application is **consistent** with SWE Policy 1.1.1.

6. Stormwater Element (SE).

- a. **SE Policy 1.1.4** provides, “The demand for stormwater facility capacity by new development and redevelopment shall be determined based on the difference between the pre-development and post-development stormwater runoff characteristics (including rates and volumes) of the development site using the applicable design storm LOS standard adopted in Policy 1.1.1 and facility design procedures consistent with accepted engineering practice.”

Analysis: The site is indicated to be entirely within FEMA Flood Zone X. The applicant proposes one (1) duplex and one (1) single-family residential structure on two (2) separate parcels; Staff notes that each parcel would be subject to the Major Site Plan review process if the proposed impervious coverage exceeds 9,000 SF or 35% of the lot area, whichever is less. During this process, the applicant shall demonstrate that post-development stormwater runoff can be accommodated by stormwater facilities on-site. Based on the above, the application is **consistent** with SE Policy 1.1.4.

- b. **SE Policy 1.1.5** provides, “Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development.”

Analysis: Staff notes several County- and City-owned water retention areas within the Ocala Ridge and/or Ridge Meadows subdivisions that may accommodate a portion of post-development run-off. The applicant will be responsible for funding all additional on-site stormwater facilities as required by Land Development Code (LDC) processes. Based on the above findings, the application is **consistent** with SE Policy 1.1.5.

7. Public School.

- a. The Comprehensive Plan does not establish concurrency for public school facilities. As of School Year (SY) 2023-2024, College Park Elementary School contains 829 students and has a capacity of 784 students, resulting in a utilization rate of 105.74%. Liberty Middle School contains 1,113 students and has a capacity of 1,280 students, resulting in a utilization rate of 86.97%. West Port High School contains 3,016 students and has a capacity of 2,452

students, resulting in a utilization rate of 123.00%. Marion County Public Schools (MCPS) is examining school capacities and is currently undertaking the construction and expansion of several public schools, including in west Ocala and Marion Oaks.

The land use change request would generate one (1) elementary student, one (1) middle-school student, and/or one (1) high-school student. In total, only one (1) student is expected to be generated through either land use designation. Given the limited number of students generated in this specific case, it is concluded that the application is **consistent** with this section.

8. Fire Rescue/Emergency.
 - a. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services; however, staff has established a 5-mile drive time from the subject property as evidence of the availability of such services. The Golden Ocala Fire Station #20, located at 3600 NW 70th Ave, Ocala, FL 34482, is approximately 3.5 miles (by automobile) northwest of the subject property. Based on the above, the application is **consistent** with this section.
9. Law Enforcement/Sheriff.
 - a. The Comprehensive Plan does not establish a level of service standard for law enforcement services; however, staff has established a 5-mile radius from the subject property as evidence of the availability of such services. The nearest Sherriff substation is located roughly 3.9 miles (by automobile) southeast of the subject property at 692 NW 30th Avenue, Ocala, FL 34475. Based on the above, the application is **consistent** with this section.

In summation, staff concludes that the application is **consistent** with the Comprehensive Plan.

B. Consistency with Chapter 163, Florida Statutes.

1. Section 163.3177(6)(a)8 provides, "Future land use map amendments shall be based upon the following analyses:
 - a. An analysis of the availability of facilities and services.
 - b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
 - c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section."

Analysis: Although a private septic system, the subject property is potentially within connection distance of central potable water service through Florida Governmental Utility Area (FGUA). In any case, any new development shall meet County potable water and wastewater standards, including for wells and septic systems, at the time of permit review. Only

one (1) student is expected to be generated by either land use designation; therefore, current public schools capacity will not be affected. No major concerns were received from the Marion County Fire Rescue department, the Marion County Sheriff's Office, or the Traffic or Stormwater divisions within the Marion County Office of County Engineer (OCE). Therefore, the application provides availability to all needed facilities and services and **complies with and conform to** F.S. Section 163.3177(6)(a)8a.

The applicant proposes one (1) duplex and one (1) single-family residential structure in an existing subdivision characterized by both types of residential structures. Therefore, the application **complies with and conforms to** F.S. Section 163.3177(6)(a)8b.

Given its size, the existing Medium Residential (MR) designation would only allow up to two (2) dwelling units. A High Residential (HR) designation would allow up to four (4) dwelling units on an existing infill lot, thus allowing the applicant to provide a duplex and a single-family residential structure. Therefore, the application **complies with and conforms to** F.S. Section 163.3177(6)(a)8c.

2. Subsection 'a' of F.S. Section 163.3177(6)(a)9 provides, "The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

- (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

- (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

- (VI) Fails to maximize use of existing public facilities and services.

- (VII) Fails to maximize use of future public facilities and services.

- (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

- (IX) Fails to provide a clear separation between rural and urban uses.
- (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
- (XI) Fails to encourage a functional mix of uses.
- (XII) Results in poor accessibility among linked or related land uses.
- (XIII) Results in the loss of significant amounts of functional open space."

Analysis: Staff finds that the High Residential (HR) designation would allow infill development, up to four (4) dwelling units, in an existing subdivision characterized by a gridded street layout and a mixture of housing types. The subject property is potentially within connection distance of central potable water service through Florida Governmental Utility Area (FGUA).

Therefore, this land use change request does not meet the criteria above and thus **complies with and conforms to** F.S. Section 163.3177(6)(a)9a.

3. Subsection 'b' of F.S. Section 163.3177(6)(a)9 provides, "The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- (IV) Promotes conservation of water and energy.
- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.
- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
- (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164."

Analysis: The proposed land use change is consistent with Comprehensive Plan intentions for areas within the Urban Growth Boundary (UGB) and is potentially within connection distance of central

potable water service through Florida Governmental Utility Area (FGUA). Staff finds that the High Residential (HR) designation would discourage urban sprawl by allowing up to four (4) dwelling units in an existing subdivision characterized by a gridded street layout and a mixture of housing types.

Therefore, this land use change request meets the criteria above and is thus **consistent** with F.S. Section 163.3.177(6)(a)9b.

VIII. ALTERNATIVE ACTIONS

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to **DENY** the Small-Scale FLUMS amendment.
- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation on the proposed Ordinance, and make a recommendation to **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

IX. STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission (PZC) enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **APPROVE** the proposed Small-Scale Future Land Use Map Series (FLUMS) amendment because the application **is consistent** with:

- A. The Marion County Comprehensive Plan, specifically with:
 - 1. FLUE Policies 1.1.5, 2.1.19, 3.1.2, 5.1.2, 5.1.3, 5.1.4;
 - 2. TE Objective 3.1;
 - 3. TE Policy 2.1.4;
 - 4. SSE Policy 1.1.1;
 - 5. PWE Policy 1.1.1;
 - 6. SWE Policy 1.1.1;
 - 7. SE Policy 1.1.4, 1.1.5;

And **complies with and conforms to**:

- B. The Florida Statutes, specifically with:
 - 1. F.S. Section 163.3177(6)(a)8, subsection a, b, and c; and
 - 2. F.S. Section 163.3.177(6)(a)9, subsections a and b.

X. PLANNING & ZONING COMMISSION RECOMMENDATION

APPROVAL (BY CONSENT).

XI. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined. Scheduled for October 20, 2025 at 1:30 PM.

XII. LIST OF ATTACHMENTS

- A. Application
- B. DRC Comment Letter
- C. Site Photos
- D. CPA-SS Case No. 22-S04
- E. CPA-SS Case No. 24-S05



**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 8/5/25
INITIALS EM
TENTATIVE MEETING DATES
P&Z PH 9/29/25
BCC/P&Z PH 10/20 OR 10/21/2025
Revised 01/09/2020

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

Staff Use Only: Case # 1__ - _____

AR 33163

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:

LARGE-SCALE MAP AMENDMENT _____	SMALL-SCALE MAP AMENDMENT <u>X</u>
TEXT AMENDMENT _____	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 warranty 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
2304-022-028	16-15-21	.53	MEDIUM	HIGH

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

Property owner/applicant	Authorized agent (if not the owner/applicant)
STEPHEN CURRY TASHA CURRY PO BOX 6528 OCALA FL 34478 352-817-9817 SDCURRY1@MSN.COM	

Staff Use Only: Application Complete – Yes Received: Date 8/1/25 Time 4: pm a.m. / p.m. Page 1 of 3

Empowering Marion for Success

www.marioncountyfl.org

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

Revised 01/09/2020

EXISTING USE OF SITE:

VACANT

PROPOSED USE OF SITE (IF KNOWN):

I propose dividing the parcel into two parcels: one measuring 125' x 100' and the other 100' x 100'. On the larger lot, I plan to build a duplex, while the smaller lot will be designated for a single-family home.

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):

Go west on Hwy 40. Turn right on SW 60th Ave. Turn right on NW Sixth Place.

Parcel is on the left.

PROPERTY OWNER AFFIDAVIT

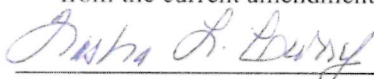
Revised 01/09/2020 -

STATE OF FLORIDA
COUNTY OF MARIONBEFORE ME THIS DAY PERSONALLY APPEARED TASHA CURRY,

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:
2304-022-028,
2. He/she duly authorizes and designates STEPHEN CURRY 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.



Property owner's signature

7/25/25

Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25 day of JULY, 2025 (year),
by TASHA LANETTE CURRY (name of person making statement).
He/she is personally known to me or has produced FL DRIVER LICENSE as
identification. (Driver's license, etc.)



Notary public signature

State of FLORIDA County of MARION
My commission expires: APRIL 10, 2028

PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF FLORIDA
COUNTY OF MARIONBEFORE ME THIS DAY PERSONALLY APPEARED STEPHEN CURRY,

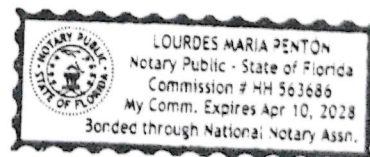
Property owner's name, printed

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

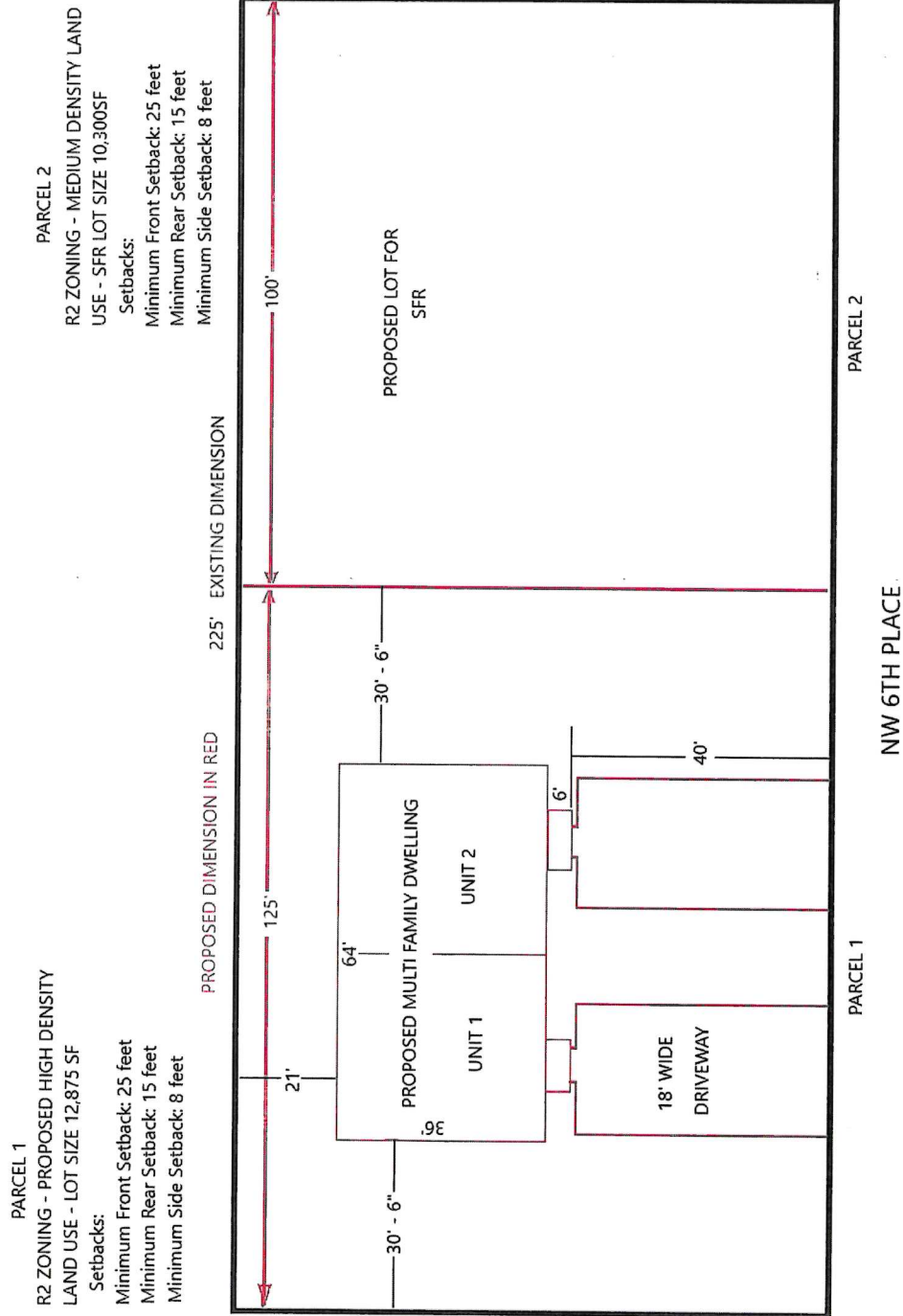
1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:
2304-022-028
2. He/she duly authorizes and designates STEPHEN CURRY to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described 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.

Stephen Curry
Property owner's signature7/25/25
Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25 day of JULY, 2025 (year),
by STEPHEN DEMOND CURRY (name of person making statement).
He/she is personally known to me or has produced FL DRIVER LICENSE as
identification. (Driver's license, etc.)

Loures Maria Penton
Notary public signature

State of FLORIDA County of MARION
My commission expires: APRIL 10, 2028



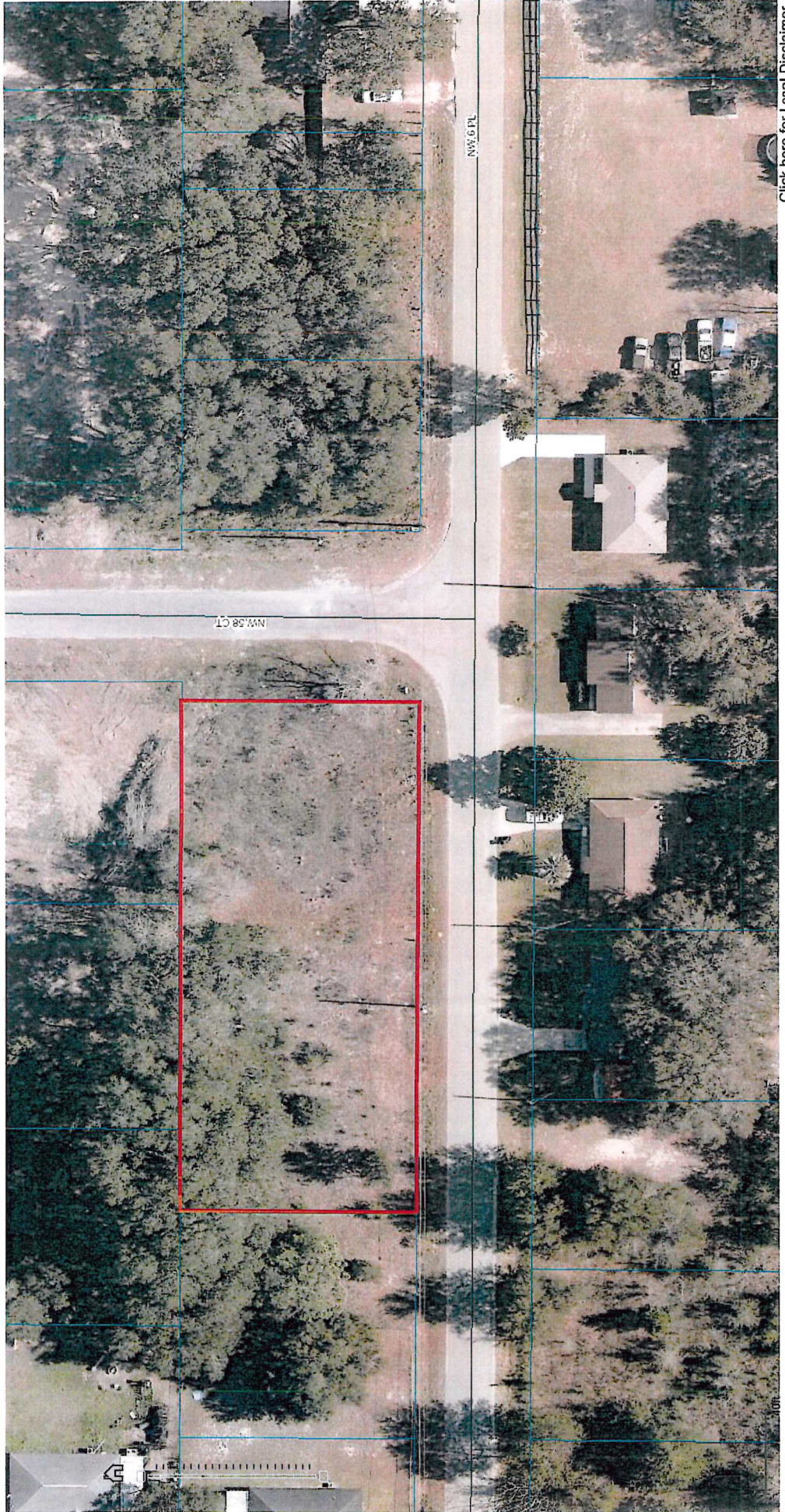
A-6

A-7

We are upgrading soon! Please visit the new Property Appraiser GIS Online Mapping system, click here (<https://experience.arcgis.com/experience/fdebe26ee2fb40758e399cc5447c5809>)

Last Updated 3/19/2025

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Map It+



Click here for Legal Disclaimer

Prepared by **Return to:**
 Jenna Trew
 1st Quality Title, LLC
 3227 SE Maricamp Road Ste 101
 Ocala, FL 34471
 (352) 690-1787
 File No.: 1Q-07-0549



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
 DATE: 05/03/2007 08:15:25 AM
 FILE #: 2007061598 OR BK 04782 PGS 0156-0157

RECORDING FEES 18.50

DEED DOC TAX 217.00

UK

WARRANTY DEED

This indenture made on 4/30/2007 A.D., by

Stephen R. Carter, a married man, whose address is: 2823 Saddle Creek, Avon, OH 44011-4926 hereinafter called the "grantor", to

Stephen Curry and Tasha Curry, husband and wife, whose address is: PO Box 6528, Ocala, FL 34478 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, 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, to-wit:

Lots 28, 29, 30, 31, 32, 33, 34, 35, and 36, Block V of OCALA RIDGE UNIT 4, according to the Plat thereof as recorded in Plat Book G, Page(s) 39, of the Public Records of Marion County, Florida.
 Parcel Identification Number: R2304-022-028

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record 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 any way 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 31st of 2007.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Stephen R. Carter
Stephen Carter

Signed, sealed and delivered in our presence:

Angela Coykendall
Witness Signature
Print Name: Angela Coykendall

SNJEZANA MCKEARNY
Witness Signature
Print Name: SNJEZANA MCKEARNY

State of Ohio
County of LORAIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on April 30, 2007, by Stephen R. Carter who is personally known to me or has produced a valid driver's license as identification.



Chris Danico
NOTARY PUBLIC
Print Name: CHRIS DANICO

My Commission Expires: Aug 29, 2010

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

2304-022-028

Prime Key: 569704

[MAP IT+](#)

Current as of 8/1/2025

[Property Information](#)

CURRY STEPHEN
CURRY TASHA
PO BOX 6528
OCALA FL 34478-6528

[Taxes / Assessments:](#)

Map ID: 146

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 00

Acres: .53

[2024 Certified Value](#)

Land Just Value	\$30,600		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$30,600		
Total Assessed Value	\$11,859	Impact	(18,741)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$11,859		
School Taxable	\$30,600		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$30,600	\$0	\$0	\$30,600	\$11,859	\$0	\$11,859
2023	\$26,100	\$0	\$0	\$26,100	\$10,781	\$0	\$10,781
2022	\$15,300	\$0	\$0	\$15,300	\$9,801	\$0	\$9,801

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4782/0156	04/2007	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$31,000
3108/1672	02/2002	62 DISTR	0	U	V	\$100
3108/1671	01/2002	60 CRT ORD	0	U	V	\$100
2914/0998	02/2001	62 DISTR	0	U	V	\$100
2914/0992	12/2000	60 CRT ORD	0	U	V	\$100
3108/1665	03/1994	74 PROBATE	0	U	V	\$100

[Property Description](#)

SEC 16 TWP 15 RGE 21
PLAT BOOK G PAGE 039
OCALA RIDGE UNIT 4
BLK V LOTS 28.29.30.31.32.33.34.35.36

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		25.0	102.0	R2	1.00	LT						
0001		200.0	103.0	R2	8.00	LT						
Neighborhood 4501												
Mkt: 4 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

Development Review Comments Letter

9/5/2025 1:31:15 PM

STEPHEN & TASHA CURRY 2304-022-028
COMP PLAN SMALL SCALE MAP AMENDMENT #33163

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Comp Plan Small Scale Map Amendment	N/A	INFO	911
2	Comp Plan Small Scale Map Amendment	Proposed lots will be less than .50acres with well and septic. Lots must be at least .50acres to have a well and septic system. If on central water the lots must be at least .25acres to have a septic system.	NO	DOH
3	Comp Plan Small Scale Map Amendment	Stormwater is not opposed to the small-scale comprehensive plan amendment. The applicant proposes to change the proposed land use of the property to high residential to divide the parcel to create a duplex and an SFR. Please ensure that the proposed impervious area for each parcel does not exceed 35% lot coverage.	INFO	ENGDRN
4	Comp Plan Small Scale Map Amendment	There are no traffic concerns with this request.	INFO	ENGTRF
5	Comp Plan Small Scale Map Amendment	Approved	INFO	FRMSH
6	Comp Plan Small Scale Map Amendment	n/a	INFO	LSCAPE
7	Comp Plan Small Scale Map Amendment	The review will be conducted at the time of the reporting process.	INFO	LUCURR
8	Comp Plan Small Scale Map Amendment	Parcel 2304-022-028 is partially within the Marion County Utility (MCU) service area but outside of the connection distance. The nearest MCU infrastructure is approximately 2 ± miles away. The Florida Governmental Utility Authority (FGUA) service area extends to the north property boundary of the parcel, with FGUA water lines and service availability in this area as of 8/11/2025. During the utility/major site plan review, MCU would require a letter of availability and capacity to serve from FGUA if the applicant intends to connect to FGUA water.	INFO	UTIL

ATTACHMENT B

		The parcel is located within the Urban Growth Boundary and outside the Primary Springs Protection Zone.		
9	Comp Plan Small Scale Map Amendment	The review will be conducted at the time of the reporting process.	INFO	ZONE

SITE PHOTOS

Consistent with LDC Section 3.5.3.B(1), Staff conducted a site visit on September 12, 2025. One (1) sign was posted and the below photos were taken.

Figure 1.
Sign posted along NW 6th Place



Figure 2.
Facing southwest along NW 6th Place from subject property



Figure 3.
Facing southeast along NW 6th Place from subject property



Figure 4.
Facing northwest toward subject property from NW 6th Place



Figure 5.
Facing northeast to NW 57th Court in Ridge Meadows subdivision



Figure 6.
Facing northwest toward 58th Court in Ridge Meadows subdivision



Figure 7.
Facing west toward subject property from NW 58th Avenue



Figure 8.
Facing west toward PID 2164-001-014 from NW 58th Avenue



Figure 9.
Facing east toward PID 2164-003-013 from NW 58th Avenue



Figure 10.
View of existing duplexes along NW 58th Court



Figure 11.
View of existing water retention area along NW 58th Court



Figure 12.
View of existing duplexes along NW 57th Court



Figure 13.
View of duplexes approved by CPA-SS Case No. 22-S04



Figure 14.
View of residential development along State Road 40



ORDINANCE 22-08

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; ADOPTING THE FOLLOWING SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES OF THE MARION COUNTY COMPREHENSIVE PLAN:

**2022-S04, KLEERVIEW INVESTMENT GROUP, LLC
+/- .55 ACRES
PARCEL # 2304-022-001
FROM MEDIUM RESIDENTIAL TO HIGH RESIDENTIAL**

PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Marion County, Florida, (Board) is responsible for and has established the Comprehensive Plan Future Land Use Designation of parcels of property in the unincorporated area of Marion County as reflected in the Future Land Use Map Series, and

WHEREAS, the Board has authority to approve small-scale amendments to the Comprehensive Plan consistent with the provisions of Section 163.3187, Florida Statutes, and

WHEREAS, the property owner submitted Application No. 2022-S04 for a small-scale amendment to the Comprehensive Plan and such application identifies the subject property by suitable legal description, or by parcel number, and such identification of property is hereby incorporated into this ordinance by reference, and the property description and illustration are attached hereto as Exhibits "A" and "B" respectively, and

WHEREAS, the Marion County Planning and Zoning Commission, acting as the Local Planning Agency, conducted an advertised public hearing on February 21, 2022, to consider Amendment No. 2022-S04. The Planning and Zoning Commission considered the Growth Services Department's recommendation, received public comment, and made recommendations to the Board regarding the Amendment, including findings of fact related to:

1. Whether the granting of the amendment will not adversely affect the public interest.
2. Whether the proposed amendment is compatible with land uses in the surrounding areas.

3. Whether the proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan, and

WHEREAS, the Board conducted an advertised adoption public hearing on March 15, 2022, to consider Amendment No. 2022-S04, considering the Growth Services Department's recommendation, the Planning and Zoning Commission's recommendation, and public comment received, and acted to adopt the Amendment.

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. SMALL-SCALE AMENDMENT APPROVAL. The Board hereby approves the below-listed small-scale amendment to the Comprehensive Plan and authorizes the necessary amendment to the Future Land Use Map Series, in accordance with Exhibits "A" and "B" attached hereto and by this reference made a part hereof, based on findings that it does not adversely affect the public interest, is compatible with land uses in the surrounding areas, and is consistent with the Marion County Comprehensive Plan and Chapter 163, Florida Statutes:

**2022-S04, KLEERVIEW INVESTMENT GROUP, LLC
+/- .55 ACRES
PARCEL # 2304-022-001
FROM MEDIUM RESIDENTIAL TO HIGH RESIDENTIAL**

SECTION 2. APPEALS. Any affected person may file a petition with the Division of Administrative Hearings pursuant to Sections 120.569 and 120.57, Florida Statutes, to request a hearing to challenge the compliance of this small-scale amendment with Chapter 163, Part II, Florida Statutes, within 30 days following the adoption date of this ordinance.

SECTION 3. SEVERABILITY. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining portions and provision of this ordinance shall remain in full force and effect.

SECTION 4. CONFLICTS. In the event that any other Ordinances are in conflict with this Ordinance, the provisions of this Ordinance shall prevail with respect to this property.

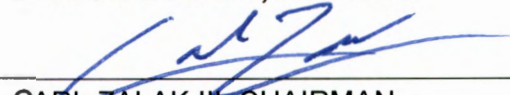
SECTION 5. EFFECTIVE DATE. This small-scale amendment shall not become effective until 31 days after adoption. If this small-scale amendment is challenged within 30 days after adoption, then this small-scale amendment shall not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining the adopted small-scale amendment is in compliance. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

SECTION 6. CERTIFIED COPY. A certified copy of this ordinance shall be filed with the Department of State by the clerk and shall take effect upon filing with the Department of State, subject to the limitation set forth above.

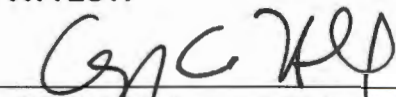
SECTION 7. COPY ON FILE. This original ordinance shall be filed with the Clerk of the Circuit Court and a certified copy of this ordinance shall be on file in the Marion County Growth Services Department – Planning and Zoning Division for public inspection.

DULY ADOPTED with a quorum present and voting, by the Board of County Commissioners of Marion County, Florida, this 15th day of March, 2022.

**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**


CARL ZALAK III, CHAIRMAN

ATTEST:


GREGORY C. HARRELL, CLERK

RECEIVED NOTICE FROM SECRETARY OF STATE ON
MARCH 23, 2022 ADVISING ORDINANCE WAS FILED
ON MARCH 23, 2022.

APPROVED AS TO LEGAL FORM AND SUFFICIENCY

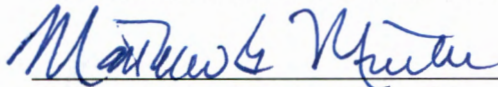
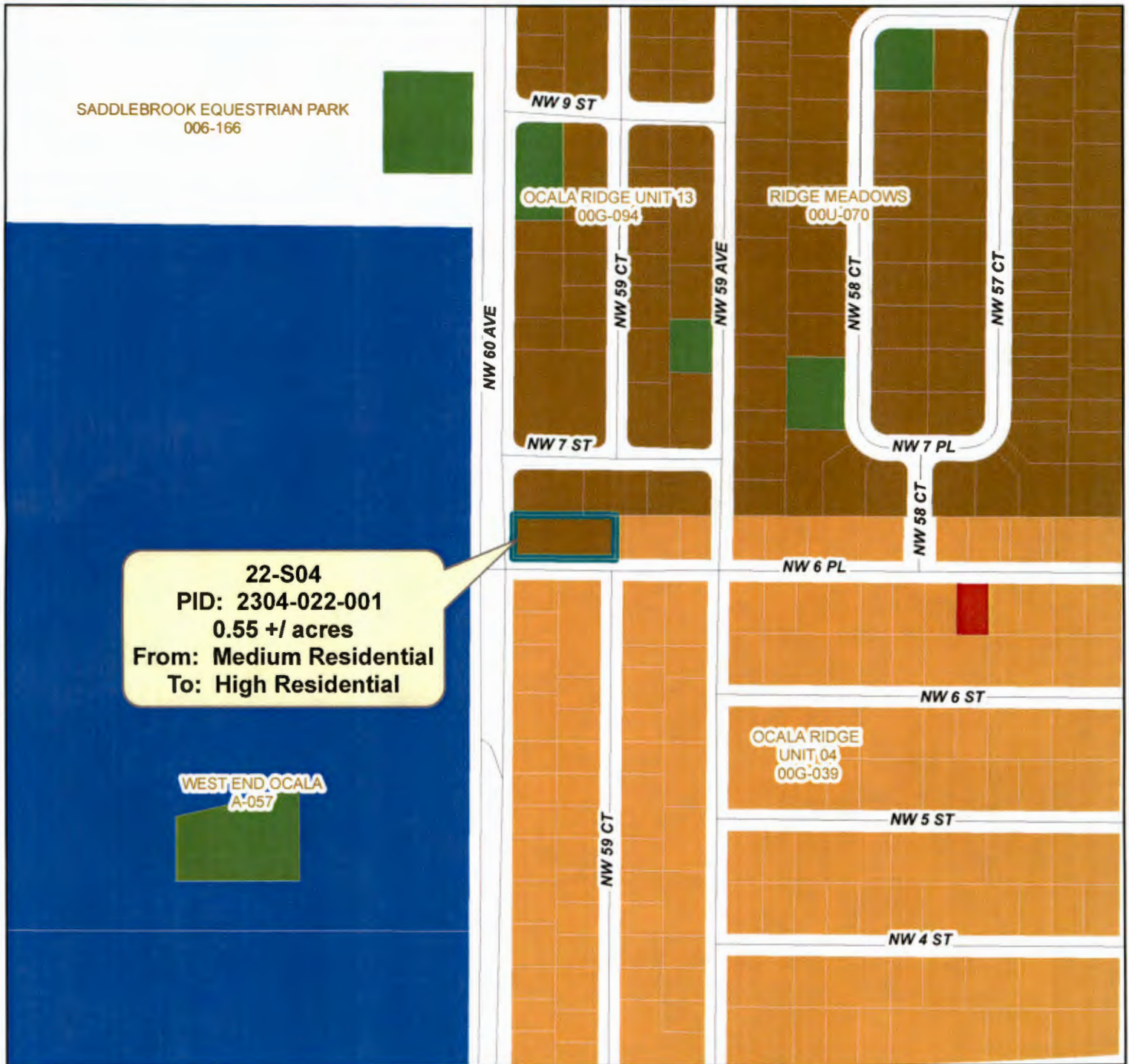

MATTHEW MINTER, COUNTY
ATTORNEY

EXHIBIT "A"

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block V, Ocala Ridge, Unit No. 4, according to the map or plat thereof, as recorded in Plat Book G, Page(s) 39, of the Public Records of Marion County, Florida.



Parcels  Kleerview Investment Group, LLC



FUTURE LAND USE DESIGNATION

- | | |
|---|--|
|  RL - Rural Land (1 du/10 ac) |  COM - Commercial (0-6 du/ac; FAR 1.0) |
|  LR - Low Residential (0-1 du/ac) |  EC - Employment Center (0-12 du/ac; FAR 2.0) |
|  MR - Medium Residential (1-4 du/ac) |  CD - Commerce District (N/A; FAR 2.0) |
|  HR - High Residential (4-8 du/ac) |  P - Public (N/A; FAR 1.0) |
|  UR - Urban Residential (8-16 du/ac) |  PR - Preservation (N/A; N/A) |
|  RAC - Rural Activity Center (0-2 du/ac; FAR 0.35) |  M - Municipality |



Date: March 15, 2022

Information shown hereon is compiled from best available data for use by the Marion County Growth Services Department. This data should not be used for surveying or land transfers of any type. Parcel information is for representation only, and may not reflect the most recent transactions or parcel records.

ORDINANCE 24-16

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; ADOPTING THE FOLLOWING SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES OF THE MARION COUNTY COMPREHENSIVE PLAN:

**2024-S05, GOLDEN BRIDGE INTERNATIONAL, LLC
+/- 0.36 ACRES
PARCEL NO. 2304-017-001
FROM MEDIUM RESIDENTIAL TO HIGH RESIDENTIAL**

PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Marion County, Florida, (Board) is responsible for and has established the Comprehensive Plan Future Land Use Designation of parcels of property in the unincorporated area of Marion County as reflected in the Future Land Use Map Series, and

WHEREAS, the Board has authority to approve small-scale amendments to the Comprehensive Plan consistent with the provisions of Section 163.3187, Florida Statutes, and

WHEREAS, the property owner submitted Application No. 2024-S05 for a small-scale amendment to the Comprehensive Plan and such application identifies the subject property by suitable legal description, or by parcel number, and such identification of property is hereby incorporated into this ordinance by reference, and the property description and illustration are attached hereto as Exhibits "A" and "B" respectively, and

WHEREAS, the Marion County Planning and Zoning Commission, acting as the Local Planning Agency, conducted an advertised public hearing on May 29, 2024, to consider Amendment No. 2024-S05. The Planning and Zoning Commission considered the Growth Services Department's recommendation, received public comment, and made recommendations to the Board regarding the Amendment, including findings of fact related to:

1. Whether the granting of the amendment will not adversely affect the public interest.
2. Whether the proposed amendment is compatible with land uses in the surrounding areas.

3. Whether the proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan, and

WHEREAS, the Board conducted an advertised adoption public hearing on June 18, 2024 to consider Amendment No. 2024-S05, considering the Growth Services Department's recommendation, the Planning and Zoning Commission's recommendation, and public comment received, and acted to adopt the Amendment.

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. SMALL-SCALE AMENDMENT APPROVAL. The Board hereby approves the below-listed small-scale amendment to the Comprehensive Plan and authorizes the necessary amendment to the Future Land Use Map Series, in accordance with Exhibits "A" and "B" attached hereto and by this reference made a part hereof, based on findings that it does not adversely affect the public interest, is compatible with land uses in the surrounding areas, and is consistent with the Marion County Comprehensive Plan and Chapter 163, Florida Statutes:

**2024-S05, GOLDEN BRIDGE INTERNATIONAL, LLC
+/- 0.36 ACRES
PARCEL NO. 2304-017-001
FROM MEDIUM RESIDENTIAL TO HIGH RESIDENTIAL**

SECTION 2. APPEALS. Any affected person may file a petition with the Division of Administrative Hearings pursuant to Sections 120.569 and 120.57, Florida Statutes, to request a hearing to challenge the compliance of this small-scale amendment with Chapter 163, Part II, Florida Statutes, within 30 days following the adoption date of this ordinance.

SECTION 3. SEVERABILITY. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining portions and provision of this ordinance shall remain in full force and effect.

SECTION 4. CONFLICTS. In the event that any other Ordinances are in conflict with this Ordinance, the provisions of this Ordinance shall prevail with respect to this property.

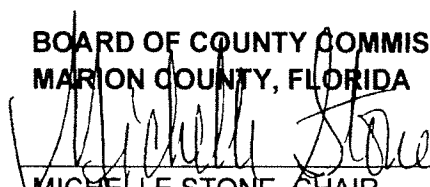
SECTION 5. EFFECTIVE DATE. This small-scale amendment shall not become effective until 31 days after adoption. If this small-scale amendment is challenged within 30 days after adoption, then this small-scale amendment shall not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining the adopted small-scale amendment complies. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

SECTION 6. CERTIFIED COPY. A certified copy of this ordinance shall be filed by the Clerk of the Board, by email, with the office of the Secretary of State of Florida within ten days after enactment, and shall take effect upon receipt of official acknowledgment from the Secretary of State that this ordinance has been filed with such office, subject to the limitation set forth above.

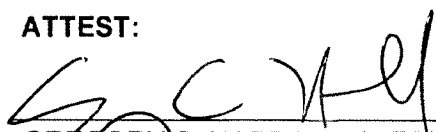
SECTION 7. COPY ON FILE. This original ordinance shall be filed with the Clerk of the Circuit Court and a certified copy of this ordinance shall be on file in the Marion County Growth Services Department – Planning and Zoning Division for public inspection.

DULY ADOPTED with a quorum present and voting, by the Board of County Commissioners of Marion County, Florida, this 18th day of June, 2024.

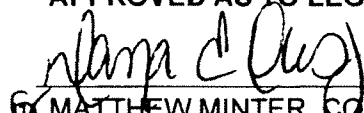
**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**


MICHELLE STONE, CHAIR

ATTEST:


GREGORY C. HARRELL, CLERK

APPROVED AS TO LEGAL FORM AND SUFFICIENCY

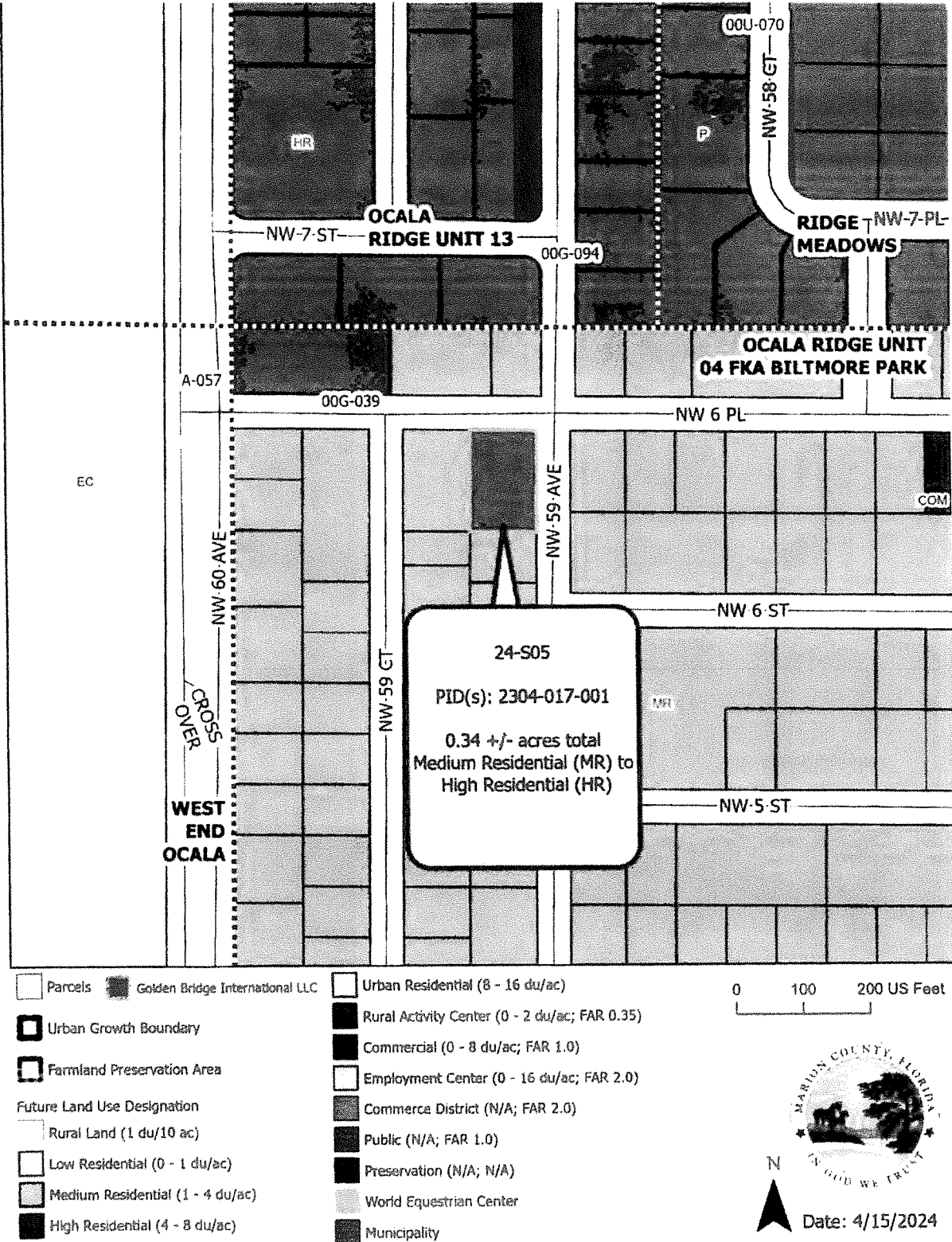

MATTHEW MINTER, COUNTY
ATTORNEY

RECEIVED NOTICE FROM SECRETARY OF
STATE ON JUNE 28, 2024 ADVISING
ORDINANCE WAS FILED ON JUNE 28,
2024.

EXHIBIT "A"

**SEC 16 TWP 15 RGE 21 PLAT BOOK G PAGE 039
OCALA RIDGE UNIT 4 BLK Q LOTS 1.2.3.4.5.6**

EXHIBIT "B"





Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2025-20862

Agenda Date: 10/20/2025

Agenda No.: 1.2.1.

SUBJECT:

251001SU - Carl (CJ) Kester, Post Commander of the Wall-Rives American Legion Post #58, Special Use Permit to Allow for an Outdoor Community Flea Market and Other Outdoor Events, in a Community Business (B-2) Zone, 1.69 Acre Parcel, Parcel Account Number 33607-001-00, Site Address 10730 S Highway 41, Dunnellon, FL 34432

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

The subject property is a 1.69-acre parcel that has a Community Business (B-2) zoning classification. The applicant is requesting a Special Use Permit (SUP) to allow for multiple events year-round, as well as the operation of a flea market one weekend per month without needing to obtain a Special Event Permit. Typically, a Special Event Permit limits events to one per quarter. The events relate to holidays, military holidays, and back-to-school events. (A list of the events can be found on pages 8 & 9 of the staff report.) This application is the result of a code case (case number 980852). The property is located within the Secondary Springs Protection Zone.

BUDGET/IMPACT:

None.

RECOMMENDED ACTION:

Staff recommends approval with conditions. Planning and Zoning Commission recommends approval with conditions.



**Marion County
Board of County Commissioners**

Growth Services

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

**PLANNING & ZONING SECTION
STAFF REPORT**

P&ZC Date: 9/29/2025	BCC Date: 10/20/2025
Case Number:	251001SU
CDP-AR:	33130
Type of Case:	Special Use Permit: To allow for multiple seasonal, civic and military remembrance events as well as a monthly weekend flea market.
Owner	American Legion Post #58 - Dunnellon
Applicant	Post Commander Carl E. Kester (CJ)
Street Address	10730 South US 41
Parcel Number	33607-001-00
Property Size	1.69
Future Land Use	Commercial (COM)
Zoning Classification	Community Business (B-2)
Overlay Zone/Scenic Area	Secondary Springs Protection Zone
Staff Recommendation	APPROVAL WITH CONDITIONS
P&ZC Recommendation	TBD
Project Planner	Kenneth Odom, Transportation Planner
Related Case(s)	Code Case: 980852

I. ITEM SUMMARY

Post Commander Carl (CJ) Kester, on behalf of the applicant Wall-Rives American Legion Post #58, has filed for a Special Use Permit (SUP) to allow for multiple seasonal, civic, and military remembrance events, as well as a monthly weekend flea market without the need for acquisition of a Special Event Permit. Typically, the Special Event Permit mechanism has limitations of one event per quarter. This permit proposes to exceed that. Figure 1 is an aerial photograph showing the general location of the subject property. The Parcel Identification Number associated with the property is 33607-001-00 and the street address is 10730 South US 41, Dunnellon, FL 34432. The property is located within the Secondary Springs Protection Zone. The legal description is included as Attachment A. Staff is recommending **APPROVAL**

Figure 1
Aerial Photograph of Subject Property



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL** due to the analysis provided within this staff report. If approved, staff recommends the conditions specified in Section VII.B. of this Staff Report. The recommended conditions are being imposed to address compliance with the requirements in Land Development Code (LDC) Sections 2.8.2.D and 2.8.3.B, and 4.2.6(f).

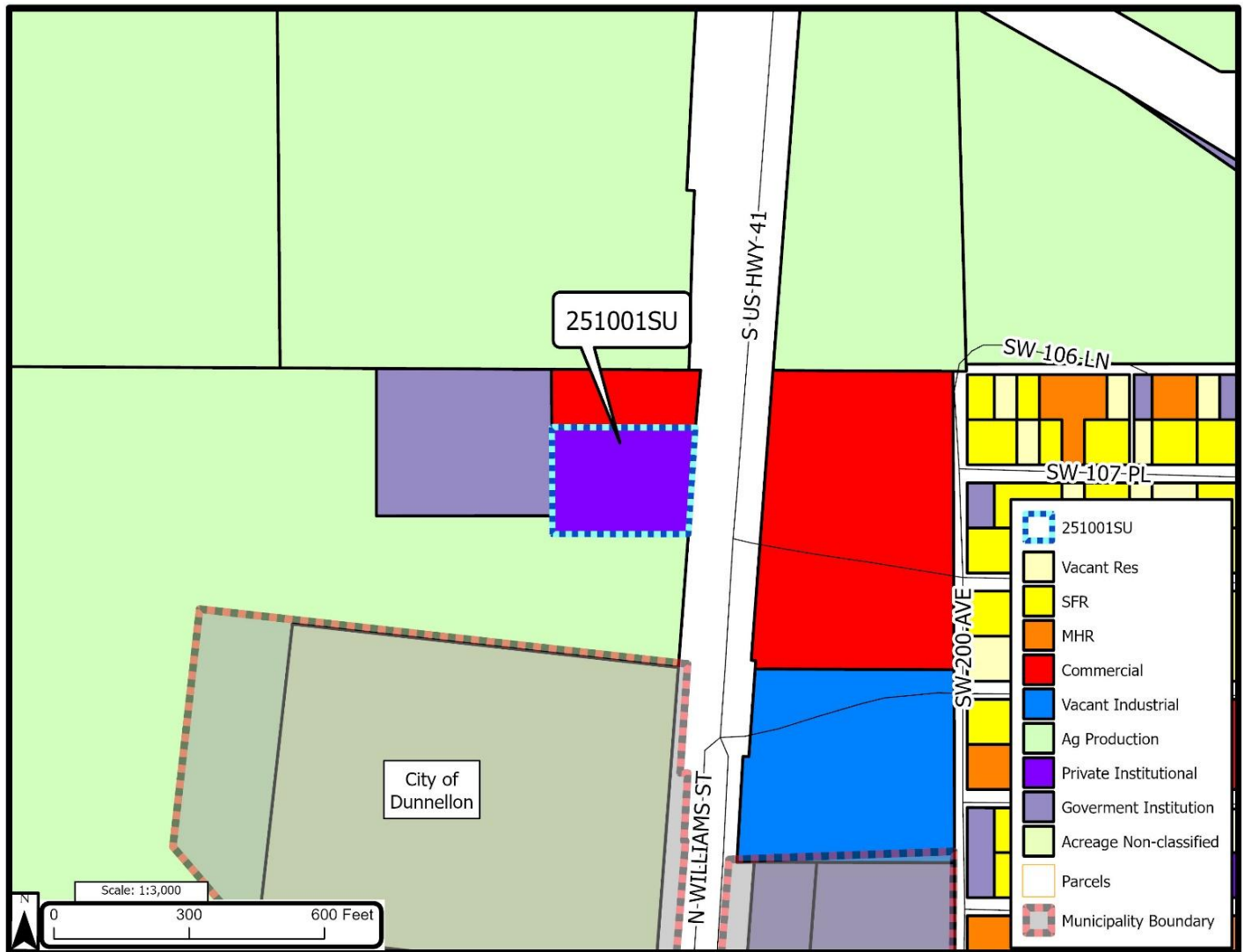
III. NOTICE OF PUBLIC HEARING

Consistent with LDC Section 2.7.3.C, notice of public hearing was mailed to all property owners (5 property owners) within 300 feet of the subject property on September 12th, 2025. Consistent with LDC Section 2.7.3.B, public notice was posted on the subject property on September 11th, 2025, where site photos were also collected (Attachment B), and consistent with LDC Section 2.7.3.E due public notice was published in the Ocala Star-Banner on September 15th, 2025. As of the date of the initial distribution of this staff report, no letters of opposition have been received. Evidence of the above-described public notices is on file with the Growth Services Department and are incorporated herein by reference.

IV. BACKGROUND/CHARACTER OF THE AREA

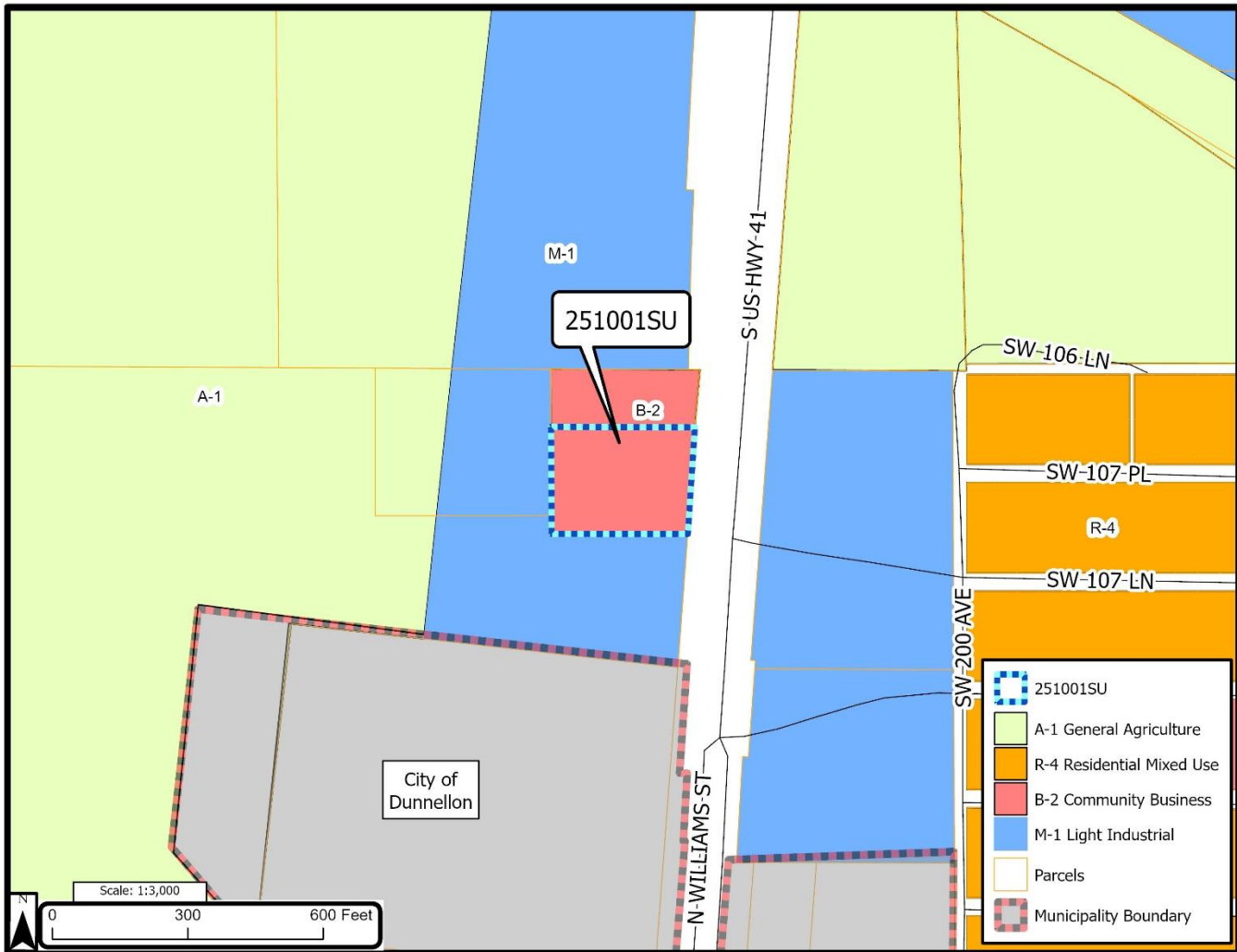
A. *Existing site conditions.* Figure 3 shows that the property is currently listed as Private Institutional by the Marion County Property Appraiser's Office. This site is located in unincorporated Marion County, just north of the City of Dunnellon's northern boundary on US 41.

Figure 2
Existing Conditions Map



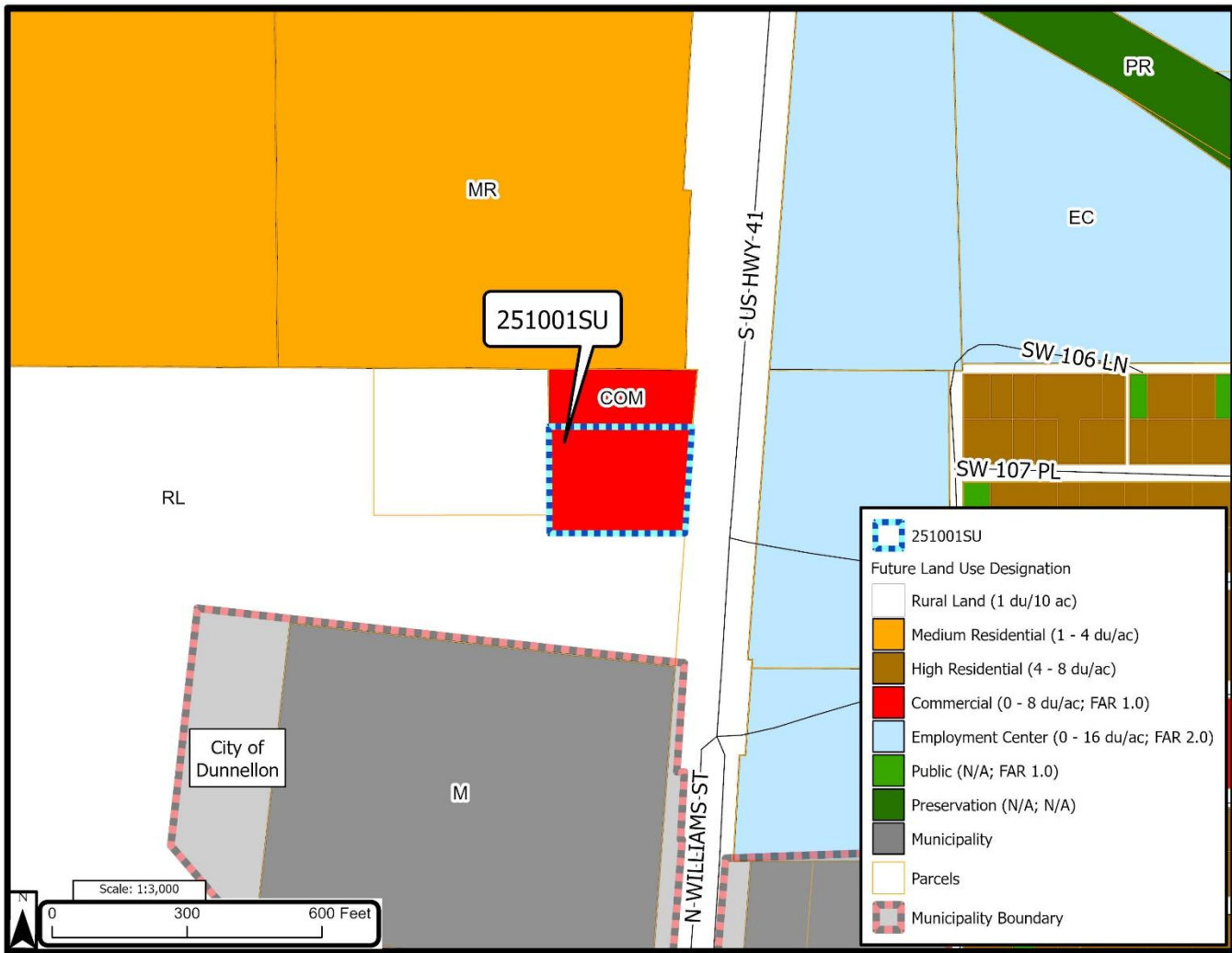
- B. *Zoning district map.* Figure 3 shows that the subject property is classified as Community Business (The Community Business (B-2) classification provides for the shopping and limited service needs of several neighborhoods, a community, or a substantial land area. Retail stores are intended to include general merchandise, fashion, durable goods, and personal services. However, the current use could be accommodated in the Neighborhood Classification (B-1) as it allows for *clubs, private lodges, fraternities, and sororities*. The surrounding parcels are primarily Light Industrial (M-1) and General Agriculture (A-1), with the Chatmire community directly to the east being comprised of Residential Mixed Use (R-4). The City of Dunnellon incorporated area lies directly to the south.

Figure 3
Zoning Classification



- C. *FLUMS designation.* Figure 4 is the FLUMS, which shows the subject property is designated Commercial (COM). Policy 2.1.22: Commercial (COM) This land use designation is intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas; and allows for mixed residential development as a primary use or commercial uses with or without residential uses. The density range shall be up to eight (8) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 1.0, as further defined in the LDC. This land use designation is allowed in the Urban Area and allows for campgrounds and recreational vehicle parks (RVP).

**Figure 4
FLUMS Designations**



V. ANALYSIS

LDC Section 2.8.2.D provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding that the SUP addresses nine (9) specific requirements. LDC Section 2.8.3.B requires consistency with the Comprehensive Plan. Staff's analysis of compliance with these ten (10) requirements is addressed below.

- A. *Provision for **ingress and egress** to property and proposed structures thereon with reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

Analysis: Access to the Post currently exists from US 41 via an asphalt driveway that has expanded radii for large vehicle ingress/egress. No new access points or improvements to the existing driveway shall be required.

- B. *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.*

Analysis: Paved parking currently exists for regular post operations, all of which is currently contained on site and will be for all future events. Due to the limited number of events that are projected to take place annually, overflow parking for special events and the monthly flea market can be accommodated by the utilization of the expansive grassed areas that currently exist.

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

Analysis: Established dumpster locations exist on the site currently. Commercial pick up of refuse occurs weekly. During and after any events on site, post members monitor the site to make certain that any refuse is immediately picked up and deposited into the appropriate receptacles. Special event refuse remains on site longer than twenty-four hours, where it is removed by post members and taken to the transfer station located at 4232 US 41.

- D. *Provision for **utilities**, with reference to locations, availability, and compatibility.*

Analysis: Septic and well services exist on the site currently. The requested special use permit will not require hookup to municipal water or sanitary sewer services.

- E. *Provision for **screening and buffering** of dissimilar uses and of adjacent properties where necessary.*

Analysis: No additional buffering will be required at this location if this Special Use is approved.

- F. *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.*

Analysis: Any additional signage, temporary or permanent, included in the future will adhere to Marion County Land Development Code. No future signage is planned at this time.

- G. *Provision for **required yards and other green space**.*

Analysis: No new additional improved space will be required to accommodate the proposed use.

- H. *Provision for general **compatibility** with adjacent properties and other properties in the surrounding area.*

Analysis: The flea market and special events have been occurring for many years. They have not posed a negative impact on the community or adjacent properties during that time. While there is a significant number of individual events, the vast majority of them are very limited in scope and primarily remembrance ceremonies that are very limited in attendance. Continuation of those activities, in their current limited configuration, should not pose any significant impact. The list of the specified events is as follows:

January

New Years Day

Indoor outdoor flea market on Saturday and Sunday once per month

February

Four Chaplains Ceremony

Valentines Day

Indoor Outdoor Flea Market on Saturday and Sunday once per month

March

St Patrick's Day

Vietnam War Veterans Day

Indoor Outdoor Flea Market on Saturday and Sunday once per month

April

Army Day

Former POW Recognition Day

Easter

Indoor Outdoor Flea Market on Saturday and Sunday once per month

May

Military Spouses Day

Mother's Day

Armed Forces Day

Memorial Day

Indoor Outdoor Flea Market on Saturday and Sunday once per month

June

D-Day

US Army Birthday

Father's Day

National PTSD Awareness Day

Indoor Outdoor Flea Market on Saturday and Sunday once per month

July

US Army Air Corps Birthday

Independence Day Fourth of July

Indoor Outdoor Flea Market on Saturday and Sunday once per month

August

US Coast Guard Birthday
Indoor Outdoor Flea Market on Saturday and Sunday once per month

September

9/11 Ceremony
Patriot Day
Auxiliary Birthday
US Air Force Birthday
POW/MIA Recognition Day
Indoor Outdoor Flea Market on Saturday and Sunday once per month

October

US Navy Birthday
Halloween
Indoor Outdoor Flea Market on Saturday and Sunday once per month

November

Election Day
US Marine Corps Birthday
Veterans Day
Thanksgiving
Indoor Outdoor Flea Market on Saturday and Sunday once per month

December

Pearl Harbor Remembrance Day
US Space Force Birthday
Christmas Eve
Christmas Day
Indoor Outdoor Flea Market on Saturday and Sunday once per month

- I. *Provision for meeting any **special requirements** required by the site analysis for the particular use involved.*

Analysis: The applicants have stated that they will work with staff in order to ensure that all conditions are consistently met. Staff notes that, unlike a variance, which runs with the land and is recorded in the public records, a special use permit is not recorded. As a result, a subsequent owner will not have notice of the requirements. Staff has recommended conditions that will void the SUP if the property changes hands. To ensure that the SUP stays in compliance and has a system of periodic reviews, Staff recommends a list of conditions provided at the end of this report to mitigate the possibility of any negative impacts from this special use.

- J. *Consistency with the Comprehensive Plan.*

Sec. 10-30. - Definition.

(a) As used in this article, special event shall mean any preplanned festival, activity, parade, or gathering of a group of persons, animals or vehicles or a

combination thereof, having a common purpose on any public/private street, sidewalk, alley, park, lake or other public/private property or building, that substantially inhibits the usual flow of pedestrian or vehicular travel or which occupies any public/private property or building so as to preempt normal use of property by the general public or which deviates from the established use of property as permitted in that specific zoning classification. All events meeting the definition of a special event require a special event permit.

- (b) As used in this article, operator means an individual or entity that owns, operates, conducts, manages, hosts, or arranges an event, including a special event.*

Based on the above findings, Staff concludes the SUP is **consistent** with LDC Sections 2.8.2.D and 2.8.3.B, provided conditions to address the eight (8) requirements are imposed.

VI. ALTERNATIVE RECOMMENDATIONS

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **DENY** the special use permit amendment.
- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, amend the findings and conclusions contained herein so as to support the approval of the Ordinance with amended conditions, and make a recommendation to the Board of County Commissioners to adopt a proposed Ordinance to **APPROVE WITH AMENDED CONDITIONS** the special use permit.
- C. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation on the proposed Ordinance, and make a recommendation to the Board of County Commissioners to **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VII. STAFF RECOMMENDATION

- A. Staff recommends the Planning and Zoning Commission enter into the record the Staff Report and all other competent substantial evidence presented at the hearing and make a recommendation to the Board of County Commissioners to adopt a proposed Ordinance to **APPROVAL WITH CONDITIONS** the special use permit.
- B. To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are imposed:
 - 1. The Special Use Permit shall run with the Wall-Rives American Legion Post #58. Should the property be sold, sublet, or the use changed, the Special Use Permit shall be terminated.

2. Flea Market operations shall be limited to one weekend per month for a total of twelve per year.
3. The applicant shall adhere to the conceptual plan as presented in this application. Any new constructs, other than storage facilities (sheds, barns, etc.) or minor amenities (fire pits, pergolas, small gaming areas, etc.) may necessitate that this Special Use Permit be modified and reheard by the Board of County Commissioners, at the expense of the applicant. In this event, the applicant shall notify the Growth Services Director to indicate that a deviation from the conceptual plan is proposed. Should the applicant neglect this notification, it may result in the revocation of the Special Use Permit.
4. This Special Use Permit does not grant the applicant to right to hold any Special Events that are not listed in this document. Any additional events shall be listed as any other standard special event and shall have to be separately permitted through Marion County.
5. The Special Use Permit shall expire October 21, 2030; however, it may be renewed administratively for 5-year periods up to 3 consecutive times by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
 - There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit.
 - Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
 - The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).

VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION

Approval with conditions.

IX. BOARD OF COUNTY COMMISSIONERS' ACTION

TBD

X. LIST OF ATTACHMENTS

- A. SUP application filed on July 29, 2025.
- B. Site Photos
- C. DRC Comments
- D. Site Plan
- E. Code Enforcement Violation #980852



**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 7/22/25
INITIALS BM
TENTATIVE MEETING DATES
P&Z PH 9/29/25
BCC/P&Z PH 10/20 or 10/21/25

SPECIAL USE PERMIT APPLICATION - REGULAR - \$1,000.00

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Holding a community Flea market on

the grounds of the American Legion Post 58 @ 10730 South Hwy 41
Dunnellon FL 34432 monthly

Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: B2

Parcel account number(s): 33607-001-00

Property dimensions: Lot depth 2000 Ft / Lot width 2370 Ft Total acreage: 1.69

Directions: located off of S US HWY 41

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. Please print all information, except for the Owner and Applicant/Agent signature.

American Legion
Property Owner name (please print)
10730 South Hwy 41

Mailing Address
Dunnellon FL 34432

City, State, Zip code
352-489-4453

Phone number (include area code)
Florida post 58 @ gmail. com

E-mail address

Signature

Carl E Kester, Jr (CJ)
Applicant or agent name (please print)
10730 South Hwy 41

Mailing Address
Dunnellon FL 34432

City, State, Zip code
352-804-8511

Phone number (include area code)
cjkester1979@gmail.com

E-mail address
[Signature]

Signature

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or denied. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

STAFF/OFFICE USE ONLY			
Project No. <u>2016 01 0002</u>	Code Case No.: <u>980862 MR</u>	Application No.: <u>33130</u>	
Rcvd by: <u>BM</u>	Rcvd Date: <u>7/22/25</u>	FLUM: <u>COM</u>	Zoning Map No.: <u>20</u>
			Rev: 07/1/2019



Wall-Rives Post 58

American Legion

TO: Whom it may concern

From: Executive Board

As Commander of Post 58, Carl E. Kester, Jr has full signing authority for the Post. He was duly elected on June 4, 2025.

Signed

Walter Chessa, 1st Vice Commander, Adjutant

William Robinson, Finance Officer

To Whom it may Concern:

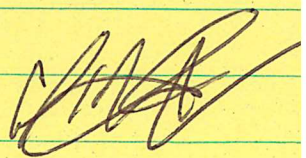
In reference to applying for the special use permit there are some things I would like you to consider. For a veterans organization like ours we strive to bring our community together. We hold a Flea market once a month that brings our community to our post to show them we are here. We want to let our community know that we are here, and we are here to serve our community. When we hold our Flea market we charge a fee of \$20 to set up a station inside and \$15 for an area outside. All money that we get for that goes for our electric, water, and ~~and~~ insurance bills. Any items or money donated to the post through various events go directly to the veterans fund to help veterans in need. We also have a church service that is held on Sunday morning run by our post chaplain. and any donations or food is distributed to veterans or members of our community that are in need. We are also a voters polling station so when elections are held members of our community can come here to vote. ~~We also~~ We also sponsor a cub scout and boy scout troop, along with a girl scout troop. At the end of their fiscal year we give awards to all involved. These are just a few of the many things we have and do for our community. Thank you for your consideration.

Sincerely, Carl E Kester Jr

A3

American Legion

Post 58 Commander



Special Use Permit Finding of Facts

- 1) When heading south from Hwy 40 on Hwy 41, approximately 3-4 miles on the right hand side will be the access road to enter the post property parking lot. The parking lot has two sides. On the South side of the post is handicapped parking spaces. East side of the post has parking with regular parking spaces and 2 handicapped parking. On the north side of the building there is parking spaces on the grass area, and the same on the west side of the post building. From the main access point of the post building, you can access any structure, well pump, and electrical pole without any limited access. Fire, EMT, and police can get to any point and structure on the property without any issues coming in and leaving the property.
- 2) Parking is provided to the post from the access road. Parking is available at any point 360° around the post. On the southside parking lot there is handicapped parking along that side of the structure to include parking on the grass leaving plenty of room for vehicles to enter and leave the property with ease. On the east side of the property there is adequate parking to include 2 handicapped parking spaces with sufficient room to enter and leave the property. On the north side of the post structure there is parking along that side of the post with sufficient space to enter and leave with no issues, and same goes for the west side of the post structure.

(continued)

- 2) Loading areas are set to be used from the front (east side) right side (north), and left side (south) of the building. No matter the time of the day, loading or unloading, or entering or leaving the property does it impede on access entering or leaving the property.

The special use permit we are applying for will not cause issues pertaining to economic, noise, glare or odor effects. When we hold outside events the staff at the post ensure all trash will be removed, and that no issues will incur due to all events held are to bring the community together. The vendors or individuals look after themselves and also help to give back to our post and veterans.

- 3) When it pertains to waste removal, any time an event is held everything is put into heavy duty trash bags. Once that is done, that same day or next day depending on time it is removed and taken straight to the waste and recycling center located at 4232 US-41 Dunnellon, FL 34431. Trash is not at the post no longer than 24 hours. We ensure to keep our post clean and no trash on the premises.

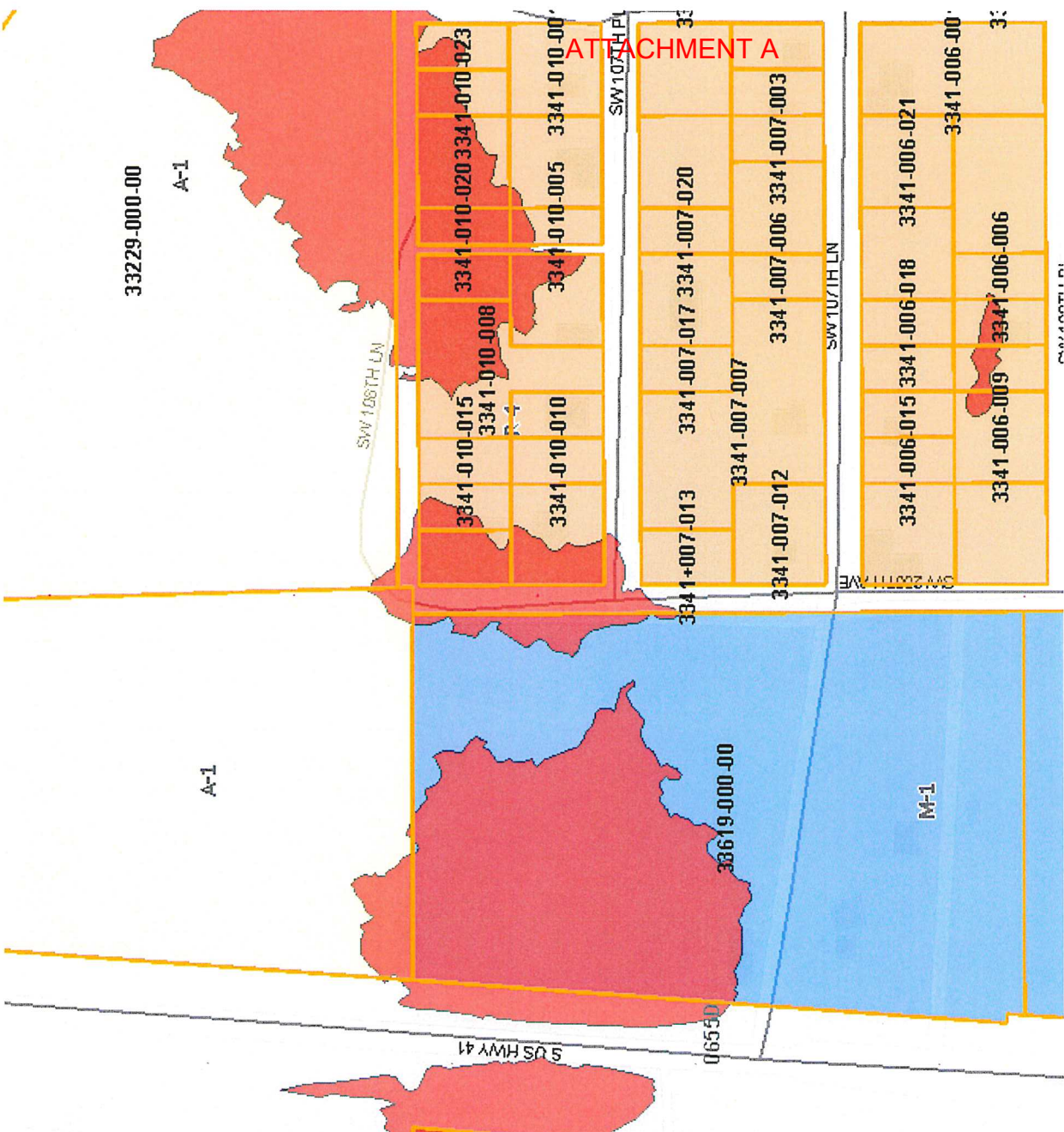
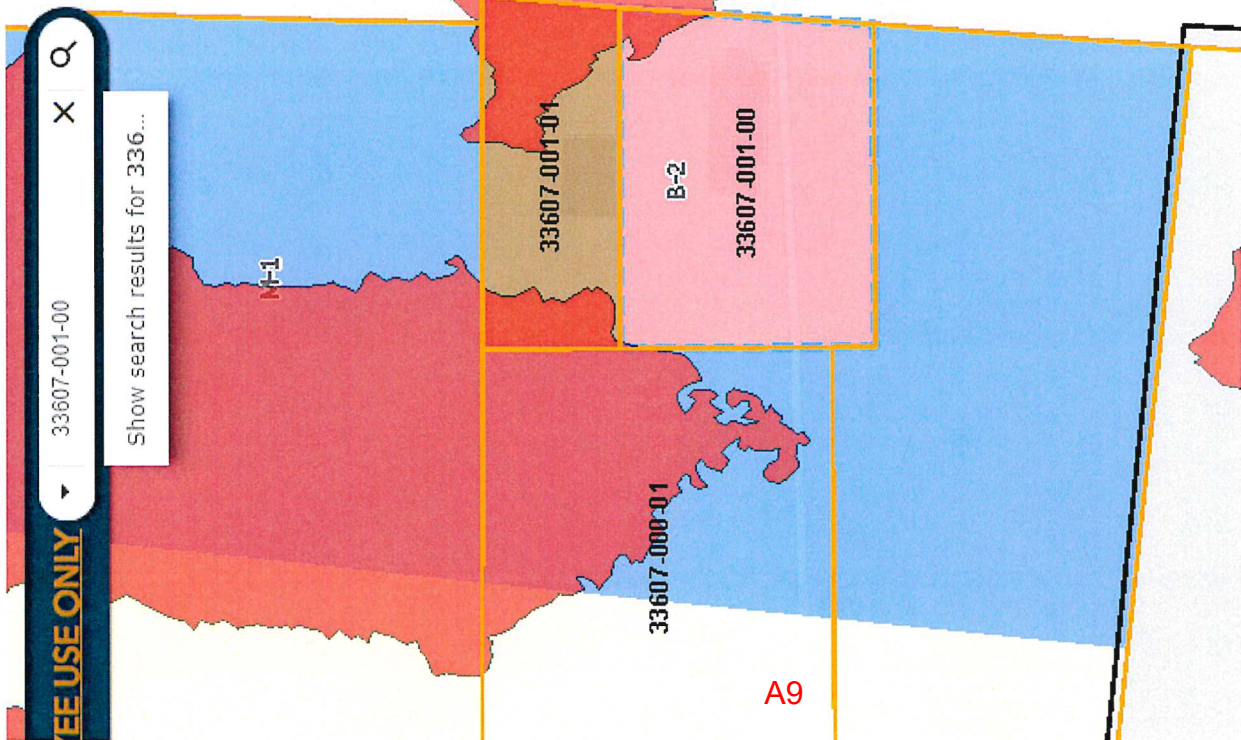
- 4) Utilities are provided to the post by different sources. Water is provided to the post by a well pump located just south of the post on the property. The pump provides water 24/7. Electric is supplied by a power pole through Duke energy. Power Pole is located just south of the post on the property. Sewer goes from

(continued)

- 4) into a septic tank and drainfield to the west of the post on the property. A security system is located in the commander's office. Cameras are located inside and outside of the post giving a 360° view of all locations of the property including in different locations inside of the post with every room and outside areas monitored.
- 5) At the post there is a tree line going from the south of the property running east to west. Then from the west of the property running south to north. On the north side of the property running west to east there are Railroad ties (posts) separating the property running west to east. Then the East side of the property there is a fence running north to south.
- 6) There is a sign on the southeast of the post near the entrance to the property. It is an LED automated sign but does not pose an issue pertaining to traffic traveling North to South or South to North on US-41. There is a light going into the entrance of the post posing no issues.
- 7) As far as the post goes the property will stay as is with no further development. The property as it is meets all setback requirements.
- 8) The properties that are in the surrounding areas to the post will not impinge on any of all areas. In regards to that, the special use permit we are requesting will benefit

(continued)

- 8) areas around the property due to the community seeing the other businesses and bringing other businesses and community members to those properties.
- 9) If there are any special conditions that need to be met for the special use permit we are applying for will be met. We will work together to ensure any and all conditions are met.



A9

ATTACHMENT A

Layout Legend

XXXXXX - Fence

■ - Door

 - Enter

 - Exit

Vendor Setup

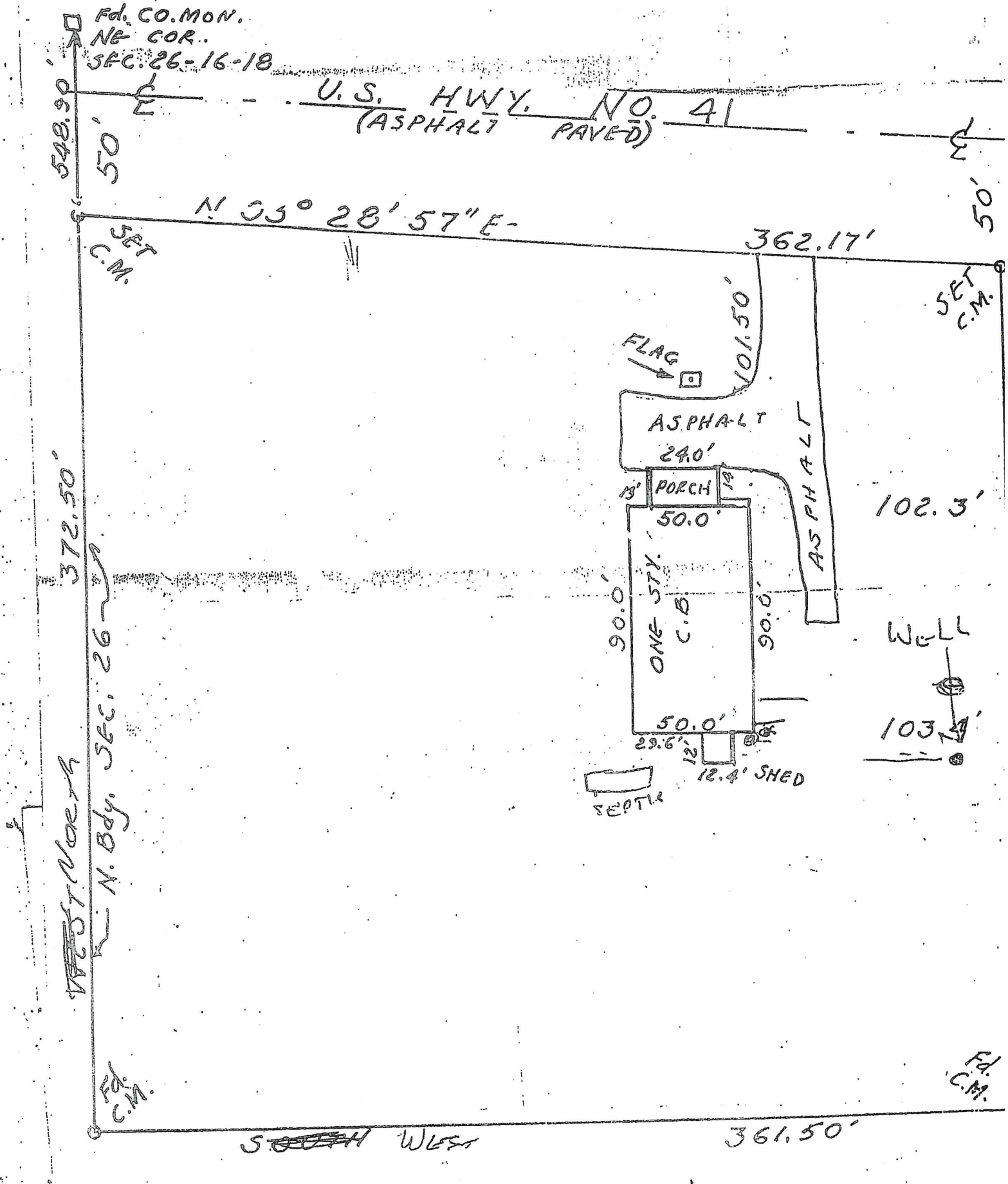
Post Setup For
SUP

Vendor Setup

Burn Pit

Vendor Setup







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

Detail by Entity Name

Florida Not For Profit Corporation
DUNNELLO POST #58, INC.

Filing Information

Document Number	708318
FEI/EIN Number	59-6151015
Date Filed	12/30/1964
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	03/24/2009
Event Effective Date	NONE

Principal Address

10730 S U.S. 41
DUNNELLO, FL 34432

Changed: 03/24/2009

Mailing Address

P.O. BOX 1211
DUNNELLO, FL 34430

Changed: 03/24/2009

Registered Agent Name & Address

DINKINS, LEWIS E
201 N.E. 8TH AVE
OCALA, FL 34470

Address Changed: 03/24/2009

Officer/Director Detail

Name & Address

Title Commander

Pennington, Ruff
21092 Southwest Plantation Street
Dunnellon, FL 34431

Title Chaplain

Haley, Tim
11270 Southwest 110th Avenue
Dunnellon, FL 34432

Title Finance Officer

ROBINSON, BILL
P. O. Box 302
WILLISTON, FL 32696

Title Adjutant

Kester, Carl
4851 SW 186th Ct.
Dunnellon, FL 34432

Title 1st Vice Commander

Chessa, Walt
10621 N. Hatari Dr.
Citrus Springs, FL 34434

Annual Reports

Report Year	Filed Date
2023	03/01/2023
2024	02/10/2024
2025	02/11/2025

Document Images

02/11/2025 -- ANNUAL REPORT	View image in PDF format
02/10/2024 -- ANNUAL REPORT	View image in PDF format
03/01/2023 -- ANNUAL REPORT	View image in PDF format
01/27/2022 -- ANNUAL REPORT	View image in PDF format
08/24/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/04/2021 -- ANNUAL REPORT	View image in PDF format
01/18/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- ANNUAL REPORT	View image in PDF format
01/12/2018 -- ANNUAL REPORT	View image in PDF format
01/08/2017 -- ANNUAL REPORT	View image in PDF format
01/22/2016 -- ANNUAL REPORT	View image in PDF format
02/09/2015 -- ANNUAL REPORT	View image in PDF format
01/07/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
01/06/2012 -- ANNUAL REPORT	View image in PDF format
02/19/2011 -- ANNUAL REPORT	View image in PDF format
02/10/2010 -- ANNUAL REPORT	View image in PDF format

ATTACHMENT A

03/24/2009 -- CORAPREIWP	View image in PDF format
01/19/2006 -- ANNUAL REPORT	View image in PDF format
09/06/2005 -- ANNUAL REPORT	View image in PDF format
02/10/2004 -- ANNUAL REPORT	View image in PDF format
02/06/2003 -- ANNUAL REPORT	View image in PDF format
03/29/2002 -- ANNUAL REPORT	View image in PDF format
02/15/2001 -- ANNUAL REPORT	View image in PDF format
01/19/2000 -- ANNUAL REPORT	View image in PDF format
03/01/1999 -- ANNUAL REPORT	View image in PDF format
05/14/1998 -- ANNUAL REPORT	View image in PDF format
04/10/1997 -- ANNUAL REPORT	View image in PDF format
04/17/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

FORM 1123 FLORIDA Warranty Deed (From a Corp.)

TUTBLANK REGISTERED U.S. PAT. OFFICE
Tuttle Law Print. Publishers, Rutland, VT

10936

*Waller
Dunn*
This Indenture

BOOK 316 PAGE 445

Made this Twenty-Sixth day of May, A. D. 1967.

Between SUN PHOSPHATE CO., INC.

a corporation existing under the laws of the State of Florida
having its principal place of business in the County of and
State of Florida party of the first part, and
DUNNELLO POST # 58, INC., a non-profit Florida corporationof the County of Marion and State of Florida
part of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of ****Ten and No/100**** Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and its successors ~~heirs~~ and assigns forever, all that certain parcel of land lying and being in the County of Marion and State of Florida, more particularly described as follows:

For a point of beginning, begin on the North line of Section 26, Township 16 South, Range 18 East, 548.9 feet Westward from the Northeast corner of Section 26, which is the intersection of U. S. 41 right of way, 50 feet West of center line of said highway. From this point run Westward along the North line of Section 26 a distance of 372.5 feet; thence turn Southward 90° and run a distance of 361.5 feet; thence 90° left and run Eastward a distance of 350.5 feet to the West right of way line of U. S. 41, thence turn left 86° and 32' and run Northward 362.3 feet to the Point of Beginning.

MARION
COUNTYFILED
1967 JUN 19 AM 3:14

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land; and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary the day and year above written.

Attest: *C. Haynes Thompson*

SUN PHOSPHATE CO., INC.

By *C. Haynes Thompson* President.

Signed, Sealed and Delivered in Our Presence:

Bertie B. White
Bessie C. Shaw

BOOK 316 PAGE 446

State of ~~Florida~~ Alabama
County of ~~Marion~~ Montgomery

I Hereby Certify That on this 26th day of May A. D. 1967,
before me personally appeared D. E. THOMPSON, JR. and
C. HAYNES THOMPSON President and Secretary
respectively of SUN PHOSPHATE CO., INC., a corporation
under the laws of the State of Florida, to me known to be the
persons described in and who executed the foregoing conveyance to
DUNNELLO POST # 58, INC., a non-profit Florida corporation,

and severally acknowledged the execution thereof to be their free act and deed as
such officers, for the uses and purposes therein mentioned; and that they affixed
thereto the official seal of said corporation, and the said instrument is the act and
deed of said corporation.

Witness my signature and official seal at Montgomery
in the County of Montgomery and State of Alabama, the day and
year last aforesaid.

My Commission Expires February 15, 1969
My Commission Expires

Gertrude B. Hiteh
Notary Public

Filed and recorded JUN 19 1967 in O. R. Book 316 Page 445
Record Verified. John F. Nicholson, Clerk of Circuit Court, Marion Co. Fla.
By [Signature] D. C.

Montgomery
FROM CORPORATION

TO

Date

ABSTRACT OF DESCRIPTION

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

33607-001-00

[GOOGLE Street View](#)

Prime Key: 795364

[MAP IT+](#)

Current as of 7/22/2025

[Property Information](#)[M.S.T.U.](#)[PC: 77](#)

Acres: 1.69

WALL-RIVES POST NO 58
PO BOX 1211
DUNNELLON FL 34430-1211

[Taxes / Assessments:](#)

Map ID: 20

[Millage:](#) 9002 - UNINCORPORATED

Situs: 10730 S US HWY 41
DUNNELLON

[2024 Certified Value](#)

Land Just Value	\$147,232		
Buildings	\$314,762		
Miscellaneous	\$8,813		
Total Just Value	\$470,807	Impact	
Total Assessed Value	\$454,493	Ex Codes: 12	(\$16,314)
Exemptions	(\$454,493)		
Total Taxable	\$0		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$147,232	\$314,762	\$8,813	\$470,807	\$454,493	\$454,493	\$0
2023	\$110,424	\$327,876	\$8,851	\$447,151	\$413,175	\$413,175	\$0
2022	\$69,935	\$296,792	\$8,887	\$375,614	\$375,614	\$375,614	\$0

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
UNRE/INST	02/2021	70 OTHER	0	U	I	\$100
0316/0445	05/1967	07 WARRANTY	0	U	I	\$100
D227/0001	08/1935	43 R-O-W	0	U	I	\$100

[Property Description](#)

SEC 26 TWP 16 RGE 18
COM NE COR OF SEC WESTWARD 548.9 FT TO INT OF U S 41 ROW 50 FT W OF CENTER LINE OF
SAID HWY FROM THIS POINT RUN WESTWARD ALONG N LINE OF SEC 372.5 FT SOUTHWARD 90 DEG
361.5 FT TH 90 DEG LEFT AND RUN EASTWARD 350.5 FT TO WEST ROW LINE OF U S 41 TH TURN
LEFT 86 DEG AND 32' AND RUN NORTHWARD 362.3 FT TO POB
EXC THE N 125 FT
EXC ANY PT OF THE ABOVE DESC PROPERTY LYING WITHIN 100 FT OF THE CENTER LINE SR 41

A18

ATTACHMENT A

(AS DESC IN DEED BOOK 227 PAGE 1) & MORE FULLY DESC AS FOLLOWS:

COM AT NE COR OF SEC 26 TWP 16 RGE 18 TH N 89-42-55 W 488.94 FT TO CENTERLINE OF SR 45 (US HWY 41) AS SHOWN ON FDOT ROW MAP TH N 89-42-55 W 100.24 FT TO PT ON WLY EXISTING ROW LINE OF SR 45 AS DESC IN DB 227-1 TH S 04-17-09 W 128.11 FT TO SLY LINE OF LANDS DEC IN OR BOOK 3006 PAGE 1160 & POB TH S 04-17-09 W ALG ROW LINE A DIS OF 237.10 FT TO INTERSECTION WITH SLY LINE OF LANDS DESC IN OR BOOK 316 PAGE 445 TH DEPARTING ROW RUN S 89-58-55 E 53.33 FT TO WLY ROW OF SR 45 TH N 04-09-22 E 237.09 FT O AFORESAID SLY LINE OF LANDS DESC IN OR BOOK 3006 PAGE 1160 TH N 89-42-55 W 52.79 FT TO POB.

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

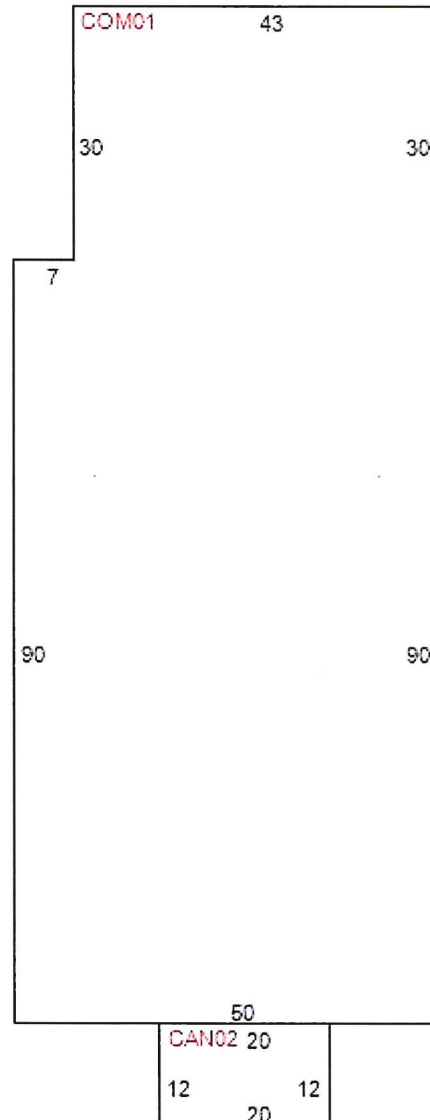
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	7720	.0	.0	B2	73,616.00	SF							
Neighborhood 9958													
Mkt: 2 70													

[Traverse](#)

Building 1 of 1

COM01=U30L43D30L7D90R50U90.D90L13

CAN02=D12L20U12R20.



[Building Characteristics](#)

A19

ATTACHMENT A

Structure 4 - MASONRY NO PILAST
Effective Age 5 - 20-24 YRS
Condition 2
Quality Grade 500 - FAIR
Inspected on 4/28/2025 by 253

Year Built 1973
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 340

Exterior Wall 24 CONC BLK-PAINT66 STONE VEN-BLK

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	11.0	1.00	1982	0	5,790	M77 CLUB/HALL/LODGE	100 %	N	Y
2	10.0	1.00	1982	0	240	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

Elevator Shafts: 0	Apptments: 0	Kitchens: 1	4 Fixture Baths: 2	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 4

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	10,503.00	SF	5	1973	3	0.0	0.0
159 PAV CONCRETE	320.00	SF	20	2000	3	0.0	0.0
116 FENCE VINYL	144.00	LF	99	2000	3	0.0	0.0
105 FENCE CHAIN LK	23.00	LF	20	2000	3	0.0	0.0
159 PAV CONCRETE	160.00	SF	20	2019	3	20.0	8.0

Appraiser Notes

WALL RIVES AMERICAN LEGION POST NO 58
ADU NOT ASSESSED.

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2019011711	2/5/2019	2/5/2019	SLAB FOR CANNON 8 X 19 8 THICK W/WIRE MESH 4000 PSI
2016021641	6/1/2016	-	BLDG ADDITION
MA56063	10/1/1992	-	CBAS
MA32916	4/1/1990	-	INTERIOR REMDL OF RM
MA28009	11/1/1989	-	ADU



ATTACHMENT A

**Marion County
Board of County Commissioners**

Growth Services - Code Enforcement

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-671-8900
Fax: 352-671-8903

Case No.: 980852-MB

WALL-RIVES POST NO 58
PO BOX 1211
DUNNELLON, FL 34430

May 13, 2025

WALL-RIVES POST NO 58
DUNNELLON POST #58, INC
LEWIS E DINKINS REG. AGT.
201 N.E. 8TH AVE
OCALA, FL 34470

PARCEL #: 33607-001-00

NOTICE OF VIOLATION

On May 2, 2025, at 8:28 a.m., an inspection was made of your property located at **10730 S US HWY 41 DUNNELLON**, in Marion County. This inspection revealed a violation of the **Marion County Land Development Code, Article 4**. Specifically noted: outdoor sales in an improper zone.

➤ **Marion County Land Development Code, Article 4, Division 2, Section 4.2.18, Commercial Zoning Classifications.** Cease outdoor sales in an improper zone until you have an approved special use permit from the Marion County Zoning Division.

This property will be re-inspected after **June 12, 2025**, and hopefully, this matter will be cleared at that time. Please contact me to discuss the matter and/or to request a re-inspection. Failure to clear a violation will result in the issuance of a citation or a notice to appear before the Marion County Code Enforcement Board, which could result in a lien against any real or personal property owned by you. In the event a fine is levied against you by the Code Enforcement Board, a collection agency fee and administrative costs will also be added to the total payoff amount and the lien will be reported to credit bureaus.

Respectfully,

M. Bennett

Code Enforcement Officer
352-671-8911



ATTACHMENT A
American Legion Post 58, Dunnellon Florida
"Veterans Helping Veterans"



THE AMERICAN LEGION

CHRISTMAS IN A SHOEBOX

GIVE TODAY TO HELP VETERANS & THEIR FAMILIES DURING THE HOLIDAY!

DROPOFF LOCATIONS:
Bank of America
Carmichael's Restaurant
Circus Grill
Comfort Suites
Dunnellon Chamber
Larue's Ice Cream
Purple Sage Cafe
Ye Olde Pub & Pizza Pub

Veterans Helping Veterans

Four Pillars of the American Legion

★ Veterans' Affairs and Rehabilitation ★ National Security ★ Americanism ★ Children and Youth



ATTACHMENT A
American Legion Post 58, Dunnellon Florida
“Veterans Helping Veterans”

Post 58 provides services that make the difference:

- ★ Representing, at no cost, veterans and their families seeking VA disability and medical benefits.
- ★ Participating in job fairs and other career events for veterans and their families.
- ★ Providing comfort items for hospitalized military personnel recovering from wounds and illnesses.
- ★ Supporting and helping homeless veterans.
- ★ Spending countless volunteer hours at VA medical facilities.
- ★ Supporting veterans suffering from post-traumatic stress disorder and traumatic brain injury.
- ★ Assisting during natural disasters, providing food, relief items and other needs to displaced citizens.
- ★ Providing financial assistance to needy military and veteran families.
- ★ Awarding grants to organizations that provide support for children in need.
- ★ Mentoring youth through American Legion Boys State and Boys Nation, as well as local and state American Legion Oratorical Contests.
- ★ Running youth programs including American Legion baseball teams, Junior ROTC and Junior Law Cadet programs.
- ★ Providing citizenship and naturalization education and support for legal immigrants seeking to become American citizens.
- ★ Serving as the nation's foremost authority on U.S. flag respect, procedures and code.
- ★ Educating school children on such topics as flag respect, military service, history and patriotism.
- ★ Participating in patriotic observances and events.
- ★ Demanding a full accounting and repatriation, when possible, of all U.S. Military personnel listed as prisoners of war or missing in action.
- ★ Handling honor guard services and memorial tributes for fallen military personnel and veterans from individual funerals to memorial dedications.



Four Pillars of the American Legion

★ Veterans' Affairs and Rehabilitation ★ National Security ★ Americanism ★ Children and Youth



ATTACHMENT A



Wall-Rives American Legion Post 58, Dunnellon, Florida

The American Legion is a non-profit group of "Veterans helping Veterans".

Post 58 is a member of the Dunnellon Chamber of Commerce and business association.

We provide Honor Guard memorial funeral services for all veterans.

Our Honor Guard also provides ceremonies at City Hall, and for the Chamber of Commerce and community events.

Post 58 assists and supports the Vietnam Traveling Wall.

Our Post provides financial assistance and essential supplies for hurricane and flood relief.

We provide donations from our Veteran's Fund for the Fisher House, Ritz Veterans House, Vets Helping Vets in Ocala, Wreaths Across America and the Villages Honor Flight program.

We give clothing and assistance to needy veterans passing through Dunnellon and homeless veterans in homeless shelters.

Post 58 provides grave markers at local cemeteries and puts out American flags on Veteran's Day and Memorial Day.

We have a group of volunteers who regularly visit veterans in local nursing homes and assisted living facilities.

Monthly, Post 58 visits and provides coffee and donuts to veterans at the Malcom Randall VA Medical Center in Gainesville.

We provide BINGO for the public every Thursday at our Post. Bingo begins at 6 pm.

Post 58 leases out our hall for civic and community functions.

We provide volunteers for Chamber of Commerce and community events.

Our Post, along with local civic and church groups, provides free holiday meals on Thanksgiving and Christmas which are open to the public.

We collect, wrap and distribute donated items to the Shoebox for Veterans program.

We support and give medals and certificates for Patriotism/Americanism to local schools.

Post 58, working with local high schools, evaluates and selects candidates for Boys and Girls State in Tallahassee.

Socially, we have an annual Christmas party for all Post members and their families. We also have a Post luncheon every 3rd Wednesday of the month.



ATTACHMENT B



ATTACHMENT B



Development Review Comments Letter

9/5/2025 4:25:37 PM

AMERICAN LEGION POST 58 DUNNELLON ZO SUP #33130

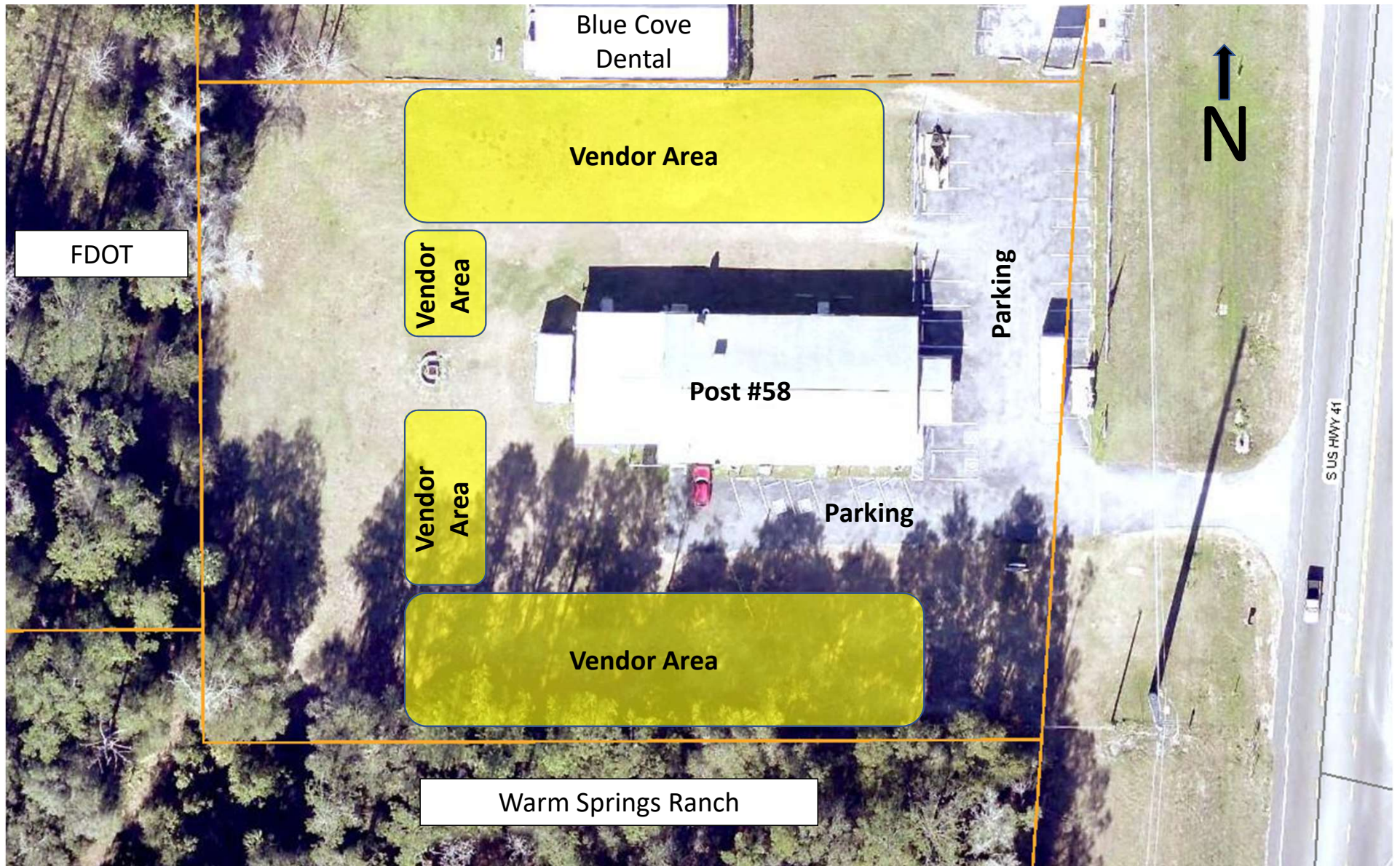
ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Special Use Permit	N/A	INFO	911	
2	Special Use Permit	N/A	INFO	DOH	
3	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of having a flee market. Parcel # 33607-001-00 is currently zoned B-2 and is 1.69 acres in size. There is a County Flood Prone Area on this site. Per the MCPA, this site currently has 17,013 SF of impervious coverage. This site will be subject to a Major Site Plan or waiver when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN	
4	Special Use Permit	8/8/25 - No traffic concerns noted for existing zoning.	INFO	ENGTRF	
5	Special Use Permit	No issue with Fire. Note: vendors are not to be permitted to setup inside of the American Post building	INFO	FRMSH	
6	Special Use Permit	no comments	INFO	LSCAPE	
7	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
8	Special Use Permit	APPROVED - Parcel 33607-001-00 is located within the Marion County Utility Service Area but is outside of connection distance. There is no Marion County Utilities water or sewer infrastructure in the immediate area. MCU has no comment on the Special Use Permit, as the request will have no impact on utilities. The parcel is located outside the Primary Springs	INFO	UTIL	

ATTACHMENT C

		Protection Zone and outside the Urban Growth Boundary.			
9	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	ZONE	

Current Project - Comments Letter.rdl rev. 02

1 of 1



Code Case Detail Report

CDPR4204 - Code Case Detail Report

CASE NBR: 980852**AO NBR:** 671829OLD CASE NBRSTATUS: OPENINSPECTOR: BENNETT, MAUREENCASE TYPE: LAND DEVELOPMENTFOLIO NBR: 33607-001-00**AO INFORMATION**OPEN DATE 3/29/2025OPEN_USER CE344RH2COMPL NAME CEM HOUGHCOMPL_PHONE 352-671-8916COMPL ADDRESS 2710 SILVER SPRINGS BLVDCOMPL FAX**CASE INFORMATION**ADDR NBR: 109011LOCATION: 10730 S US HWY 41, DUNNELLONOPEN DATE: 03/31/2025DISPOSITION NOTICE OF VIOLATIONCLOSE DATE:DISP BY:DISP DATE:DIRECTIONS:

40W TO DUNNELLON T/L ON 41 T/L HEAD SOUTH 4 MI POST #58 ON RIGHT;
 2ND DIR: 40 TO 41 GO SOUTH TO JOB
 1ST BUILDING ON LEFT PAST WAL MART AMERICAN LEGION POST

CATEGORY: CE - ZONE VIOLATION - OTHERPRIORITY: 0LAST VISIT ID: 662262 ZIP: 344301211HEARING DATE:CONTACT?:DESCRIPTION:PHYSICAL FILE ID:

OUTSIDE SALES IN B-2 ZONING. 1-2 TENTS SET UP IN THE MORNINGS M-F SELLING MISC TOOLS,
 PLANTS, ETC. OPERATING A FLEA MARKET ON WEEKENDS, CHARGING PEOPLE \$10.

CONTACT INFORMATION:

CARL DJ KESTER

PHONE: 352-804-8511 FAX:**TENANT INFORMATION:**

WALL-RIVES POST NO 58

PHONE: FAX:**OWNER INFORMATION:**

WALL-RIVES POST NO 58

PO BOX 1211

DUNNELLON, FL 34430

PHONE: FAX:

WALL-RIVES POST NO 58

DUNNELLON POST #58, INC

LEWIS E DINKINS REG. AGT.

201 N.E. 8TH AVE

OCALA, FL 34470

COMPLAINANT INFORMATION:NAME/ADDRESS:

CEM HOUGH

2710 SILVER SPRINGS BLVD

PHONE:

352-671-8916

FAX:**ACTION ORDER NOTES:**

S. US Hwy 41 just north of the city limits, west side of the hwy.

VISITS:



Marion County
**Board of County Commissioners Planning
and Zoning**
Agenda Item

File No.: 2025-20863

Agenda Date: 10/20/2025

Agenda No.: 1.2.2.

SUBJECT:

251002SU - Meyer Welch Group, LLC, Special Use Permit to Allow for a Four-Thousand and Five Hundred (4,500) Square Foot Commercial Small Bay Warehouse, in a Community Business (B-2) Zone, 0.73 Acre Parcel, Parcel Account Number 8002-0054-01, No Address Assigned

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Menadier Engineering, LLC., on behalf of property owner, Myer Welch Group, LLC., has filed an application for a Special Use Permit (SUP) to allow a 4,500 square foot small bay storage warehouse on a 0.73-acre parcel, located approximately 0.2 miles south from the intersection of Marion Oaks Ln and Marion Oaks Blvd, in Community Business (B-2), pursuant to the provisions of Land Development Code (LDC) Division 2.8 - Special Use Permit and LDC Section 4.2.18 - Community Business (B-2) zoning classification. The subject property is situated outside the Urban Growth Boundary and Farmland Preservation Area and is located within the County's Secondary Springs Protection Overlay Zone.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Staff recommends denial. Planning and Zoning Commission recommends approval with conditions.



**Marion County
Board of County Commissioners**

Growth Services

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

**PLANNING & ZONING SECTION
STAFF REPORT**

Hearing Dates	P&Z: 09/29/2025	BCC: 10/20/2025
Case Number:	251002SU	
CDP-AR:	33048	
Type of Case:	Special Use Permit: a 4,500 sq. ft. small bay storage warehouse	
Owner	Myer Welch Group LLC	
Applicant	Menadier Engineering, LLC	
Street Address	No Address Assigned; Approx. ±0.2 miles south from the intersection of Marion Oaks Ln & Marion Oaks Blvd	
Parcel Number	8002-0054-01	
Property Size	±0.73-acre	
Future Land Use	Commercial (COM)	
Zoning Classification	Community Business (B-2)	
Overlay Zone/Scenic Area	Secondary Springs Protection Zone	
Staff Recommendation	Denial	
P&ZC Recommendation	Approval w/ Conditions (4-0)	
Project Planner	Erik Kramer	
Related Case(s)	None	

I. ITEM SUMMARY

Myer Welch Group LLC, owner of the subject property, and Myer Development LLC, applicant, filed an application for a Special Use Permit (SUP) to allow a 4,500 sq. ft. commercial small bay warehouse on a ± 0.73 -acre property zoned for Community Business (B-2). According to the cover letter (Attachment A, page A-4), the proposed warehouse is intended to serve service-oriented businesses—such as landscaping, plumbing, or mobile repair companies—that require secure storage for equipment, including trailers, tools, and machinery. These businesses are expected to access the site primarily at the beginning and end of the workday to load and unload equipment. The use is described as low-traffic and low-impact, with no retail activity proposed.

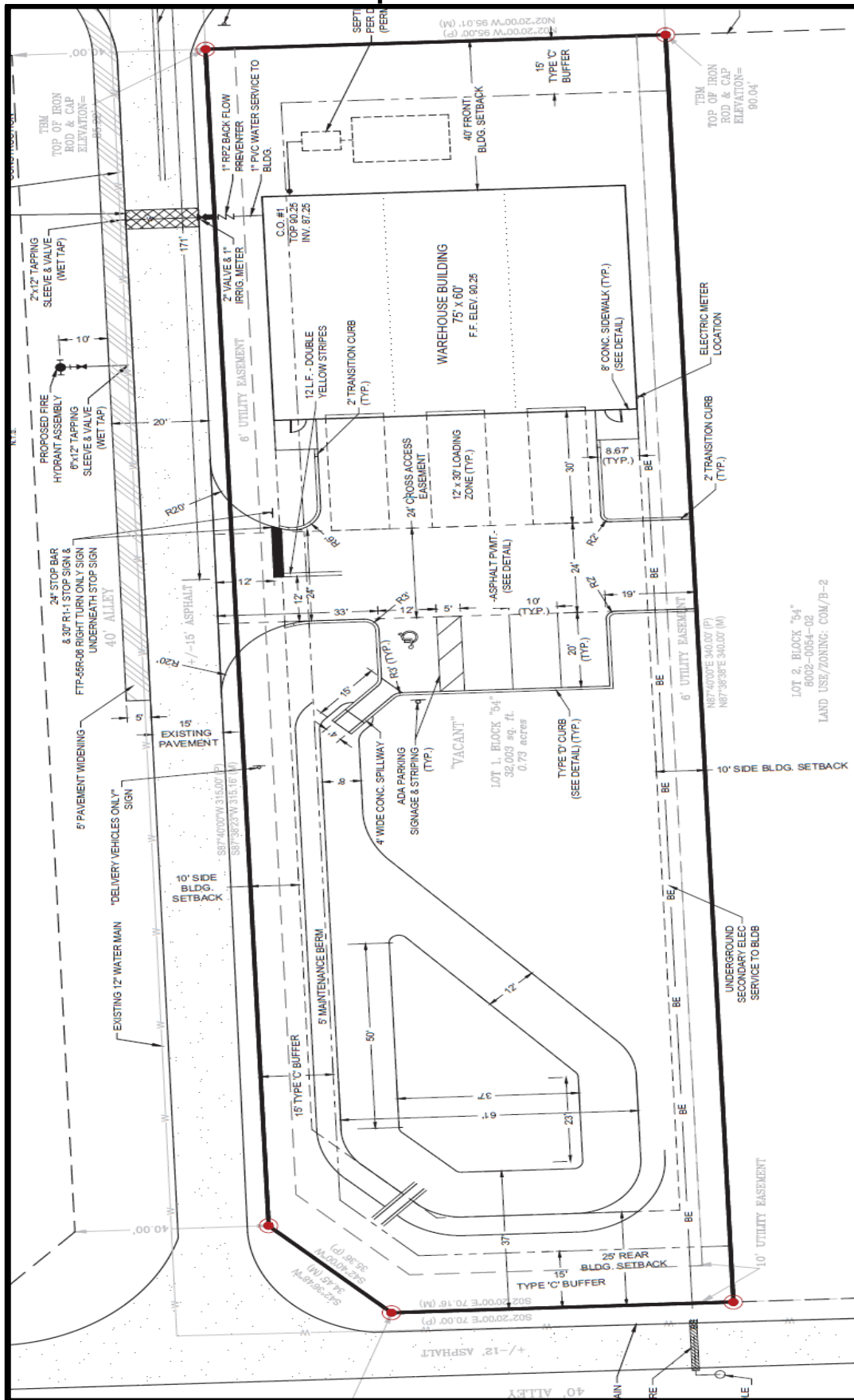
Figure 1 is an aerial photograph that shows the general location of the subject property and Figure 2 illustrates the proposed concept plan. The Parcel Identification Number is 8002-0054-01, and no street address has been assigned yet. The property is located within the Urban Area and the Secondary Springs Protection Zone. The legal descriptions are included in Attachment A.

Staff recommend **DENIAL** due to inconsistency with the Comprehensive Plan and concerns about compatibility. Should the Planning & Zoning Commission or Board of County Commissioners consider approval, staff ~~provides 10 recommended~~ recommends conditions to address compatibility concerns. On 9/29/25, the Planning & Zoning Commission recommended to approve with staff's recommended conditions (4-0). Following the Planning & Zoning hearing, staff has since revised parts of the analysis and conditions throughout this staff report, as indicated by red strikethroughs (remove text) and underlines (add text).

Figure 1
Aerial Photograph of Subject Property



Figure 2
Conceptual Site Plan



II. STAFF SUMMARY RECOMMENDATION

Staff recommend **DENIAL** due to the analysis provided within this staff report. If approved, staff recommends the conditions specified in Section VII.B. of this Staff Report to address compliance with the requirements in Land Development Code (LDC) Sections 2.8.2.D and 2.8.3.B.

III. NOTICE OF PUBLIC HEARING

Consistent with LDC Section 2.7.3.C, notice of public hearing was mailed to all property owners (13 property owners) within 300 feet of the subject property on September 12th, 2025. Consistent with LDC Section 2.7.3.B, public notice was posted on the subject property on September 12th, 2025, where site photos were also collected (Attachment C) and, consistent with LDC Section 2.7.3.E, due public notice was published in the Ocala Star-Banner on September 15th, 2024. As of the date of the initial distribution of this staff report for BCC, ~~no two (2) letters of support or~~ opposition have been received. One (1) additional citizen established opposition during the Planning & Zoning hearing on 9/29/25. Evidence of the above-described public notices is on file with Growth Services and is incorporated herein by reference.

IV. BACKGROUND/CHARACTER OF THE AREA

- A. *Existing site conditions.* The subject property is an undeveloped, heavily vegetated commercial lot in the Marion Oaks Unit 2 subdivision (see Figure 1). The site is bordered by three (3) County-maintained streets – unnamed Alley roads to the west and north, and Marion Oaks Blvd to the east. To the south is a vacant, illegally cleared commercial lot. The surrounding area consists primarily of similar Commercial future land use and B-2 zoning properties, many of which are vacant. Key community facilities – including the Marion Oaks Community Center, Library, and Sherriff's office – are ±0.15 miles northwest. A mix of developed and undeveloped residential lots is present in the area, along with several nearby greenbelt tracts.
- B. *Zoning district map.* Figure 4 shows that the subject property is classified as Community Business (B-2), as are all commercially zoned properties in the surrounding area. Across the street, to the east of the subject property, there are several parcels zoned for Residential Planned Unit Development collectively entitled for up to 321 dwelling units. Figure 5 shows zoning in the nearby region.
- C. *FLUMS designation.* Figure 6 is the Future Land Use Map Series (FLUMS), which shows the subject property is designated for Commercial future land use, between 0 to 8 dwelling units per acre and 0 to 1 floor area ratio of building square footage. The subject property is part of a strip designated for future commercial uses and surrounded by land designated for public uses, preservation uses, high-density residential uses, and medium density residential uses. Figure 7 shows the FLUMS in the nearby region.

Figure 3

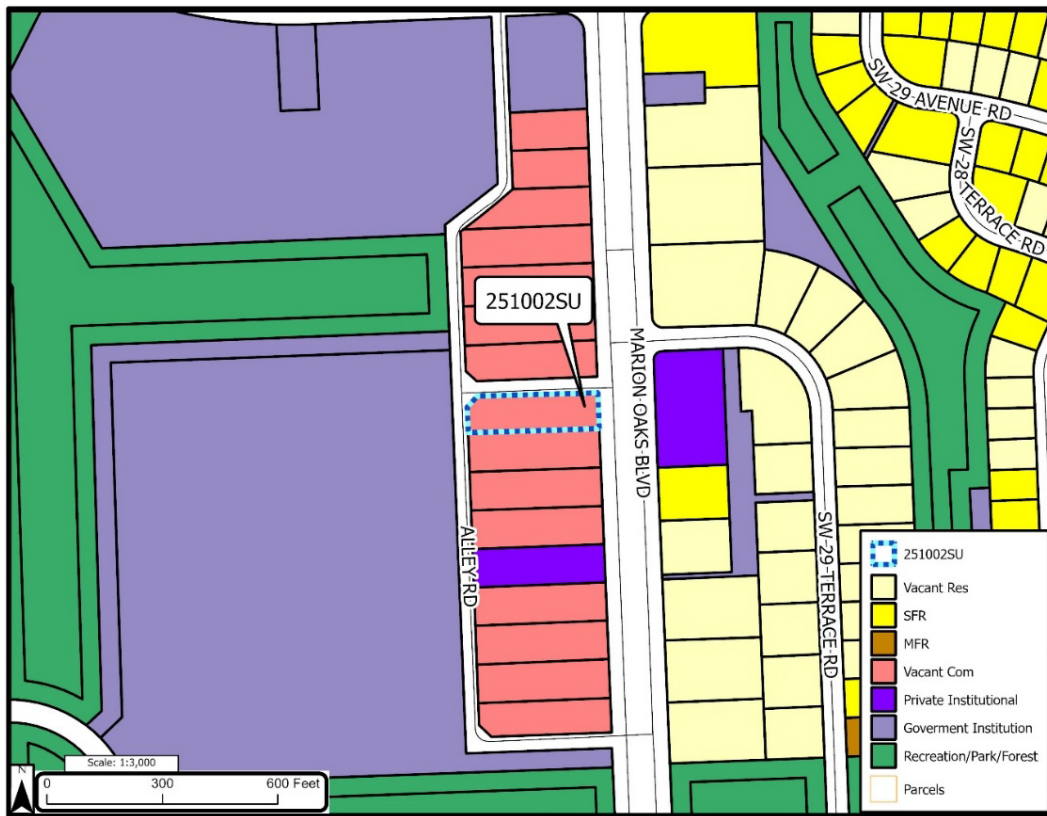


Figure 4

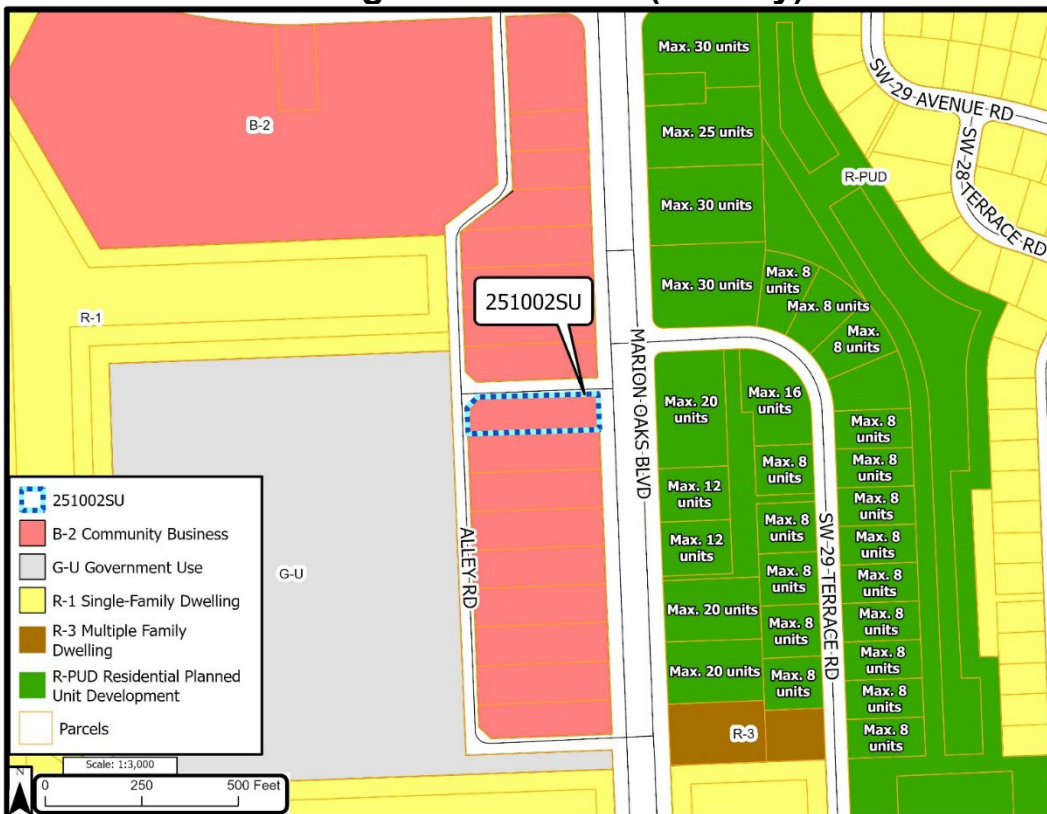


Figure 5
Zoning Classification (Regional)

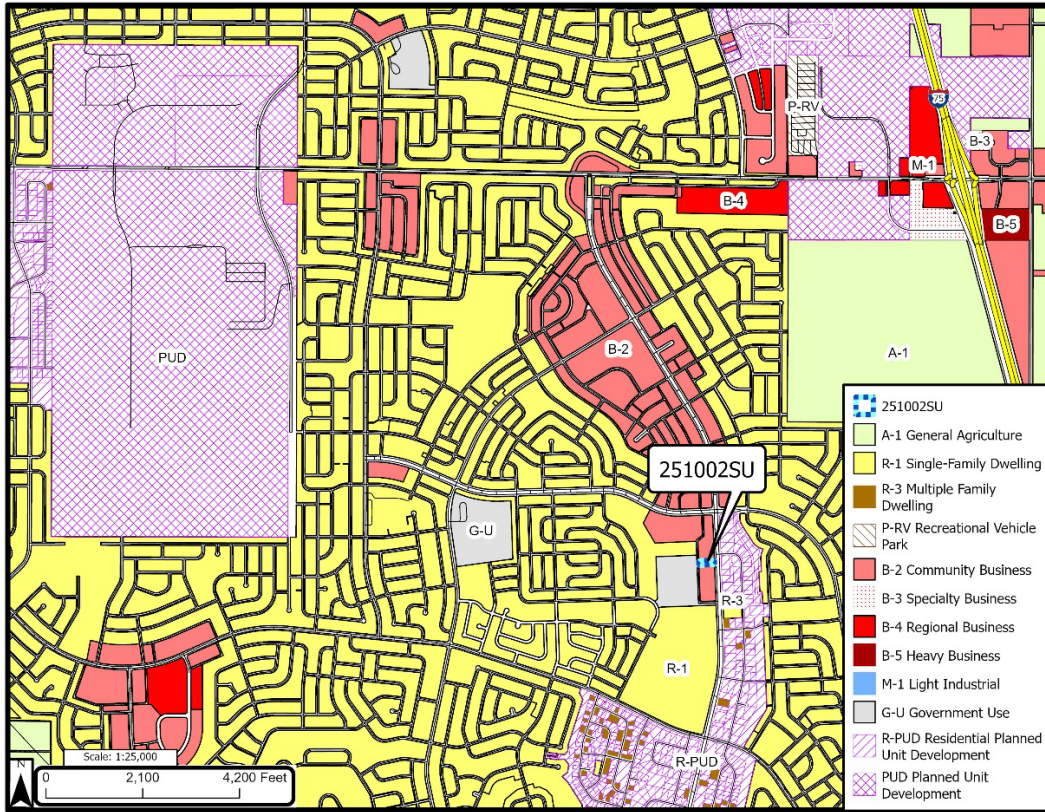
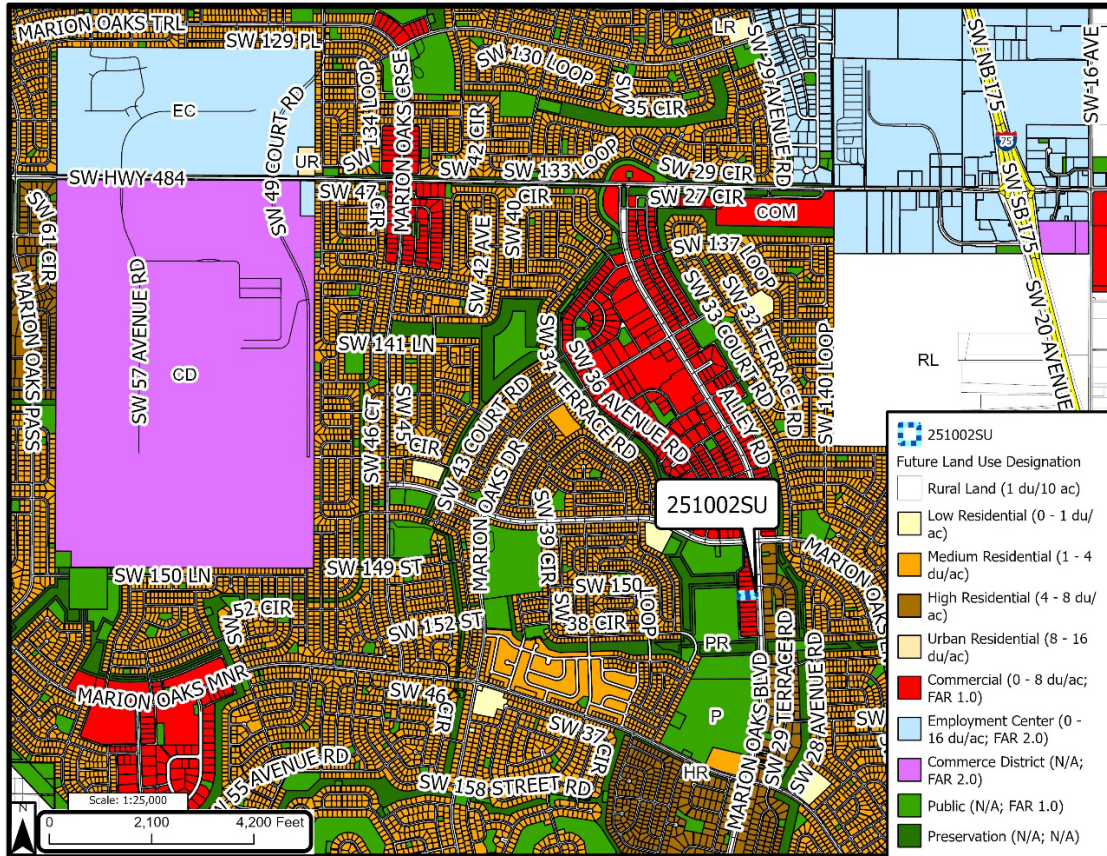


Figure 6
FLUMS Designation (Vicinity)



**Figure 7
FLUMS Designation (Regional)**



V. ANALYSIS

LDC Section 2.8.2.D provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding the SUP addresses nine (9) specific requirements. LDC Section 2.8.3.B requires staff to analyze the request's consistency with the Comprehensive Plan. Staff's analysis of compliance with these ten (10) requirements are addressed below.

A. Consistency with the Comprehensive Plan.

1. *FLUE Policy 2.1.5: Permitted & Special Uses* – “The county shall identify permitted and special uses for each land use designation and zoning classification, as further defined in the Comprehensive Plan, Zoning, and LDC.”

Analysis: The applicant is requesting a Special Use Permit to develop a 4,500-square-foot commercial small bay warehouse development (see Attachment A.1, page A.1-1).

The subject property is zoned B-2. According to LDC Section 4.2.18, ~~“storage warehouses” are permitted with a valid special use permit in B-2.~~

“storage, mini-warehouses” are allowed by-right in B-2; while “storage warehouses” require a special use permit in B-2.

The LDC defines a mini-warehouse use, or a self-storage facility, as:

“a building, or group of buildings, consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods or contractors supplies.”

Mini-warehouse operations typically offer a variety of storage unit sizes and generate minimal daily trip activity.

While the LDC does not provide a definition for storage warehouses, a storage warehouse generally offers larger, open spaces designed for bulk storage or distribution. They often include features like loading docks, roll-up doors, and access for commercial vehicles. Unlike self-storage, they are not divided into small rental units and are typically used by one or a few business tenants.

In this case, the applicant proposes to provide storage space for equipment, tools, materials, and job supplies—primarily for commercial tenants who would access the space at the start and end of their workdays. The design includes large loading zones and roll-up doors, rather than small units for businesses to store and access documents or inventory as needed, as would be more typical of a mini-warehouse use.

Therefore, the proposed use aligns more closely with a storage warehouse than with a mini-warehouse or self-storage facility. As such, the applicant has filed the appropriate application to request a storage warehouse on a property zoned for B-2 uses.

Based on these findings, the request is **consistent** with FLUE Policy 2.1.5.

2. *FLUE Goal 1: Purpose of the Future Land Use Element* – “To protect the unique assets, character, and quality of life in the County through the implementation and maintenance of land use policies and a Land Development Code (LDC) that accomplish the following:
- a. Promote the conservation and preservation of natural and cultural resources [N/A];
 - b. Support and protect agricultural uses [N/A];
 - c. *Protect and enhance residential neighborhoods while allowing for mixed use development within the county* [**Inconsistent**];
 - d. *Strengthen and diversify the economic base of the County* [**Consistent**];
 - e. *Promote development patterns that encourage an efficient mix and distribution of uses to meet the needs of the residents throughout the county* [**Inconsistent**];

- f. *Ensure adequate services and facilities to timely serve new and existing development* [**May or may not be consistent**]; and
- g. Protect and enhance the public health, safety, and welfare [N/A].
- h. *Protect private property rights* [**May or may not be consistent**].”

Analysis:

This request is consistent with one Future Land Use Element (FLUE) goal. According to the applicant, the proposed warehouse would support service-oriented businesses—such as landscaping, plumbing, or mobile repair companies—that require secure storage for equipment like trailers, tools, and machinery. By providing affordable and accessible storage space, this use could serve as a launching point for start-ups and small businesses. In this regard, the proposed use would contribute to strengthening and diversifying the County’s economic base, aligning with **Goal 1(d)**.

This request conflicts with two FLUE goals. The subject property is zoned B-2, which is intended to serve as a shopping and limited services hub for multiple neighborhoods, a community, or a sizable land area. The proposed storage warehouse is located near other B-2 properties, the Marion Oaks Community Center, the Marion Oaks Library, several R-PUD parcels entitled for over 300 dwelling units, and multiple greenbelt tracts, which the County is conducting a feasibility study on to see how Marion Oaks’ greenbelt tracts could be adapted for an active recreation trail system.

A storage warehouse would not encourage nor facilitate interaction between these quasi-public spaces, high-density residential developments, and contemplated recreational amenities in the greenbelt. Future B-2 development along Marion Oaks Blvd is intended to create a shopping and service destination that enhances the quality of life and property values for Marion Oaks residents.

A storage warehouse at this location would not contribute to such a destination where residents can conveniently fulfill their shopping, retail, and personal service needs in a compact area. Consequently, residents of Marion Oaks and future occupants of the nearby R-PUD housing would likely neither engage with nor benefit from a storage warehouse, thereby undermining **Goal 1(c)**, which seeks to protect and enhance neighborhoods.

Storage warehouse uses are by right permitted uses in B-5 zoning. The McGinley South PUD, located along CR 484 and within 3 miles of the subject property, entitles land for B-5 uses. The McGinley Commerce Park South PUD (McGinley South) is within the same general service area for the businesses that the applicant intends to serve with this warehouse and has direct access to an arterial road (CR 484); thus, it presents a more suitable location for such a use. Although, as described by the applicant,

the proposed storage warehouse use corresponds more closely to a specialized mini-storage warehouse rather than distribution warehouses that exist and are being built in McGinley South. See Attachment E (page E-4) for a list of McGinley South authorized uses and development standards.

Alternatively, there are locations near McGinley South PUD where a SUP is more appropriate due to denser concentrations of property entitled to commercial uses. McGinley North entitles its commercial areas for B-1, B-2, and B4, but allows more intense B-5 uses with a SUP. Alternatively, other B-2 zoned parcels in Marion Oaks—particularly those clustered near CR 484 and surrounded by other B-2 properties—would be more appropriate candidates for a SUP, due to their location near CR 484 and contextual land use compatibility surrounded by other commercial zoning districts. The McGinley North and South PUDS and the B-2 zoning districts within Marion Oaks near CR 484 are shown in Figures 5 and 7. See Attachment E (page E-4) for authorized uses in McGinley South and Attachment F (page F-4) for authorized uses in McGinley North.

As such, this request is inconsistent with **Goal 1(e)**, which seeks to encourage efficient development patterns, as there are nearby properties that are suitably zoned for by-right storage warehouse uses or would be more suitable candidate storage warehouse SUP in a PUD entitled to B-4 zoning uses and regular in B-2, both of which allow SUPs for the requested use.

The request **may or may not be consistent with two** additional FLUE goals. Regarding **Goal 1(h)** (protection of private property rights), the property is already entitled to develop any use permitted by right in the B-2 or B-1 zoning districts, so approving or denying the request does not diminish the land owner's private property rights to use or develop the land in compliance with B-2 zoning and other LDC regulations.

With respect to **Goal 1(f)** (ensuring adequate services and facilities), central water and sewer services are found in the vicinity, but only a water connection is currently accessible and would be required at the time of development unless another site to the south brings central sewer into connection distance prior to site plan approval for the subject property. Ideally, adjacent development to the south would occur first to bring sewer infrastructure within reach before the subject property develops; however, the site is eligible for development by providing on-site septic disposal. The project would also make use of existing roadway facilities, although certain transportation improvements may be required during the development review process (refer to Attachment B for traffic engineering comments).

Based on these findings, the request is **overall inconsistent** with FLUE Goal 1.

3. *FLUE Policy 2.1.22: Commercial (COM)* – “This land use designation is intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas; and allows for mixed residential development as a primary use or commercial uses with or without residential uses. The density range shall be up to eight (8) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 1.0, as further defined in the LDC. This land use designation is allowed in the Urban Area and allows for campgrounds and recreational vehicle parks (RVP).”

Analysis:

The subject property is zoned B-2, which allows B-1 and B-2 uses. B-1 and B-2 zoning districts are consistent with the Commercial future land use designation and are compatible with residential uses when providing appropriate buffers. These districts support the intent of the Commercial FLUMS designation, which encourages a mix of retail, office, and community business uses that can be integrated with residential development.

Storage warehouses are permitted by right in B-5 zoning. B-5 uses are generally not appropriate within the Commercial designation. The Commerce District is the most appropriate future land use designation for B-5 uses.

The County’s LDC allows storage warehouses in B-2 or B-4 zoning districts with a BCC-approved SUP. The SUP process is necessary to evaluate and mitigate potential impacts on the surrounding uses and compatibility with the area’s character. A storage warehouse as a SUP would be more suitably located within B-4 districts rather than B-2 districts.

B-4 districts correspond with the Employment Center future land use designation, which also allows for several other dense and intense uses. B-2 districts that correspond with the less intense Commercial future land use designation. In the vicinity, B-4 uses are permitted in McGinley North, which is specifically planned for light-industrial, commercial, office, and residential mixed-use development. However, B-5 uses—including storage warehouses—are best suited for properties with a Commerce District designation such as McGinley South, which is specifically planned for more intense commercial and industrial uses.

Based on these findings, the request is **inconsistent** with FLUE Policy 2.1.22.

- B. *Provision for **ingress and egress** to property and proposed structures thereon with reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

Analysis: The applicant proposes one driveway for vehicular ingress and egress on the alley street off Marion Oaks Blvd. The County's traffic engineers raised concerns about ingress and egress from the alley road in its current condition, but would prefer access from the alley road instead of Marion Oaks Blvd. Furthermore, the County traffic engineers expressed a need for cross access at this location.

Regarding pedestrian access, no sidewalks are denoted on the provided site plan. The County's LDC requires sidewalks along major local roads, collectors, and arterial roads. Marion Oaks Blvd is a major local road, but the Office of County Engineer intends to designate it as a collector in the future. In any case, a sidewalk is warranted but may be eligible for a request to pay a fee in lieu of construction. If approved, the County's Development Review Committee will review the merits of the request during the site planning process.

As such, if the SUP is approved, staff recommend the following conditions:

- *Access shall come from the alley located along the northern property line. The alley shall be widened and paved for minimum of ten feet past the driveway. The widening and paving shall meet the design standards for a 'Local Subdivision' street as specified in the Land Development Code.*
- *A 24' wide paved public cross access easement shall be provided parallel to Marion Oaks Blvd from the northern property line to the southern property line and incorporating the driveway.*

- C. *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.*

Analysis: The submitted site plan shows three (3) regular and one (1) ADA accessible off-street parking spaces, which comply with LDC parking requirements. The site plan also shows three (3) 12' x 30' loading zones with direct access to the proposed warehouse bays, located internally to the site and west of the proposed warehouse building. The proposed use is a storage warehouse, which provides indoor storage space. Outdoor storage is not permitted by right in B-2 zoning, except for specific sale/rental/display activities, which this request does not align with. No outdoor storage is proposed at this time, but staff proposes a condition to formally restrict such activity if this request is approved.

As such, if the SUP is approved, staff recommend the following conditions:

- *The loading zones shall be used for loading and unloading only. ~~No outdoor storage shall be permitted in the loading zones or any other part of the site.~~ Outdoor storage is prohibited on-site.*

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

Analysis: The Applicant states that a dumpster is not necessary for the proposed use. Instead, refuse would be consolidated into a refuse container/bin and stored in front of the building (fronting the parking lot). On trash collection day, the bin would be moved to the curb. If a dumpster pad is elected at a future date, the design and screening will be required to comply with the LDC.

As such, staff does not recommend any conditions.

- E. *Provision for **utilities**, with reference to locations, availability, and compatibility.*

Analysis: Per Marion County Utilities, as of 8/29/25, any development on the subject property would be required to connect to central water; however, central sewer is not available within the required connection distance. Marion County Utilities reserves the right to provide comments during the Development Review process.

As such, staff recommend the following conditions:

- *Central water and sewer utility connection requirements shall be reviewed and finalized by Marion County Utilities during the Development Review process.*

- F. *Provision for **screening and buffering** of dissimilar uses and of adjacent properties where necessary.*

Analysis: The applicant proposes 15' C-Type buffers along the east, north, and west property lines, and no buffer along the south property line. These buffers are consistent with LDC requirements. However, the warehouse building is shown to protrude into the C-Type buffer along the northern property line. LDC Sec. 6.8.6 states that buildings and structures are not permitted within the buffer area. If approved, the location of the warehouse building will need to be shifted out of the buffer area. This is required by the LDC and does not need to be a condition of approval. Deviation from the LDC would require a waiver. Waivers to buffers must go before the BCC for a final decision, therefore, a condition addressing this buffer issue may be added to this SUP, should the BCC consider approval with conditions.

Regarding screening, all commercial activities in the B-2 zoning classification must take place indoors. The applicant did not indicate a desire to provide outdoor storage in the written findings of fact or on the site plan. Should this SUP request be approved, staff will provide conditions that prohibit outdoor storage; therefore, no screening conditions for outdoor storage are warranted.

As such, if the SUP is approved, staff recommend the following conditions:

- *The building shall be situated to screen public views of the loading areas from Marion Oaks Blvd.*

G. *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.*

Analysis: The applicant states there is no intent to provide a sign. Any signs that the applicant provides during the development review and permitting processes will be required to comply with the LDC.

A photometric plan has not been provided at this time, but the applicant states that “around the perimeter of the property, sound, and light, during operating hours will have minimum influence on neighboring parcels.” The applicant did not provide a statement regarding lighting during evening hours. Any lighting that the applicant provides during the development review process will be required to comply with the LDC.

As such, staff does not recommend any conditions.

H. *Provision for **required yards and other green space**.*

Analysis: The provided site plan shows sufficient open space and meets setback requirements, however, as discussed in Section V.F. of this report, the warehouse building may not encroach into any of the required buffer areas. Conditions are provided in Section V.F. to address this issue.

As such, staff does not recommend any conditions.

I. *Provision for general **compatibility** with adjacent properties and other properties in the surrounding area.*

Analysis: Compatibility is defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Figure 3 shows the existing uses on the surrounding properties. There are several vacant commercial lots to the north and south, the old County sewer plant site—now serving as a lift station with rapid infiltration basins for effluent disposal—to the west. To the north are government/community uses, including a Sheriff’s office, library, and Marion Oaks Community Center. Vacant multi-family residential lots lie to the immediate east, with single-family residential homes further east. Additionally, there are two churches and several preserved forest/greenbelt tracts.

Many properties in the surrounding area are currently vacant, so the neighborhood character is still in early formation. The commercial area is zoned to provide for day-to-day retail and commercial needs for nearby residents, while multi-family

residential is zoned to the directly to the east across Marion Oaks Blvd. Thus, future urban form and compatibility with surrounding development are important considerations.

The application proposes a 4,500 sq. ft. storage warehouse for businesses to store their equipment and supplies. Staff asked the applicant for examples of the intended use. The applicant provided a sample project resembling the proposed building (Attachment D), located at 1934 NE 20th Street, Ocala, 34470. The example is a blank, unmarked structure within an industrial park context with industrial uses directly to the north and east, and railroad tracks to the south.

This proposed use is a commercial use that is best suited for Commerce Districts, which host heavy business and industrial uses. Alternatively, as a low impact traffic generator, it may be appropriate as a SUP within mixed-use Employment Centers or Commercial areas that are internal to, and surrounded by, other commercial uses.

A storage warehouse resembling the sample project—particularly one lacking signage, architectural features, or a street-facing entrance—would not support the intended character of this location ~~without consideration for building and site design~~. If placed on the subject property, such a structure would fail to engage with its primary frontage along Marion Oaks Blvd, creating a sterile streetscape and detracting from the development of an attractive, cohesive community with a strong sense of place.

Moreover, if the small bay warehouse is approved but later ceases to operate as a storage facility, repurposing the building for another use permitted by right under B-2 zoning ~~would likely~~ may require substantial private investment. In contrast, a building initially designed for a restaurant, office, personal service (e.g., a barber shop), or similar business would offer greater flexibility for future reuse. Such uses are more in line with the intent of B-2 zoning and are generally easier to adapt to changing market conditions.

If the Planning and Zoning Commission and Board of County Commissioners consider approving this request, staff would recommend architectural design conditions to mitigate the lackluster sense of place typically associated with warehouse uses. Architectural and building design features can help address concerns related to land use compatibility and future reuse. For example, incorporating an inviting façade can contribute to a welcoming commercial streetscape that attracts both businesses and customers, and providing windows could promote re-use opportunities for office, art-creator space, and other similar uses. Additionally, flexible interior layouts—such as open floor plans, modular partitions, or accessible utility connections—could enhance the building's adaptability for a variety of future uses in a shifting economic landscape.

~~Furthermore~~, Staff have concerns about the types of materials and uses that could be associated with the proposed storage facility. Particularly, HVAC, plumbing, electrical, and other similar contractor/trade services could not only store materials at the site but also perform work within the warehouse. Custom workshops engaged in fabrication, assembly, maintenance, or repair—such as HVAC or

plumbing operations—are only permitted by right in B-5 zoning. Custom work could generate noise and dust that disrupts neighboring uses. Therefore, if approved, the warehouse must only be used for indoor storage of materials, no custom work, such as fabrication, assembly, maintenance, or repair should be allowed on-site.

Staff also has concerns that contractor or trade service users may access the storage warehouse during early morning or late evening hours to load materials before jobs or unload equipment after work. These activities could produce noise that may be heard in the nearby R-PUD residential area. Additionally, a representative from the Marion Oaks Community Congregation United Church (parcel 8003-0320-01) expressed concerns specifically about operations during Friday through Sunday.

Staff notes however that the distance between the proposed storage warehouse and existing church and R-PUD zoned area. The church is located approximately 240 feet from the proposed warehouse site and is separated by a vegetative buffer along Marion Oaks Blvd. Further noise mitigation will be provided by the required 15-foot Type C landscape buffer along the Marion Oaks Blvd frontage, and the loading zones which will be located behind the warehouse building to screen activity from Marion Oaks Blvd. These design features are intended to reduce visual and sound impacts on adjacent properties.

Overall, staff find that the proposed use, in the absence of thoughtful building design and restrictions on storage activity, would undermine the intended future character of the area. As such, staff recommend denial; however, if approved, staff recommend the following conditions to address compatibility concerns:

- *This SUP runs with the property owner (Myer Welch Group LLC) and not with the subject property. Any sale of the property, or change of ownership, will void this SUP, and any new owner seeking to use the property as a storage warehouse, or other use not permitted by right in B-2, will need to apply for a new SUP.*
- *The warehouse shall be designed to create visual appeal on all sides of the building and the sense of an active business facing east, towards Marion Oaks Blvd. Architectural design elements are required as follows:*
 - *All sides: Façades must not exceed 15 horizontal feet without providing at least two of the following elements, in addition to any side-specific requirements.*
 - *A window.*
 - *An offset, reveal, band, cornice, or similar element with a minimum depth of six inches. Architectural treatments on the façade must be continued around the sides of the building visible from a street.*
 - *Complementary changes in façade surface materials or texture.*
 - *East, facing Marion Oaks Blvd:*
 - *At least one door that opens to the public street. Should a sidewalk along Marion Oaks Blvd be required at the Development Review stage, a footpath – at least 5 feet wide – is required to connect the door to the sidewalk.*

- *At a minimum, 30% of the building's frontage shall consist of windows. The required windows shall be located ~~within the lower half of the wall~~ between 2 and 10 feet above finished grade.*
 - *Architectural elevations showing compliance with this SUP shall be provided during the Development Review and building permitting processes.*
 - *The storage warehouse use is limited to storing materials, equipment, and goods. Custom work – including but not limited to fabrication, assembly, maintenance, or repair – is not permitted on-site.*
- J. *Provision for meeting any **special requirements** required by the site analysis for the particular use involved.*

Analysis: The applicant has not provided intent to provide security fencing; however, staff has concerns about ensuring an inviting commercial atmosphere that would integrate well with adjacent development to the south of the subject site and the surrounding streetscapes. If approved, staff recommends conditions to prohibit security features that differentiate this use/site from others and that provide a “fortress” or “prison” feel. Additionally, such security features, if installed, could interfere with the functionality of the required cross access running north-south as required by staff's recommended conditions.

As such, staff recommend the following conditions:

- *Chain-link, wire fencing, or security fencing shall not be used on the site.*
- *Any violation of these conditions may serve as grounds for the revocation of this Special Use Permit (SUP), as initiated by the Growth Services Director. In addition, the SUP may be subject to revocation under the following circumstances:*
 - *There are unresolved violations of the Land Development Code, the County Code of Ordinances, and/or the conditions of this SUP.*
 - *Property owners within 300 feet of the subject property have submitted complaints to Growth Services or other relevant departments regarding activities conducted under this SUP.*

Based on the above findings, staff conclude that the requested SUP is inconsistent with FLUE Goal 1 and Policy 2.1.22, and is incompatible with the character of the surrounding area. Therefore, staff recommend **DENIAL**. However, if the Board of County Commissioners disagrees with this recommendation, staff have provided conditions in Section VII: Staff Recommendation to address the ten (10) findings of fact. If the Board of County Commissioners considers approving this SUP request, staff recommends that these conditions be imposed to mitigate potential impacts on surrounding properties.

VI. ALTERNATIVE RECOMMENDATIONS

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make

a recommendation to the Board of County Commissioners to **APPROVE WITH CONDITIONS** the special use permit amendment.

- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, amend the findings and conclusions contained herein so as to support the approval of the Ordinance with amended conditions and make a recommendation to the Board of County Commissioners to adopt a proposed Ordinance to **APPROVE WITH AMENDED CONDITIONS** the special use permit.
- C. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation on the proposed Ordinance, and make a recommendation to the Board of County Commissioners to **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VII. STAFF RECOMMENDATION

- A. Staff recommends the Planning and Zoning Commission enter into the record the Staff Report and all other competent substantial evidence presented at the hearing and make a recommendation to the Board of County Commissioners to recommend **DENIAL** of the special use permit.
- B. In the event that the Commission disagrees with staff recommendation, to address compliance with LDC Sections 2.8.2.D and 2.8.3.B, staff recommend that the following conditions are imposed:
 - 1. *Access shall come from the alley located along the northern property line. The alley shall be widened and paved for minimum of ten feet past the driveway. The widening and paving shall meet the design standards for a 'Local Subdivision' street as specified in the Land Development Code.*
 - 2. *A 24' wide paved public cross access easement shall be provided parallel to Marion Oaks Blvd from the northern property line to the southern property line and incorporating the driveway.*
 - 3. *The loading zones shall be used for loading and unloading only. Outdoor storage is prohibited on-site.*
 - 4. *Central water and sewer utility connection requirements shall be reviewed and finalized by Marion County Utilities during the Development Review process.*
 - 5. *The building shall be situated to screen public views of the loading areas from Marion Oaks Blvd.*
 - 6. *This SUP runs with the property owner (Myer Welch Group LLC) and not with the subject property. Any sale of the property, or change of ownership, will void this SUP, and any new owner seeking to use the property as a storage warehouse, or other use not permitted by right in B-2, will need to apply for a new SUP.*
 - 7. *The warehouse shall be designed to create visual appeal on all sides of the building and the sense of an active business facing east, towards Marion Oaks Blvd. Architectural design elements are required as follows:*

- a. *All sides: Façades must not exceed 15 horizontal feet without providing at least two of the following elements, in addition to any side-specific requirements.*
 - i. *A window.*
 - ii. *An offset, reveal, band, cornice, or similar element with a minimum depth of six inches. Architectural treatments on the façade must be continued around the sides of the building visible from a street.*
 - iii. *Complementary changes in façade surface materials or texture.*
 - b. *East, facing Marion Oaks Blvd:*
 - i. *At least one door that opens to the public street. Should a sidewalk along Marion Oaks Blvd be required at the Development Review stage, a footpath – at least 5 feet wide – is required to connect the door to the sidewalk.*
 - ii. *At a minimum, 30% of the building's frontage shall consist of windows. The required windows shall be located between 2 and 10 feet above finished grade.*
8. *Architectural elevations showing compliance with this SUP shall be provided during the Development Review and building permitting processes.*
 9. *The storage warehouse use is limited to storing materials, equipment, and goods. Custom work – including but not limited to fabrication, assembly, maintenance, or repair – is not permitted on-site.*
 10. *Chain-link, wire fencing, or security fencing shall not be used on the site.*
 11. *Any violation of these conditions may serve as grounds for the revocation of this Special Use Permit (SUP), as initiated by the Growth Services Director. In addition, the SUP may be subject to revocation under the following circumstances:*
 - a. *There are unresolved violations of the Land Development Code, the County Code of Ordinances, and/or the conditions of this SUP.*
 - b. *Property owners within 300 feet of the subject property have submitted complaints to Growth Services or other relevant departments regarding activities conducted under this SUP.*

VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION

Approval with conditions.

IX. BOARD OF COUNTY COMMISSIONERS' ACTION

TBD

X. LIST OF ATTACHMENTS

- A.1 SUP Application
- A.2 Application Addendum
- B. DRC Comments
- C. Site and Surrounding Area Photos

- D. Example Storage Warehouse Photos
- E. McGinley South PUD Resolution
- F. McGinley North PUD Approval Letter
- G. Architectural Renderings, Received 09/25/25
- H. Architectural Renderings, Received 10/09/25



**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

STAFF/OFFICE USE ONLY	
Case No.:	7/16/2025
AR No.:	EM
PA:	
TENTATIVE MEETING DATES	9/29/25
P&Z PH	10/20 or 10/21/2025
BCC/P&Z PH	

☐ 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: A 4,500 S.F COMMERCIAL SMALL BAY WAREHOUSE DEVELOPMENT.

Property/Site Address: ADDRESS T.B.D. MARION OAKS, FL

Property Dimensions: Front: 95.0 Depth: 340.0

Total Acreage: 0.73

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

Parcel Zoning: B-2

Parcel Account Number(s): 8002-0054-01

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.**

MYER WELCH GROUP LLC

MYER DEVELOPMENT LLC

Property Owner Name (please print)

Applicant or Agent Name (please print)

1312 SE SANCHEZ AVE

1312 SE Sanchez Ave.

Mailing Address

Mailing Address

OCALA, FL 34471

Ocala, FL 34471

City, State, Zip Code

City, State, Zip Code

(352) 812-9953

(352) 812-9953

Phone Number (include area code)

Phone Number (include area code)

myerwelchgroup@gmail.com

Myerdevelopment@gmail.com

E-Mail Address (include complete address)

E-Mail Address (include complete address)

Jacob Myer

Jacob Myer

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.: 2025 07 0018	Code Case No.:	Application No.: 33048	
Rcvd by: EM	Rcvd Date: 7/9/25	FLUM: Com	AR No.: 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.



Menadier Engineering, LLC (386) 347-5133
13800 Tech City Circle Bldg D Suite 302 www.menadier.com
Alachua, FL 32616

June 12, 2025

Marion County Growth Services
2710 E. Silver Springs Blvd.
Ocala, FL 34470

**RE: Myer Welch Group Commercial
Special Use Permit Application – Finding of Facts**

Planning Staff,

The following information is being provided to support our request for a Special Use Permit (SUP) for a commercial warehouse. The site is off Marion Oaks Blvd (parcel 8002-0054-01). Please consider the following Findings of Facts concerning our request:

1. Ingress/Egress – Access to the site will be through one proposed driveway on an alley off Marion Oaks Blvd. There are no structures, landscaping, or other appurtenances that would obstruct the view for passenger vehicles. There are no sidewalks within the right-of-way of the beforementioned alley, therefore pedestrian safety will remain as-is, as part of this request. The Conceptual Site Plan included with SUP shows paved access and defined parking and circulation measures.
2. Parking/Loading – Off-street parking will be in front of the warehouse building and includes the required ADA parking spaces. These spaces are paved and delineated in accordance with regulatory standards. Three (3) loading areas will be available at the front of the facility.
3. Refuse and Service Area - Refuse collection will be managed via curbside pickup, consistent with local solid waste practices. Refuse containers will be stored within the designated service area at the front of the building and placed curbside only on scheduled collection days. This approach minimizes visual impact and maintains cleanliness on-site, aligning with community standards. No dumpster enclosure is proposed or required for this operation.
4. Utilities – The proposed facility will be served by Marion County water. For sewer, this project will be served by an individual septic tank and drainfields.
5. Buffers – The north, east, and west boundaries landscape buffers will be 15' Type C buffers. The south side of the property does not require a landscape buffer because the adjacent property is zoned similarly. Around the perimeter of the property, sound, and light, during operating hours will have minimum influence on neighboring parcels. The hours of operation are planned for Monday-Saturday 8am – 5pm.
6. Signage – No plan for any signage.
7. Green Space – There is ample green space proposed for this development. The perimeter landscape buffers, and interior open spaces make up approximately 58.3% of the total site. This site will meet all green space requirements under the current Land Development Code.

Myer Welch Group Commercial
Findings of Facts
June 12, 2025

8. Compatibility – The subject property is zoned B2 and is located on a section of Marion Oaks Blvd just south of a commercial area with similar uses. There are multiple commercial developments located within a one-mile radius of the site. On Marion Oaks Blvd, between the proposed site and Marion Oaks Dr, there is an Advance Auto Parts, Dollar General, and Walgreens. From north to south along Marion Oaks, within the proximity of the proposed development, there are many complimentary businesses. There are two religious institutions directly east of the proposed development, separated by Marion Oaks Blvd. The only parcel abutting the proposed development is currently vacant and is owned by a warehouse LLC. Based on the surrounding uses and development patterns in the area, we feel the proposed Special Use Permit is compatible.
9. Lighting - We will submit a photometric plan in accordance with the Marion County Land Development Code.
10. Provisions – Yes, we are willing to meet special conditions necessary to get this permit.

Based on the information provided above, we respectfully request approval of this SUP application. If you have any questions, please call me.

Sincerely,
MENADIER ENGINEERING



William A. Menadier, P. E.
Principal Engineer





Menadier Engineering, LLC (386) 347-5133
13800 Tech City Circle Bldg D Suite 302 www.menadier.com
Alachua, FL 32616

July 9, 2025

Marion County Growth Services
2710 E. Silver Springs Blvd.
Ocala, FL 34470

**RE: Myer Welch Group Commercial
Special Use Permit Application – Cover Letter**

Planning Staff,

This letter is being provided to support our request for a Special Use Permit (SUP) for a commercial warehouse. The site is off Marion Oaks Blvd (parcel 8002-0054-01). Please consider the following concerning our request:

The 4,500 SF commercial warehouse is envisioned to be used by service-oriented businesses, such as landscaping, plumbing, or mobile repair companies, that need a secure space to store equipment such as trailers, tools, and machinery. These businesses will typically access the site at the start and end of the workday to pick up and drop off equipment. It is intended to be a low-traffic and low-impact use, with no retail component.

With regards to the loading zones, this refers to “loading areas” as defined in the Land Development Code of Marion County Sec. 6.11.7 – Loading Areas, which states: “The arrangement of truck loading and unloading facilities for commercial development.” The proposed loading zones will not block or impact the flow of traffic on any adjacent street during the process of loading and unloading.

Based on the information provided above, we respectfully request approval of this SUP application. If you have any questions, please call me.

Sincerely,
MENADIER ENGINEERING

A handwritten signature in black ink, appearing to read 'W. Menadier', is written over a horizontal line.

William A. Menadier, P. E.
Principal Engineer

A MARION COUNTY MAJOR SITE PLAN

FOR

MYER WELCH GROUP COMMERCIAL

PREPARED FOR:
MYER WELCH GROUP, LLC

TRAFFIC STATEMENT:

PROPOSED DEVELOPMENT:

PER 1,000 S.F. GFA

WEIGHTED AVERAGE

FITTED CURVE EQ 1-1.58 IN + 25.29

TRIP DISTRIBUTION 57% ENTER 59% EXIT

ENTERING 23 VPH

EXITING 3 VPH

A.M. PEAK HOUR DEMAND

FITTED CURVE EQ 1-1.58 IN + 25.29

TRIP DISTRIBUTION 77% ENTER 59% EXIT

ENTERING 19 VPH

EXITING 3 VPH

P.M. PEAK HOUR DEMAND

FITTED CURVE EQ 1-1.58 IN + 25.29

TRIP DISTRIBUTION 57% ENTER 59% EXIT

ENTERING 19 VPH

EXITING 3 VPH

PROPOSED WATER AND SEWER DEMANDS

SANITARY SEWER DEMAND

1.14 MGPD

WATER DEMAND

1.14 MGPD

IRIGATION DEMAND - SEE SHEET 1002

WATERHOUSE BUILDING

NUMBER OF EMPLOYEES 14

15 GPD PER EMPLOYEE 4 EMPLOYEES 60 GPD

1.14 MGPD 140 GPD

PROPOSED IMPROVEMENTS

PARCEL AREA 31,799 S.F. (0.73 ACRES)

EXISTING IMPERVIOUS AREA

CONCRETE

PROPOSED IMPERVIOUS AREA

BUILDING

CONCRETE

TOTAL

PROPOSED WATER RETENTION AREA 400 S.F. (0.91%)

TOTAL OPEN SPACE PROVIDED 14,541 S.F. (45.7%)

WATER RETENTION AREA NOT INCLUDED IN OPEN SPACE

STORMWATER WATERSHED DATA

CONTRIBUTING AREA

ON-SITE

EXISTING IMPERVIOUS AREA

PROPOSED IMPERVIOUS AREA

BUILDING

CONCRETE

TOTAL

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BUILDING

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TOTAL OPEN SPACE PROVIDED 14,541 S.F. (45.7%)

WATER RETENTION AREA NOT INCLUDED IN OPEN SPACE

STORMWATER WATERSHED DATA

CONTRIBUTING AREA

ON-SITE

EXISTING IMPERVIOUS AREA

PROPOSED IMPERVIOUS AREA

BUILDING

MAINTENANCE PRACTICE AND SCHEDULE INSTRUCTIONS

MAINTENANCE RESPONSIBILITIES

THIS PROJECT HAS BEEN DESIGNED TO PROVIDE SUFFICIENT REMOVAL OF

STORMWATER FROM THE PROJECT SITE AREA. THE RETENTION BASIN WAS

DESIGNED TO STORE STORMWATER FOR A MINIMUM OF 24 HOURS TO

ALLOW FOR SEDIMENTATION OF SOLIDS. THE FOLLOWING RECOMMENDATIONS ARE

SUGGESTED:

1. ASPHALT PAVEMENT

A. MAINTENANCE OF ASPHALT PAVEMENT SHALL BE MONITORED TO ASSURE NO

POTHOLES, ETC. OCCUR BEHIND THE CURBING.

B. MAINTENANCE OF ASPHALT PAVEMENT SHALL BE MONITORED TO ASSURE NO

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C. MAINTENANCE OF ASPHALT PAVEMENT SHALL BE MONITORED TO ASSURE NO

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GENERAL NOTES:

1. ALL AREAS DISTURBED BY CONSTRUCTION OF THIS PROJECT WHICH ARE NOT

RESTORED TO ORIGINAL CONDITION SHALL BE RESTORED TO ORIGINAL

CONDITION OR BETTER. THE RESTORATION SHALL BE COMPLETED WITHIN

THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION. THE FOLLOWING

RECOMMENDATIONS ARE SUGGESTED:

1. ALL CONCRETE SHALL BE 3000 P.S.I. - 28 DAY STRENGTH UNLESS OTHERWISE

NOTED.

2. TO PREVENT EROSION DURING CONSTRUCTION, SLOPE PROTECTION SHALL BE

MAINTAINED UNTIL THE COMPLETION OF ALL SITE CONSTRUCTION.

3. ALL STIRRING SHALL BE 6" WIDE TRAFFIC PAVEMENT UNLESS OTHERWISE

INDICATED. APPLIED WITH DOUBLE COAT A MINIMUM OF 3/4" HOURS APART IN

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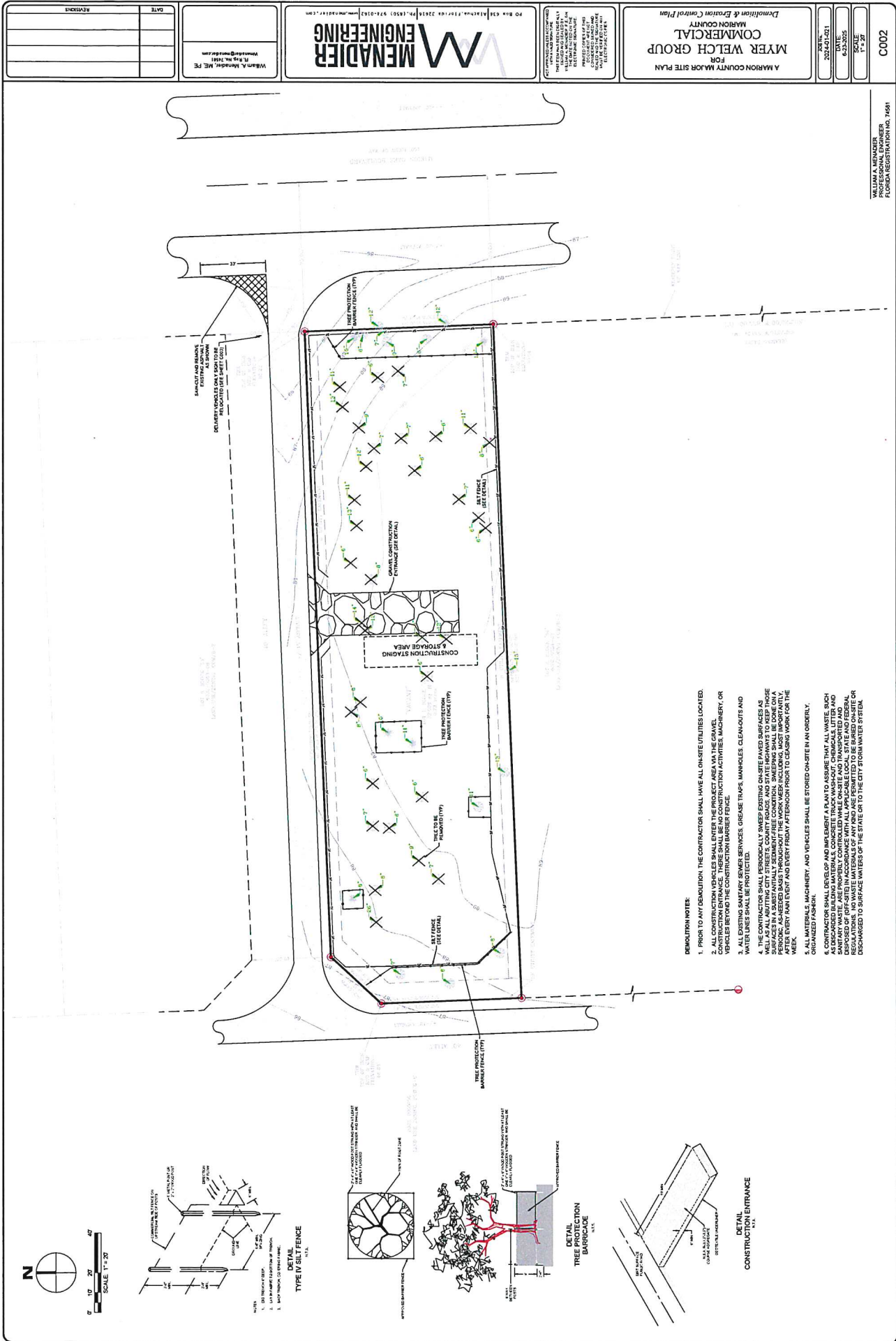
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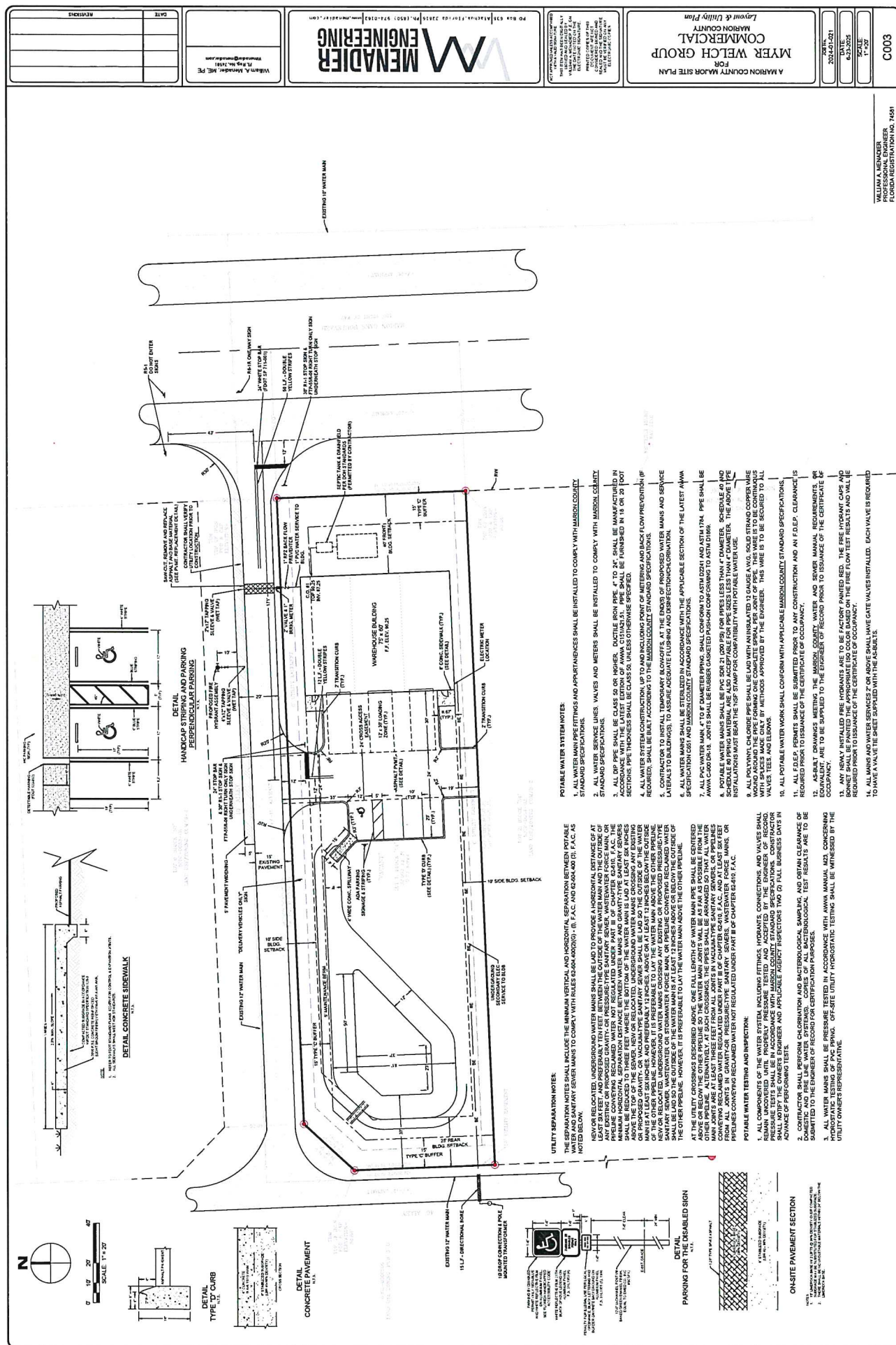
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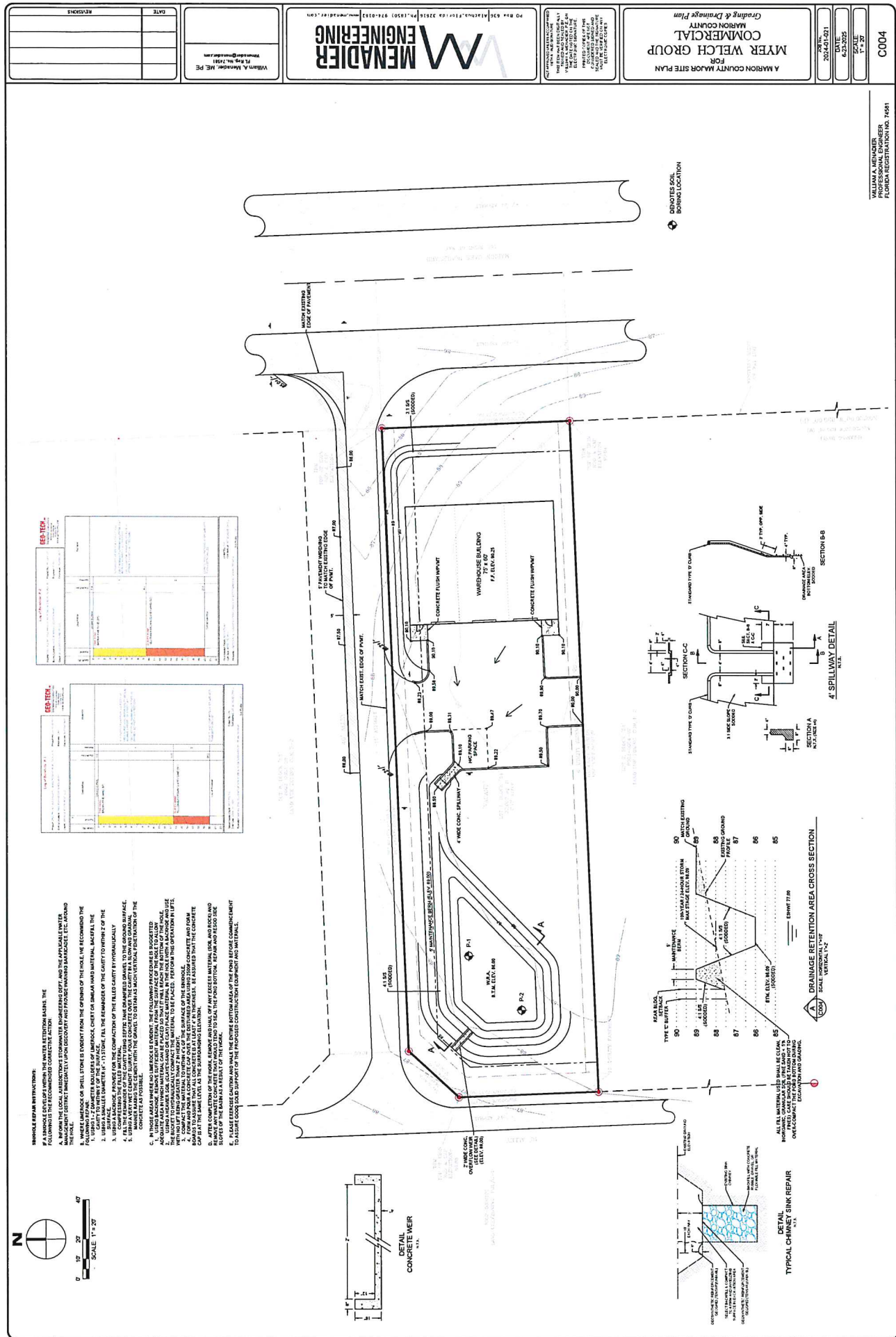
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PROJECT INFORMATION		DATE		REVISIONS	
NO.	DESCRIPTION	DATE	BY	DATE	BY
1	ISSUED FOR PERMIT	11/11/2024	WJ		
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96	ISSUED FOR PERMIT	11/11/2024	WJ		
97	ISSUED FOR PERMIT	11/11/2024	WJ		
98	ISSUED FOR PERMIT	11/11/2024	WJ		
99	ISSUED FOR PERMIT	11/11/2024	WJ		
100	ISSUED FOR PERMIT	11/11/2024	WJ		

WENADIER ENGINEERING

20000 W. 11TH AVE., SUITE 100, MIAMI, FL 33186

TEL: 305.444.1111

WWW.WENADIER.COM

MYER WELCH GROUP

COMMERCIAL

MAJOR COUNTY

UTILITY DETAILS

WILLIAM A. WELCH

REGISTERED PROFESSIONAL ENGINEER

FLORIDA REGISTRATION NO. 74581

CO05

SCALE: 1"=10'

DATE: 11/11/2024

[illegible]

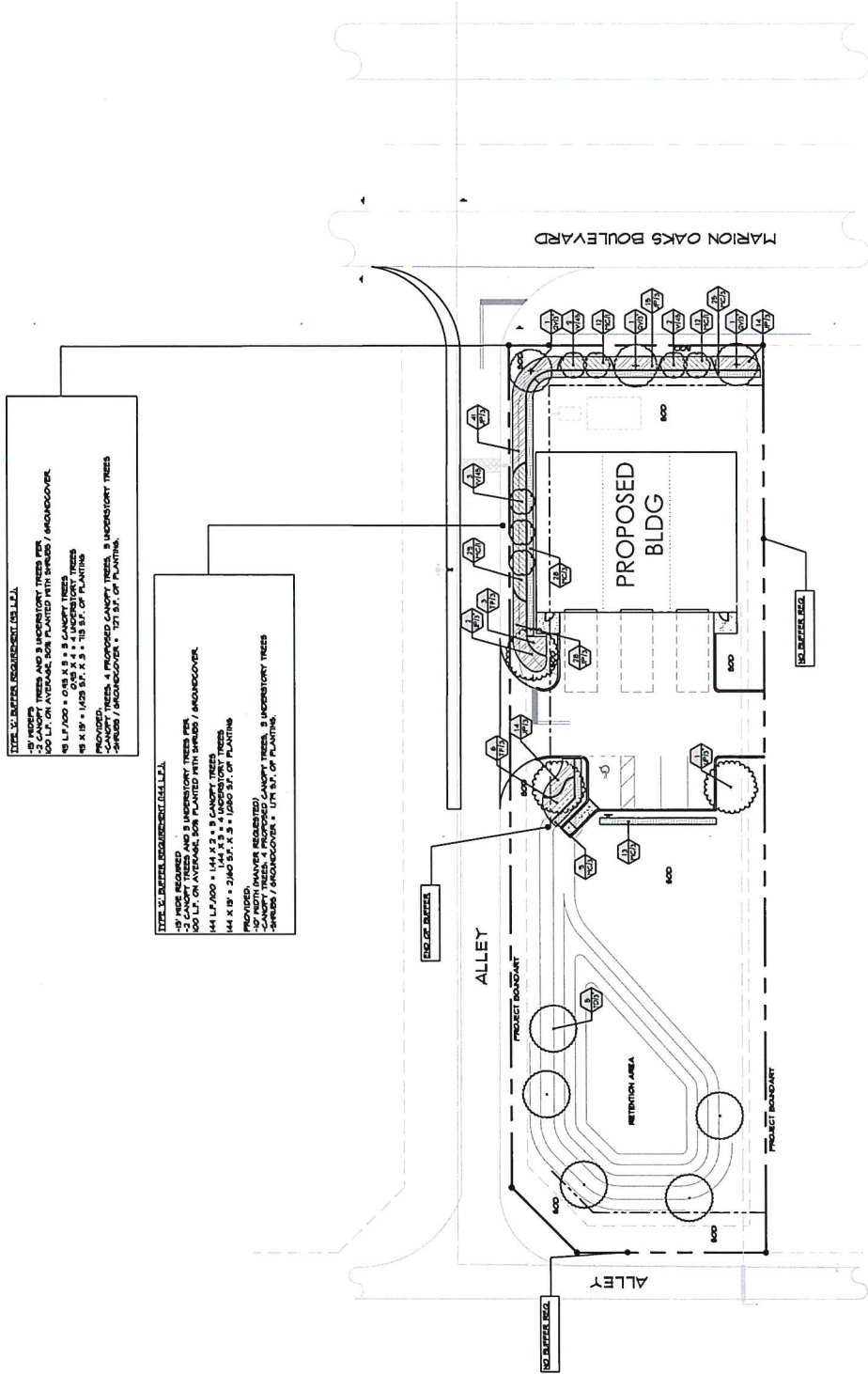
Myer Welch Group Commercial
MAJOR SITE PLAN
PERMIT / CONSTRUCTION PLANS
 MARION COUNTY, FLORIDA
 PREPARED FOR:
 Myer Welch Group
LANDSCAPE PLAN

Landscape Architect
 In Charge:
 James H. Bailey
 06/30/2025
 Registration # LA6666883
 Certificate of
 Authorization LC 26000435

DATE: 06-22-25
PROJECT NO: MEY025-01.01
DRAWN BY: JHB
DESIGNED BY: BHR/JHB
CHECKED BY: BHR

SHEET NO.

L.01



DATE Y: BUFFER MEASUREMENT (G/LP)

15) PROPOSED CANOPY TREES AND 3 UNDERSTORY TREES PER 100 L² ON AVERAGE, 50% PLANTED WITH SHRUBS / GROUND COVER.

16) L.F. 100 = 0.15 X 3.5 = 5 CANOPY TREES
0.15 X 4 = 4 UNDERSTORY TREES
18 X 18' = 1/25 S.F. = 110 S.F. OF PLANTING PROVIDED.

17) PROPOSED CANOPY TREES, 3 UNDERSTORY TREES / CANOPY TREES, GROUND COVER = 121 S.F. OF PLANTING.

TYPE V: BUFFER REQUIREMENT 044 LFL

15' HOE REQUIRED AND 3 INDICATORY TREES PER 100 L² ON AVERAGE, 50% PLANTED WITH SHROUBS / BROADLEAF TREES
144 L²/100 = 1.44 X 3 = 5 CANOPY TREES
144 X 19' = 2,736 S.F. X 5 = 13,680 S.F. OF PLANTING PROVIDED.
10' MOUTH (MINIMUM REQUESTED) CANOPY TREES, 3 INDICATORY TREES PER 100 L² ON AVERAGE, 50% PLANTED WITH SHROUBS / BROADLEAF TREES

[illegible]

**Myer Welch Group Commercial
MAJOR SITE PLAN
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
MARION COUNTY, FLORIDA
Myer Welch Group
PLANT LIST, NOTES, AND
SPECIFICATIONS**



DATE:	06-22-25
PROJECT NO.:	MEY025-01.01
DRAWN BY:	JHB
DESIGNED BY:	BHR/JHB
CHECKED BY:	BHR

SHEET NO.
LD.01

GENERAL NOTE: REFER TO MATERIAL SPECIFICATIONS 3-17 FOR COMPLETE REQUIREMENTS

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES IN THE LIST AND THE PLANS, THE PLANT SHALL CONTROL, AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS, AND IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE WORK.
- ALL LANDSCAPE INSTALLATION MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL EXAMINE EXISTING SITE CONDITIONS AND PROMPTLY REPORT ALL DISCREPANCIES AND UNUSUAL CONDITIONS (WEEDS, TUCK, DEBRIS, OBSTRUCTIONS, ETC.) TO THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND SHALL ENSURE ALL SOIL ADJUSTMENTS CONFORM TO SPECIFICATION.
- THE CONTRACTOR SHALL ACCOUNT HIMSELF WITH THE SITE AND ALL UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL, WATER, ETC. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PROTECT AND PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS AND UTILITIES SERVICES WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, AND IS RESPONSIBLE FOR THEIR CONTAINMENT, REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
1. ALL TREE MATERIAL SHALL BE CROWN UNLESS OTHERWISE SPECIFIED.
2. SOIL PROVIDED SHALL BE FREE OF LITTER, ROCKS OR OTHER CONSTRUCTION DEBRIS.
3. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER OF MULCH (1" OVER ROOTBALL) MAINTAINED AFTER MULCH HAS SETTLED.
4. ALL PLANT BEDS SHALL BE FREE OF WEEDS, ROCKS, AND CONSTRUCTION DEBRIS, ETC. AT TIME OF INSPECTION BY LANDSCAPE ARCHITECT/ OWNER INSPECTOR.
5. MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA YARDS & NEIGHBORHOODS LANDSCAPE MAINTENANCE PLAN.
6. ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH FLORIDA COUNTY LOG SEC. 6.013.
7. FERTILIZER AND LANDSCAPE CHEMICAL USE SHALL COMPLY WITH FLORIDA COUNTY LOG SEC. 6.011.
8. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, OPERATED, AND MAINTAINED IN ACCORDANCE WITH FLORIDA COUNTY LOG SEC. 6.012, AND ALL IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPAIRED AS REQUIRED. IRRIGATION MATERIAL AND AS-BUILT PLANS SHALL BE PROVIDED BY OTHERS. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND ACCEPTANCE OF THE AS-BUILT PLANS AND OPERATIONAL INFORMATION, A FINAL LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT AND SUBMITTED TO FLORIDA COUNTY.
9. ALL LANDSCAPE PROFESSIONALS AND IRRIGATION INSTALLATION MAINTENANCE PROFESSIONALS SHALL BE IN ACCORDANCE WITH FLORIDA COUNTY LOG SEC. 6.015 AND SEC. 6.030.
10. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL A COMPLETE SELF-CERTIFICATION CHECKLIST, AS WELL AS A CLEAR AND ACCURATE AS-BUILT PLAN OF THE GROUND HAS BEEN COORDINATED AND CERTIFIED A FINAL INSPECTION BY THE FLORIDA COUNTY LOG SEC. 6.013.

LANDSCAPE COMPLETION INSPECTION REQUIREMENTS

1. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE LANDSCAPE AND NOTIFY TO HANSON COUNTY A REQUIRED LANDSCAPE AS-BUILT CERTIFICATION PLAN SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT (CLASSIFICATION: LDC DIV. 9, SEC. 6A.02).
2. THE CONTRACTOR SHALL PROVIDE A CLEAR AND LEGIBLE AS-BUILT DIAGRAM THAT ACCURATELY REPRESENTS THE LANDSCAPE PLAN AS INSTALLED, AND REQUEST AN ON-SITE INSPECTION BY THE LANDSCAPE ARCHITECT.
3. THE LANDSCAPE ARCHITECT SHALL CONDUCT AN ON-SITE INSPECTION OF THE AS-BUILT PLANS WILL BE APPROVED AND A FINAL INSPECTION AND LANDSCAPE RELEASE BE OBTAINED.

THE CONTRACTOR SHALL MARK UP A COPY OF THE APPROVED LANDSCAPE DESIGN PLAN WITH THE FOLLOWING AS-BUILT INFORMATION. (NOTE: PRE-APPROVAL BY THE DESIGN PROFESSIONAL IS REQUIRED FOR ANY DESIGN CHANGE (INCLUDING SUBSTITUTIONS, LAYOUT, QUANTITIES, MATERIALS, ETC.)

- INSTALLED PLANT SPECIES AND SIZES
- INSTALLED PLANT QUANTITIES
- OTHER INSTALLED MATERIALS DOCUMENTATION

PLANT SCHEDULE				
CODE	QTY	BOTANICAL NAME	COPION NAME	REMARKS
TREES				
	1	LEX VORTORIA	'YALPON HOLLY	45 GAL. OR. PR. 1/4" HT. X 4" DB. 3 GAL. 1/2" DB. 10' HT. TOTAL, MULTI-TRUNK
CANOPY TREES				
	3	QUERCUS VIRGINICA	SOUTHERN LIVE OAK	45 GAL. OR. PR. 1/4" HT. DB. 8'-10'
	3	'TAXODIUM DISTICHUM	DAUD CYPRESS	65 GAL. OR. PR. 1/4" DB. 10' HT. 8'-10'
	5	'LIRIODENDRON	SPR. 3 1/2" GAL. 10' HT. 8'-10'	SPR. 3 1/2" GAL. 10' HT. 8'-10'
	3	'LIRIODENDRON	SPR. 3 1/2" GAL. 10' HT. 8'-10'	SPR. 3 1/2" GAL. 10' HT. 8'-10'
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	3	'LIRIODENDRON	SPR. 3 1/2" GAL. 10' HT. 8'-10'	SPR.

Abbrev.	Botanical Name	Common Name	Size & Spacing
HALCH	Peperomia	Peperomia	40x 8" Thick Layer
BOD	Peperomia Nudum 'Argentine'	Argentine Beanie	All Round Slippers - 1 To Be Provided BY Site Controller (Optional)

THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES OF PLANT, LIES IN THE POWER OF A COURT SET BETWEEN QUANTITIES IN THE BILL OF MATERIALS AND THE QUANTITIES IN THE ORDER. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT ON CLIENT'S REPRESENTATIVE PRIOR.

QUANTITATIVE ANALYSIS

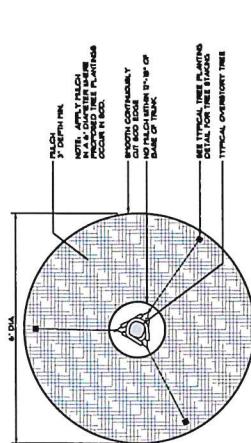
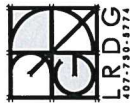
TOTAL PLANTS (TREES/SHRUBS/GROUNDCOVER)	199
TOTAL NATIVE PLANTS (TREES/SHRUBS/GROUNDCOVER)	132 (76% NATIVE)

ANUNCIO DE CILIGENTA

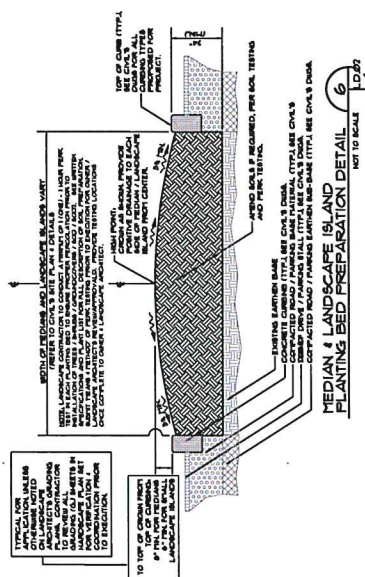
[illegible]

NOTE TREE REQUIREMENTS:
 DATE: 07/13/2013
 SITE: 07/13/2013
 SITE TREE REQUIREMENT: 1/3000 = 1 SHADE TREE
 PROVIDED: 0 EXISTING SHADE TREES
 1/3000 = 1 SHADE TREE

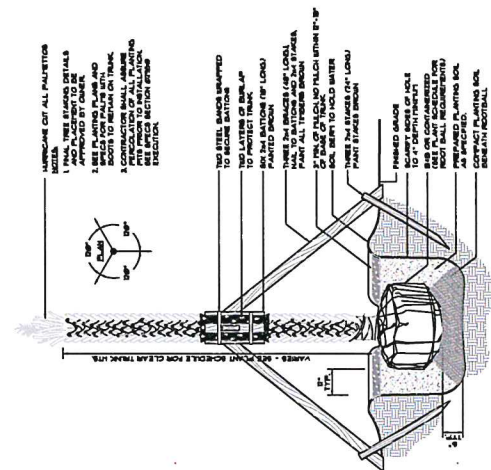
OPEN SPACE REQUIREMENT.
REQUIRED: $0.73 \text{ AC} \div (33,000 \text{ SF}) \times 20 = 14 \text{ AC (8,400 SF)}$
(SEE CIVIL PLANS FOR PROVIDED OPEN SPACE CALCULATIONS)



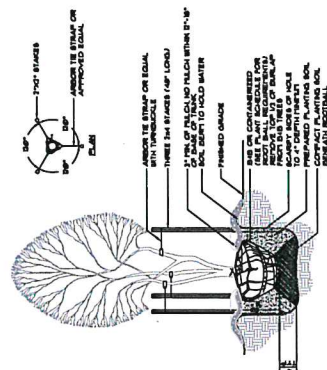
TYPICAL TREE MULCHING DETAIL IN SOD AREAS **3**
NOT TO SCALE **LD 27**



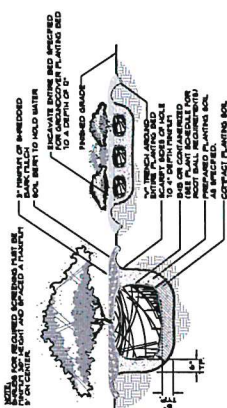
MEDIAN LANDSCAPE ISLAND
PLANTING BED PREPARATION DETAIL **6**
NOT TO SCALE **LD 28**



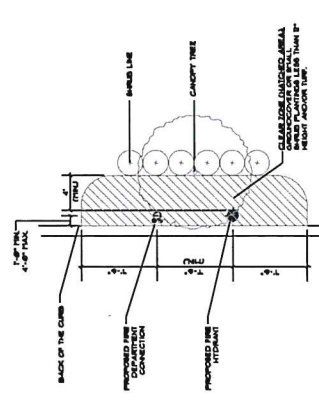
PALM TREE PLANTING DETAIL **10**
NOT TO SCALE **LD 29**



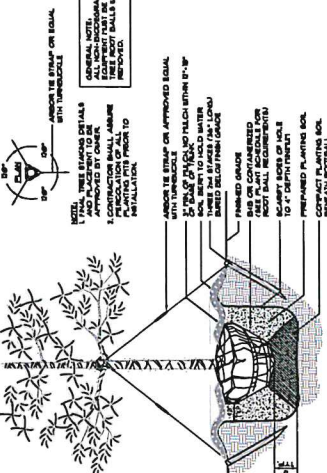
MULTI-STEM TREE PLANTING DETAIL **2**
NOT TO SCALE **LD 30**



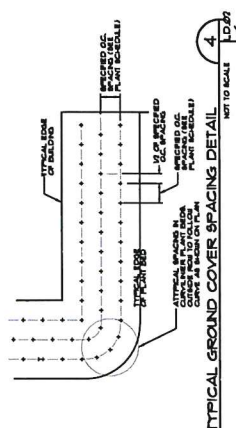
SHRUBS AND GROUNDCOVER PLANTING DETAIL **5**
NOT TO SCALE **LD 31**



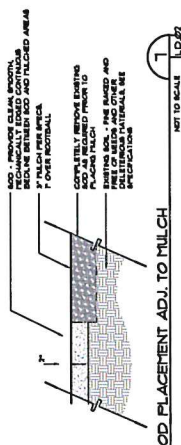
FIRE HYDRANT / FDC PLANTING DETAIL **9**
NOT TO SCALE **LD 32**



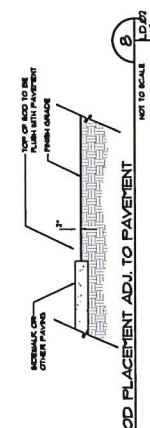
LARGE TREE PLANTING DETAIL **1**
NOT TO SCALE **LD 33**



TYPICAL GROUND COVER SPACING DETAIL **4**
NOT TO SCALE **LD 34**



SOD PLACEMENT ADJ. TO MULCH **7**
NOT TO SCALE **LD 35**



SOD PLACEMENT ADJ. TO PAVEMENT **8**
NOT TO SCALE **LD 36**

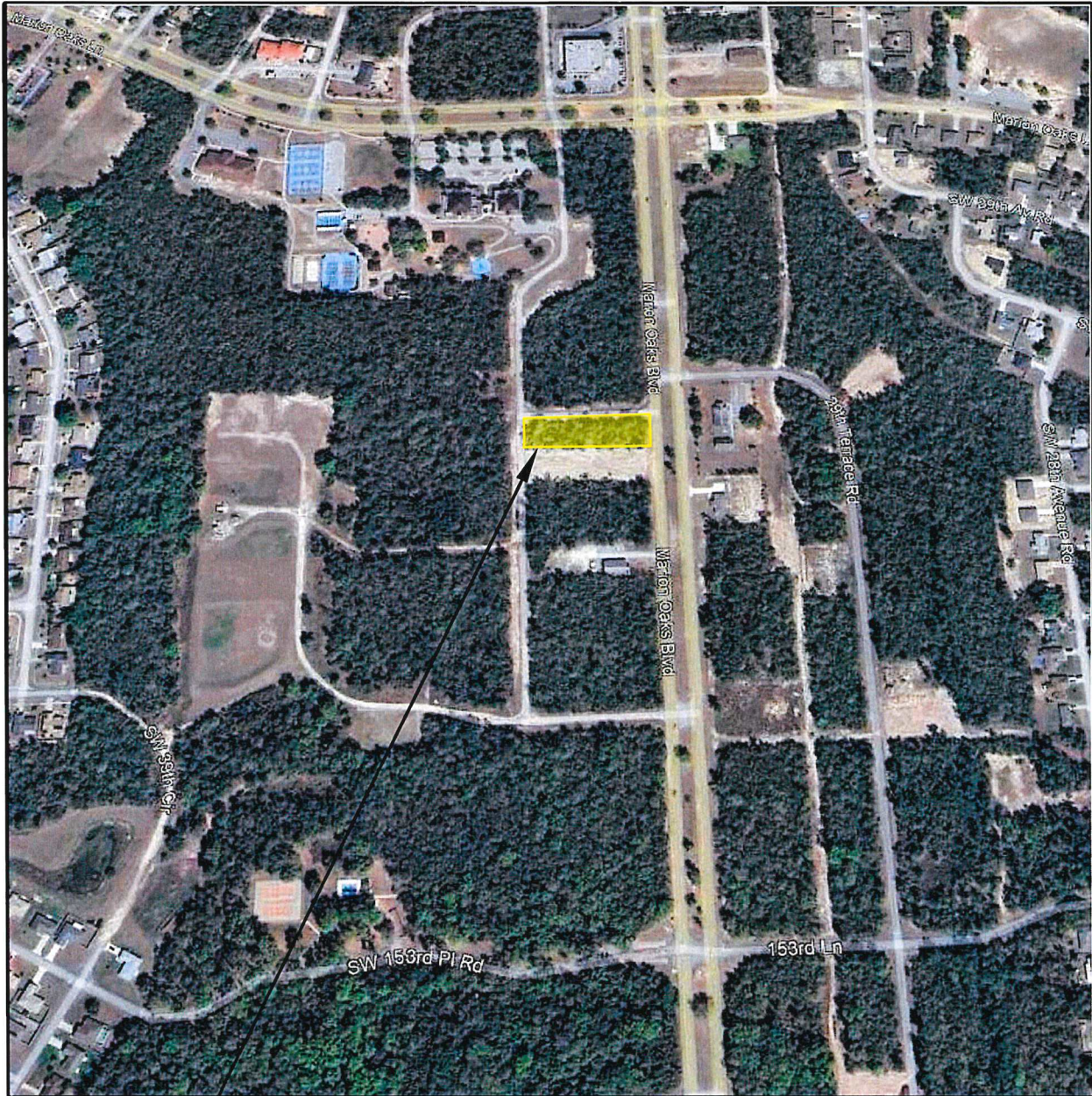
Myer Welch Group Commercial
MAJOR SITE PLAN
PERMIT / CONSTRUCTION PLANS
MARION COUNTY, FLORIDA
Myer Welch Group

LANDSCAPE DETAILS

Authorization LC 26000435
Certificate # LA6666883
06/20/2025
James H. Bailey
Landscape Architect

DATE 06-22-25
PROJECT NO. MEY025-01.01
DRAWN BY JHB
CHECKED BY BHR/HJB
DESIGNED BY BHR

SHEET NO.
LD.02



SITE

SECTION 23, TOWNSHIP 17 S, RANGE 21 E

LOCATION SKETCH



Menadier Engineering, LLC (386) 347-5133
13800 Tech City Circle Bldg D Suite 302 www.menadier.com
Alachua, FL 32616

June 12, 2025

Marion County Growth Services
2710 E. Silver Springs Blvd.
Ocala, FL 34470

**RE: Myer Welch Group Commercial
Special Use Permit Application – Legal Description**

SEC 23 TWP 17 RGE 21 PLAT BOOK O PAGE 019 MARION OAKS UNIT 2 BLK 54 LOT 1



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 07/02/2025 03:28:37 PM
FILE #: 2025089121 OR BK 8652 PGS 1527-1528
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

Rec. _____ This instrument was prepared by,
Doc. _____ record and return to:
Christopher K. Welch, Esq.
916 E. Ft King St
Ocala, Florida 34471

QUIT CLAIM DEED

This QUIT-CLAIM DEED, made the this 1st day of July, 2025, by CHRISTOPHER K. WELCH, whose address is 2244 SE 12th Street, Ocala, Florida 34471, ("Grantor") to MYER WELCH GROUP, LLC, whose address is 1312 SE Sanchez Ave, Ocala, FL 34471 ("Grantee"). (Wherever used herein the terms "Grantor" and individuals, and the successors and assigns of corporation).

WITNESSETH, that said grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, encumbrances, claim and demand which said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Marion County, State of Florida, to-wit:

SEC 23 TWP 17 RGE 21 PLAT BOOK O PAGE 019 MARION OAKS UNIT 2 BLK 54 LOT 1

Property Appraiser's Parcel Identification No.: 8002-0054-01

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

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, encumbrances, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

THE LAND ABOVE DESCRIBED ARE NOT THE HOMESTEAD OF GRANTOR NOR CONTIGUOUS THERETO AS DEFINED BY ARTICLE 10 SECTION 4 OF THE FLORIDA CONSTITUTION, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID LAND.

THIS INSTRUMENT WAS PREPARED FROM LEGAL DESCRIPTION PROVIDED BY GRANTOR AND NO OPINION AS TO THE STATUS OF TITLE HAS BEEN GIVEN BY THE PREPARER OF THIS INSTRUMENT.

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNATURE PAGE TO FOLLOW

SIGNED, SEALED and DELIVERED
in our presence:

WITNESSES:

Sign:

Print:

Sign:

Print:

STATE OF Florida
COUNTY OF maion

GRANTOR:

CHRISTOPHER K. WELCH

300 SE 1st Ave, Suite C
Ocala, FL 34471

300 SE 1st Ave, Suite C
Ocala, FL 34471

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared CHRISTOPHER K. WELCH known to me (YES ☒ NO ☐) to be the persons described in and who executed the foregoing instrument, OR who has produced _____ as identification and acknowledged before me that he executed same for the purposes expressed herein.

2022
2025

WITNESS my hand and official seal in the County and STATE last aforesaid this 1st day of July, 2025



Notary Public

Kellie J. Badanek
Print Name:
Commission Expires:



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

Detail by Entity Name

Florida Limited Liability Company

MYER WELCH GROUP, LLC

Filing Information

Document Number L19000031565

FEI/EIN Number 83-3488521

Date Filed 01/30/2019

Effective Date 01/30/2019

State FL

Status ACTIVE

Principal Address

1312 SE Sanchez Ave.

OCALA, FL 34471

Changed: 06/28/2023

Mailing Address

1312 SE Sanchez Ave.

OCALA, FL 34471

Changed: 06/28/2023

Registered Agent Name & Address

MYER, JACOB I

1312 SE SANCHEZ AVE.

OCALA, FL 34471

Address Changed: 04/15/2024

Authorized Person(s) Detail

Name & Address

Title MGR

MYER, JACOB

1312 SE SANCHEZ AVE.

OCALA, FL 34471

Title MGR

WELCH, CHRISTOPHER
300 SE 1ST AVE SUITE C
OCALA, FL 34471

Annual Reports

Report Year	Filed Date
2023	04/11/2023
2024	04/15/2024
2025	04/23/2025

Document Images

04/23/2025 -- ANNUAL REPORT	View image in PDF format
04/15/2024 -- ANNUAL REPORT	View image in PDF format
04/11/2023 -- ANNUAL REPORT	View image in PDF format
03/08/2022 -- ANNUAL REPORT	View image in PDF format
04/11/2021 -- ANNUAL REPORT	View image in PDF format
06/04/2020 -- ANNUAL REPORT	View image in PDF format
01/30/2019 -- Florida Limited Liability	View image in PDF format

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

8002-0054-01

Prime Key: 2132710

[MAP IT+](#)

Current as of 7/9/2025

[Property Information](#)

WELCH CHRISTOPHER K
300 SE 1ST AVE STE C
OCALA FL 34471-2169

[Taxes / Assessments:](#)

Map ID: 168

[Millage:](#) 8002 - UNINCORPORATED[M.S.T.U.](#)

PC: 10

Acres: .72

[2024 Certified Value](#)

Land Just Value	\$37,800
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$37,800
Total Assessed Value	\$37,800
Exemptions	\$0
Total Taxable	\$37,800

[Ex Codes:](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$37,800	\$0	\$0	\$37,800	\$37,800	\$0	\$37,800
2023	\$37,800	\$0	\$0	\$37,800	\$37,800	\$0	\$37,800
2022	\$37,800	\$0	\$0	\$37,800	\$37,800	\$0	\$37,800

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7416/0657	03/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$31,000
6928/1071	03/2019	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$18,000
6769/1382	05/2018	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$6,700
6054/1868	05/2014	05 QUIT CLAIM	0	U	V	\$100
1523/0185	08/1988	07 WARRANTY	9 UNVERIFIED	U	V	\$33,200

[Property Description](#)

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 54 LOT 1

Parent Parcel: 8002-0054-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1000	100.0	315.0	B2	31,500.00	SF							
Neighborhood 9951 - COMM MARION OAKS SOUTH OF 484													
Mkt: 2 70													

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)

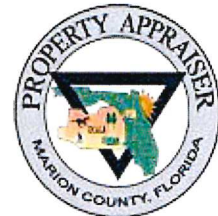
[Planning and Building](#)

[** Permit Search **](#)

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

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

8002-0054-01

Prime Key: 2132710

[MAP IT+](#)

Current as of 7/9/2025

[Property Information](#)

WELCH CHRISTOPHER K
300 SE 1ST AVE STE C
OCALA FL 34471-2169

[Taxes / Assessments:](#)

Map ID: 168

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Acres: .72

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[Ex Codes:](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$37,800	\$0	\$0	\$37,800	\$37,800	\$0	\$37,800
2023	\$37,800	\$0	\$0	\$37,800	\$37,800	\$0	\$37,800
2022	\$37,800	\$0	\$0	\$37,800	\$37,800	\$0	\$37,800

[Property Transfer History](#)

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6769/1382	05/2018	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$6,700
6054/1868	05/2014	05 QUIT CLAIM	0	U	V	\$100
1523/0185	08/1988	07 WARRANTY	9 UNVERIFIED	U	V	\$33,200

[Property Description](#)

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 54 LOT 1

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Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1000	100.0	315.0	B2	31,500.00 SF							

Neighborhood 9951 - COMM MARION OAKS SOUTH OF 484
Mkt: 2 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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Appraiser NotesPlanning and Building** Permit Search **

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



Menadier Engineering, LLC
13800 Tech City Circle Bldg D Suite 302
Alachua, FL 32616

(386) 347-5133
www.menadier.com

251002 SU
A.2-1
Meyer Welch
Group, LLC
155

September 26, 2025

Marion County Growth Services
2710 E. Silver Springs Blvd.
Ocala, FL 34470

**RE: Myer Welch Group Commercial
Special Use Permit Application – Cover Letter**

Planning Staff,

This letter is being provided to support our request for a Special Use Permit (SUP) for a commercial storage facility. The site is off Marion Oaks Blvd (parcel 8002-0054-01). Please consider the following concerning our request:

The proposed 4,500 SF commercial storage facility is intended for service-oriented businesses—such as landscaping, plumbing, or HVAC companies—that require secure space to store equipment and tools. The intent is to accommodate uses similar to what is already permitted within B-2 zoning, including:

- Air-conditioning, heating, ventilation equipment sales, service, repair
- Lawn mowers, power, sales, repair
- Office furniture, equipment, sales, service

These businesses will typically access the site at the start and end of the workday to pick up and drop off equipment. It is intended to be a low-traffic and low-impact use, with no retail component. In many ways, it functions similarly to a service-oriented self-storage facility, limited to business-related equipment storage. The reason for applying for a special use permit is that a storage warehouse is the closest permitted use, however, the businesses that will benefit most from the facility are those already allowed within the B-2 zoning classification. Compared to other uses allowed in B-2, such as automobile repair, game arcades, or nightclubs, the proposed use represents a far lower intensity and less nuisance.

This facility will also support the needs of the surrounding neighborhoods by providing service-oriented businesses with a centrally located storage area in a rapidly growing part of the county. To remain consistent with the intent of B-2 zoning, the project will not include outdoor storage or activities more typical of B-4 or B-5 districts. Instead, the goal is to establish a community-serving business that contributes positively to the area's urban fabric.

To achieve this, the design emphasizes architectural compatibility and adaptability. Aesthetic elements, including windows, façade breaks, varied materials, and treatments, will enhance the visual appeal of the building and ensure it integrates with the character of the community. Additionally, the proposed building height is 20 ft, significantly lower than the maximum allowable height of 50 ft in the B-2 zoning district. These measures also support long-term flexibility, allowing the building to be adaptively reused for another B-2 permitted use if needed in the future. Attached are architectural renderings that illustrate the vision for the facility.

Myer Welch Group Commercial
Cover Letter
September 26, 2025

With regards to the loading zones, this refers to "loading areas" as defined in the Land Development Code of Marion County Sec. 6.11.7 – Loading Areas, which states: "The arrangement of truck loading and unloading facilities for commercial development." The proposed loading zones will not block or impact the flow of traffic on any adjacent street during the process of loading and unloading.

In summary, the intent is to provide an enclosed, service-oriented storage facility with architectural features that ensure both compatibility and adaptability, while making a positive contribution to the urban fabric of the Marion Oaks community.

Based on the information provided above, we respectfully request approval of this SUP application. If you have any questions, please call me.

Sincerely,
MENADIER ENGINEERING



William A. Menadier, P. E.
Principal Engineer



Agent Affidavit / Special Power of Attorney

STATE OF FLORIDA COUNTY OF MARION

KNOW ALL MEN BY THESE PRESENTS, that I JACOB MYER, of MYER WELCH GROUP LLC, am presently the owner and/or leaseholder of and desiring to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do make, constitute and appoint Menadier Engineering, LLC whose address is 13800 Tech City Circle Bldg D Suite 302, Alachua, FL 32616 County of Alachua, State of Florida, my Attorney full power to act as my agent in the process of applying for all permitting required for the Myer Welch Group Commercial project.

FURTHER, I do authorize the aforesaid Attorney-in-Fact to perform all necessary tasks in the execution of aforesaid authorization with the same validity as I could effect if personally present. Any act or thing lawfully done hereunder by the said attorney shall be binding on myself and my heirs, legal and personal representative, and assigns.

PROVIDED, however, that any and all transactions conducted hereunder for me or for my account shall be transacted in my name, and that all endorsements and instruments executed by the said attorney for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my said attorney and the designation "Attorney-in-Fact."

WITNESSES:

Signature: [Signature]Printed Name: John Parker Dickhus

APPLICANT:

Signature: [Signature]Printed Name: JACOB MYERSTATE OF Florida COUNTY OF Marion

The foregoing instrument was acknowledged before me by:

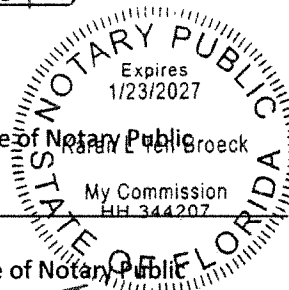
☒ Physical Presence

- OR -

☐ Online Notarization

This 25 day of Sept., 2025, by Jacob Myer as Manager
for Myer Welch Group, LLC

[Seal]

Printed Name of Notary Public: Rachel L. BroeckSigned Name of Notary Public: [Signature]Commission Number: HH 344207Expiration Date: 11/23/27

Development Review Comments Letter

8/15/2025 4:31:23 PM

MYER WELCH GROUP LLC 8002-0054-01

ZO SUP #33048

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Special Use Permit	N/A	INFO	911
2	Special Use Permit	Will be on Central Water. Septic permits will be through the Department of Environmental Protection	INFO	DEP
3	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of a commercial warehouse. Parcel # 8002-0054-01 is currently zoned B-2 and is 0.72 acres in size. There are no FEMA Flood Zones or County Flood Prone Areas on this site. Per the MCPA, this site currently has 0 SF of impervious coverage. This site will be subject to a Major Site Plan or waiver when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN
4	Special Use Permit	17/25/25 – CONDITIONAL APPROVAL – Warehouse proposed is a low traffic generator, averaging 45 trips per day, 23 entering, and 22 exiting. AM and PM peak hour trips are insignificant. Roadway improvement must be built to Code subdivision local roadway standards, requiring widening of the road with pavement applied of the entire surface (existing and widened area) following any saw-cut work. Cross-access easement proposed is an approved design – easement will need to have been recorded prior to site plan approval which must indicate contiguous construction from driveway location to southern property boundary. Project should be subject to site plan review through normal DRC processes beyond what is specifically approved for the special use application. A minimum of 200' of double solid yellow striping extending back from stop bar is required at the intersection to Marion Oaks Blvd (a major local road).	INFO	ENGTRF
5	Special Use Permit	Approval of this special use permit shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project.	INFO	FRMSH
6	Special Use Permit	will need to address tree mitigation on site plan - no tree removal prior to site plan approval	INFO	LSCAPE
7	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	LUCURR

8	Special Use Permit	APPROVED Parcel 8002-0054-01 is within the Marion County Utilities service area. Marion County Utilities has no comment on the Special Use Permit at this time but reserves the right to provide comments during the Site Plan review through Development Review. The parcel is located outside the Urban Growth Boundary and within the Secondary Springs Protection Zone.	INFO	UTIL
9	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	ZONE

251002SU Site and Area Photographs

Sign was posted and photos were taken on September 12th, 2025.

Figure 1

Sign Posted at Subject Site (Close Up), Facing SW

ZONING
Notice of Public Hearing
Marion County
Application is being made to:

☐ Change zoning from: _____
to: _____
☒ **Special Use Permit** For a 4,500 S.F.
Commercial Small Bay Warehouse
☐ Variance to _____

On this property which is owned by: _____

All hearings to be held at:
601 SE 25th Avenue
In the Board of County Commissioners Auditorium

Hearing dates & times:
Zoning Commission: date 9/29/25 time 5:30PM
Board of Adjustment: date _____ time _____
Board of County Commissioners: date 10/20/25 time 1:30PM
For further information call (438-2675)

It is unlawful to remove this notice until the above described
Public Hearing has been held.

ID # 251002SU
Zoning Director: Chuck Varadin

Figure 2
Sign Posted at Subject Site (Backed Up), Facing SW



Figure 3
View of Site, Facing W



Figure 4
View of Site, Facing SE



Figure 5
View of Site, Facing SW



Figure 6
View of E Neighboring Property, Facing E



Figure 7

View of S Neighboring Property, Facing S, Along Marion Oaks Blvd



Figure 8

View of N Neighboring Property, Facing N, Along Marion Oaks Blvd



Figure 9
View of N Alley Road, Facing W



Figure 10
View of W Alley Road, Facing S



Figure 11
View of W Alley Road, Facing N



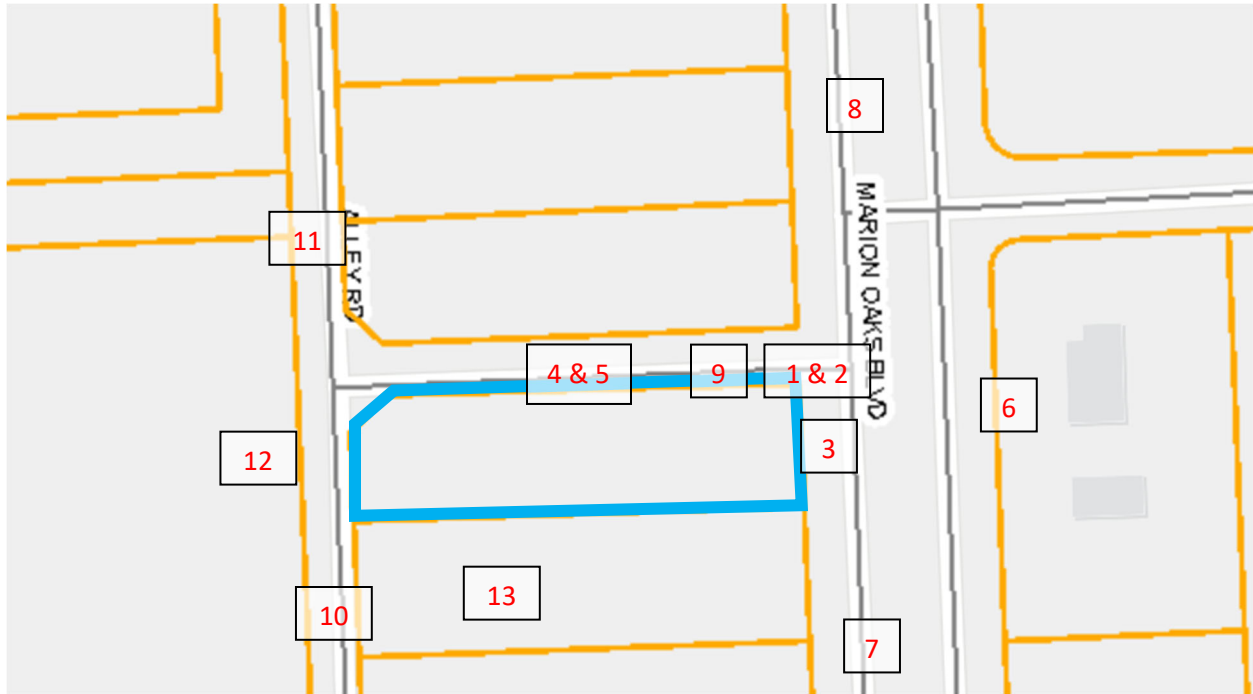
Figure 12
View of W Neighboring Property, Facing W, Along W Alley Road



Figure 13
View of S Neighboring Property, Facing E



Figure 16
Location of Photos



251002SU – Example of Small Bay Commercial Storage Warehouse Facility

Photos taken Monday 9/8/2025

Figure 1 – Storage Warehouse, Front of Building, Facing S



Figure 2 –Storage Warehouse, Side and Rear of Building, Facing NE



Figure 3 – Industrial Park Sign, Facing S, Warehouse located approx. 300' to the E



Figure 4 – N Neighboring Property, Facing N, along 1920-30 BLK of NE 20th Street



Figure 5 – N Neighboring Property, Facing N, along 1920-30 BLK of NE 20th Street



Figure 6 – E Neighboring Property, Facing S, along 1920-30 BLK of NE 20th Street



RESOLUTION NO. 22-R-576

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT ON ±967.04 ACRES FOR COYOTE CROSSINGS HOLDINGS, LLC, ET.AL, ZONING CASE NUMBER 221110ZP; PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for an amendment to a Planned Unit Development was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on October 24, 2022; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, November 15, 2022. Now therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION APPROVAL 221110ZP – Coyote Crossings Holdings, LLC, CSM Development, LLC., Dollar Tree Distributor, Inc., and Marion County. The application requesting an Amendment to a Planned Unit Development (PUD), pursuant to Articles 2 and 4 of the Marion County Land Development Code, as submitted by Tillman & Associates Engineering, LLC., Ocala FL 34471, to amend the Florida Crossroads Commerce Park South PUD, on an approximately 967.04 acres parcel, on Parcel Account Numbers 41205-000-00, 41205-000-01, 41205-000-02, 41205-003-00, 41205-003-01, 41205-002-00, 41205+000-01, 41205+000-02, 41205+000-03, 41205+000-04, w / rights-of-way.

SECTION 2. FINDINGS AND DEVELOPMENT CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Amendment to the Master Plan of the Planned Unit Development and the Board approves the Amended Master Plan subject to the following development conditions:

1. The PUD development shall adhere to the updated PUD Master Plan provided with this Rezoning Application for a PUD Amendment (dated 9/1/2022, as amended) including the development conditions outlined herein, the project PUD Master Plan (Dated 8/30/2020 with revised Sheet 7 dated 9/22/2022, received 11/2/2022), development uses, standards, and buffers (reference Tables 5, 6, 7A, and 7B), provided as Exhibit "A" attached.
2. The project uses shall comply with those listed in Table 5, and be developed consistent with those applicable development standards as listed in Table 6. Additionally, areas of the site may continue to be used for farming activities and sand-mining operations (consistent with Special Use Permits 20031513SU, 20051106SU, 20090603SU, and 20150802 SU) unless and until their development for the commercial and/or industrial uses and purposes authorized by this PUD approval. A convenience store with gas service is proposed at the southeast corner of SW Hwy 484 and SW 49th Court Road.

3. Project buffers shall be provided consistent with the final buffers designs from Tables 7A and 7B as approved. No accessory or mechanical structures for the lots or buffers may be located within the buffers (e.g., wells, irrigation pump house, trails, etc.) other than irrigation system lines.
4. All project-wide walls, fences, berms and buffers, including all vegetative plantings, shall be installed as part of the project's subdivision/site plan infrastructure improvements and shall receive an affirmative final inspection that they are complete prior to the issuance of any Final Inspection/Certificate of Occupancy. In the event development of the overall project infrastructure is phased (e.g., utilities, roads, etc.) the walls, fences, berms, and buffers may also be phased to match that infrastructure phasing and/or site development phasing, subject to approval of the Development Review Committee; however the Development Review Committee (DRC) is also authorized to require the installation of such improvements when it deems appropriate, with the applicant being eligible to appeal that determination to the Board consistent with DRC's Waiver Application review process.
5. All project-wide walls, fences, berms, and buffers, including all vegetative plantings, shall be installed and maintained in perpetuity consistent with professionally accepted landscape practices, unless & until modified through the appropriate LDC PUD Amendment Process.
6. When an existing residential structure adjoins the Type II Buffer along the west and south PUD boundary at the time the adjoining PUD portion is developed, the buffer shall be sufficient to meet one of the following:
 - a. The buffer's shrub/hedgerow plantings shall be planted and maintained in order to achieve an opaque buffer that shall achieve a minimum height of 6-feet within 3-years of planting in relation to the PUD site being developed, or
 - b. A minimum 6-foot high physical opaque feature (e.g., opaque privacy fence, wall, or berm) shall be provided and maintained along the interior side of the buffer and its required plantings, consistent with the design standards of LDC Section 6.8.6.
7. The provision of onsite billboards as off-site signs along the site's Hwy 484 frontage may proceed subject to compliance with all of the off-site sign standards of LDC Section 4.4.5 and no billboards shall be provided along the site's SW 49th Court Road frontage.
8. The PUD Concept Plan's modified "Industrial On-site Tree Requirement" as listed in Table 7B shall not be applicable to any property, or portion of property, located within 300-feet of the final southern right-of-way line/boundary for Hwy 484 following the completion of all right-of-way dedications and/or conveyances for the project to support this PUD.
9. In lieu of providing 20% open space within the industrial development area (that area south of the 300-foot "industrial on-site tree requirements" exclusion area identified in Condition #8 above), the applicant will provide enhanced perimeter buffers by including two understory trees in addition to the four shade trees as originally proposed for all Type II buffer locations (reference Tables 7A and 7B); further, all buildings will be painted (so as to present and maintain a finished appearance rather than a standard unfinished concrete appearance.)
10. The project development shall be served by central potable water and central sanitary sewer services prior to the issuance of any project Certificates of Occupancy or equivalent final inspection; with the services installed and/or developed consistent with the LDC.
11. Development of the PUD shall provide a vehicular access connection west to the adjoining Marion Oaks Subdivision community area in a location agreeable to Marion County, wherein the connection's route shall be brought forward to the Board of County Commissioners for final review and approval. The final form, design, and construction of the access route shall then be subject to design review and approval by the County Engineer wherein the construction and development of the connection shall be coordinated with the development of the properties adjoining that connection location.
12. Development of the PUD shall conform to the accompanying PUD Master Plan access management plan; however, the full access-full median opening to SW 49th Court Road shown north of the Dollar Tree/Family Dollar Distribution Center for the southern internal access route parallel to Hwy 484 shall be subject to design review and approval by the County Engineer, and the subsequent

development of individual PUD sites may be required to provide access improvements at their expense based on their corresponding related traffic reviews.

13. Exhibits:

- A. TABLE 5: FLORIDA CROSSROADS COMMERCE PARK SOUTH PUD AUTHORIZED USES and TABLE 6: FLORIDA CROSSROADS COMMERCE PARK PUD SOUTH DEVELOPMENT STANDARDS
- B. TABLE 7A: FLORIDA CROSSROADS COMMERCE PARK SOUTH PUD BUFFERS
- C. TABLE 7B: FLORIDA CROSSROADS COMMERCE PARK SOUTH PUD BUFFER DEFINITIONS AND TYPICALS
- D. FLORIDA CROSSROADS COMMERCE PARK SOUTH PUD MASTER PLAN (Dated 8/30/2020 with revised Sheet 7 dated 9/22/2022, received 11/2/2022), as noted in Item 1 above.

SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 15th day of November, 2022.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**


GREGORY C. HARRELL, CLERK


CRAIG CURRY, CHAIRMAN

EXHIBIT "A"

TABLE 5: FLORIDA CROSSROADS COMMERCE PARK SOUTH PUD
AUTHORIZED USES

CATEGORY	USE
COMMERCIAL	ALLOWABLE USES SHALL INCLUDE ALL B-5 (HEAVY BUSINESS) AND B-3 (SPECIALITY BUSINESS) USES AS LISTED IN THE MARION COUNTY LAND DEVELOPMENT CODE; HOWEVER USES LISTED AS PERMITTED IN THE B-1 (NEIGHBORHOOD BUSINESS), B-2 (COMMUNITY BUSINESS), AND B-4 (REGIONAL BUSINESS) IN THE MARION COUNTY LAND DEVELOPMENT CODE SHALL NOT BE PERMITTED, BUT MAY BE CONSIDERED BY SPECIAL USE PERMIT AS PROVIDED IN THE LAND DEVELOPMENT CODE, OR EQUIVALENT PROCESS, AT THE TIME SUCH AN APPLICATION IS MADE.
INDUSTRIAL	ALLOWABLE USES SHALL INCLUDE ALL M-1 (LIGHT INDUSTRIAL) AND M-2 (HEAVY INDUSTRIAL) USES AS LISTED IN THE MARION COUNTY LAND DEVELOPMENT CODE

TABLE 6: FLORIDA CROSSROADS COMMERCE PARK SOUTH PUD
DEVELOPMENT STANDARDS

Structure Type		Minimum Lot			Minimum Setbacks ^{1, 3, 4}			Max Height ^{2, 6, 7}
		Width	Depth	Area	Front ⁸	Rear ⁸	Side/Corner ^{5, 8}	
COM	Principle	NONE	NONE	NONE	20'	10'	10'	65'/140' ⁷
	Accessory	N/A	N/A	N/A	20'	5'	10'	35'
	Mechanical	N/A	N/A	N/A	25'	5'	10'	35'
IND ¹	Principle	NONE	NONE	NONE	20'	10'	10'	65'/140' ⁷ /145'
	Accessory	N/A	N/A	N/A	20'	10'	10'	65'/140' ⁷
	Mechanical	N/A	N/A	N/A	25'	10'	10'	65'/140' ⁷

Principal Structure = Main operations building, etc.;

Accessory Structure = detached site support facilities such as accessory support office, maintenance building/office, truck scales, guard-shack, etc.;

Mechanical Structure = non-habitable/occupied facilities for mechanical support such as chiller plant that are not used/accessed by heavy equipment or vehicles (e.g., truck scales, etc.);

All structure types, use, and operation shall be subject to the "plainly audible" standard applicable to their use consistent with Marion County's Noise Ordinance.

NOTES:

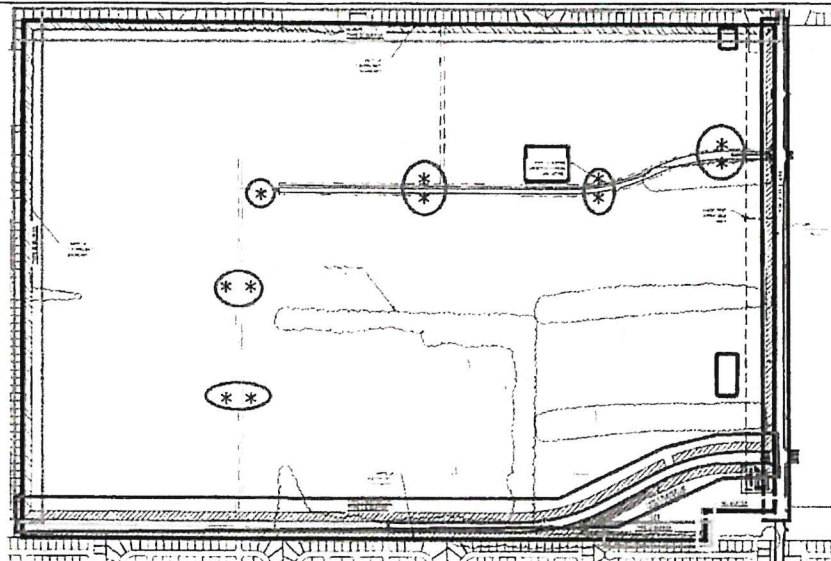
1. All NFPA rules for building setbacks and separation shall be met.
2. Any increase in height over 65' for the outer areas of the PUD shall require approval by SUP (refer to notes #6 and #7 below).
3. In the event an easement or buffer is in place and/or required, the setback shall be subject to the more restrictive placement limitation and shall not encroach into an easement of buffer.
4. LDC commercial encroachment allowances for gasoline canopies, islands and pumps shall also apply, subject to compliance with the easement/buffer limitation listed in note 3 above.
5. Further increased side/corner setbacks may be required to insure minimum LDC intersection and driveway safe sight distance standards are satisfied.
6. *Parcel 41205-002-00, the Dollar Tree/Family Dollar Distribution Center, is authorized to achieve a maximum height of 145' subject to approved Special Use Permit No. 215016SU'.
7. For the internal area of the PUD identified on Master Plan Sheet 7, the maximum structure height is 140', subject to a 300' setback from SW 49th Court Road for any structures exceeding 65' in height; except for Parcel 41205-002-00, the Dollar Tree/Family Dollar Distribution Center, as referenced in prior note #6.
8. There shall be a minimum 50' setback for all structure types from the PUD's overall west and south boundaries; this required 50' setback is not inclusive of the required buffer type along that respective shared boundary.

EXHIBIT "B"

TABLE 7A: FLORIDA CROSSROADS COMMERCE PARK PUD SOUTH BUFFERS			
Direction	Adjoining	Uses	Buffer Requirements
MAIN PUD AREA			
North	Hwy 484 ¹	COM To ROW	Applicant Type "I" Buffer; to include two (2) additional shade trees as provided in Table 7B. ¹
South – East	M. Oaks SFR Lots	IND to SFR	Type "II" Buffer with additional 50' structure setback; when an existing residential structure adjoins the Buffer at the time the adjoining site within the PUD is developed, the PUD site buffer must conform to Development Condition #6. ³
South – West	Greenbelt	IND to PRES	Type "II" Buffer with additional 50' structure setback. ³
South - West	Utility Facility	IND To PUB	Type "II" Buffer with additional 50' structure setback. ³
East	SW 49 th Avenue ¹	C/I to PUB/COM	Type "I" Buffer or Type "I-A" Buffer. ^{1, 3}
West	M. Oaks MFR & SFR Lots ²	C/I to MFR	Type "II" Buffer with additional 50' structure setback; when an existing residential structure adjoins the Buffer at the time the adjoining site within the PUD is developed, the PUD site buffer must conform to Development Condition #6. ^{2, 3}
NE PUD AREA			
North – West	Hwy 484 ¹	C/I to ROW	Type "I" Buffer, to include two (2) additional shade trees as provided in Table 7B. ^{1, 2}
North - East	Sprint	C/I to PUB/COM	No buffer.
East – North	Sprint	C/I to PUB/COM	No buffer.
East – South	M. Oaks SFR Lots	C/I to SFR	Type "II" Buffer. ²
West	SW 49 th Avenue ¹	C/I to ROW	Type "I" Buffer or Type "I-A" Buffer. ^{1, 2}
An internal Type "III" Buffer is proposed along the primary "L" route of the roadways (SW 57 th Avenue Road & SW 145 th Place Road) per Table 8B.			
The internal road parallel to Hwy 484 has no proposed buffer.			
No internal buffer requirements between uses, regardless of type, are proposed.			
¹ Buffers within 300-feet south of SW Hwy 484 shall include two (2) additional shade trees for a total of four (4) shade trees per 100-FL.			
² A minimum of two (2) understory trees shall also be provided in those buffers located within 300-feet south of Hwy 484.			
³ Reference Development Condition No. 6 regarding opaque buffer need when adjoining existing residential structures.			

EXHIBIT "C"

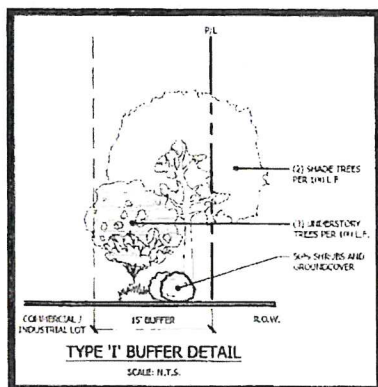
**TABLE 7B: FLORIDA CROSSROADS COMMERCE PARK SOUTH PUD
BUFFER DEFINITIONS AND TYPICALS**



**Type I Buffer (minimums) [LDC C-Type]
SW Hwy 484/SW 49th Court Road**

- Minimum 15-foot depth from final Hwy 484 right-of-way,
- Two (2) shade trees per 100-LF¹,
- Three (3) understory (accent/ornamental) trees per 100-LF,
- 50% of buffer to be planted with shrubs & groundcover.

¹The number of shade trees shall be increased to four (4) shade trees per 100-LF for those buffers located within 300-feet south of SW Hwy 484, particularly SW Hwy 484 and the northern limit of SW 49th Court Road.



**Alternative Type I-A Buffer (minimums)
SW 49th Court Road**

- Minimum 15-foot depth from final SW 49th right-of-way,
- Six (6) foot high berm,
- Two (2) 2-inch caliber shade trees per 100-LF;
- or Hwy 484 Type I Buffer

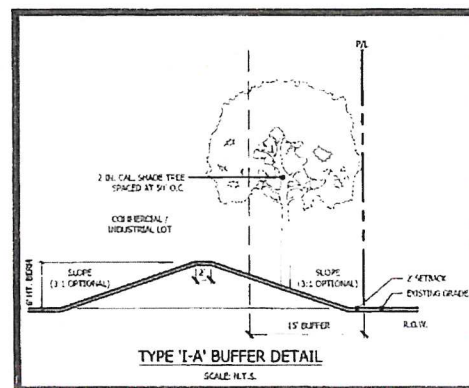
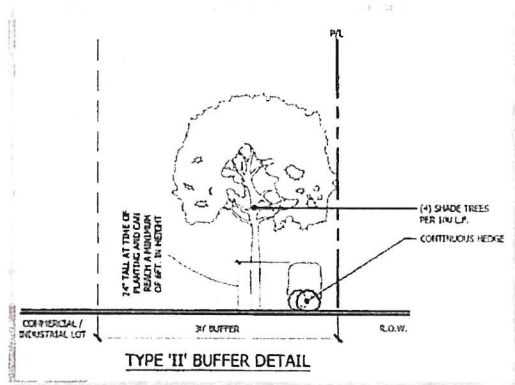


EXHIBIT "C" - CONTINUED

Type II Buffer (minimums)**South & West PUD Boundary**

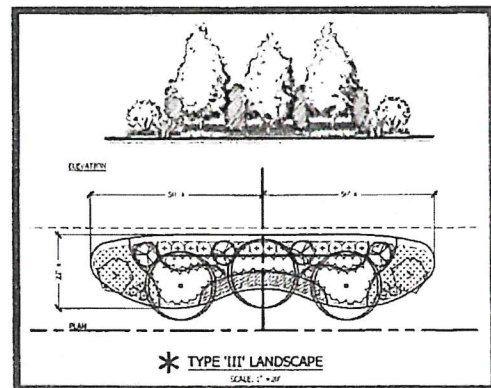
- Minimum 30-foot depth from PUD boundary,
- Four (4) shade trees per 100-LF²,
- Continuous hedge, minimum 24-inches in height at time of planting and can reach a minimum of 6-feet in height.
- When an existing residential structure adjoins the Buffer at the time the adjoining site within the PUD is developed, the PUD site buffer must conform to Development Condition #6.

²A minimum of two (2) understory trees shall be provided in those buffers located within 300-feet of SW Hwy 484.

**Type III Buffer (minimums)****Internal Roadways**

(SW 57th Ave. Rd. & SW 145th Pl. Rd.)

- Centered on/at lot-line intersections with internal roadway.
- Minimum 22-foot depth from internal road right-of-way,
- Minimum 50-foot length to each side of property/lot line (total 100-feet),
- Three (3) shade trees for the 100-foot total length.

**INDUSTRIAL ON-SITE TREE REQUIREMENTS:**

INDUSTRIAL SITE SHALL BE REQUIRED TO PROVIDE SHADE TREES ONLY IN EMPLOYEED PARKING AREAS AND ADJACENT TO PRIVATE/PUBLIC RIGHT-OF-WAYS AS DEFINED IN THE ABOVE REQUIREMENTS.

COMMERCIAL ON-SITE TREE REQUIREMENTS:

COMMERCIAL SITES SHALL MEET THE CURRENT REQUIREMENT OF THE MARION COUNTY LAND DEVELOPMENT CODE.

SHADE TREES NOTE:

SHADE TREES THAT ARE REQUIRED FOR ALL BUFFERS, SHADE TREE, AND TREE REPLACEMENT REQUIREMENTS SHALL BE INSTALLED AT 2"-2.5" CALIPER.

EXHIBIT "D"

ATTACHED

**FLORIDA CROSSROADS
COMMERCE PARK SOUTH
MASTER PLAN**

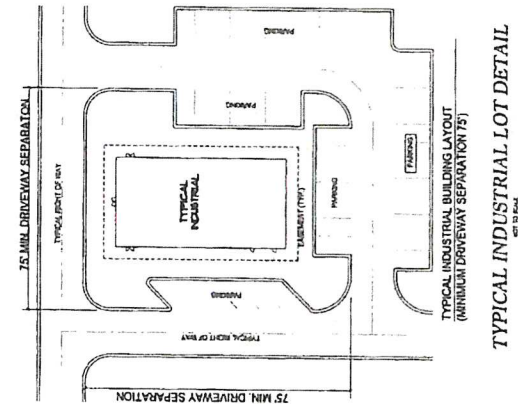
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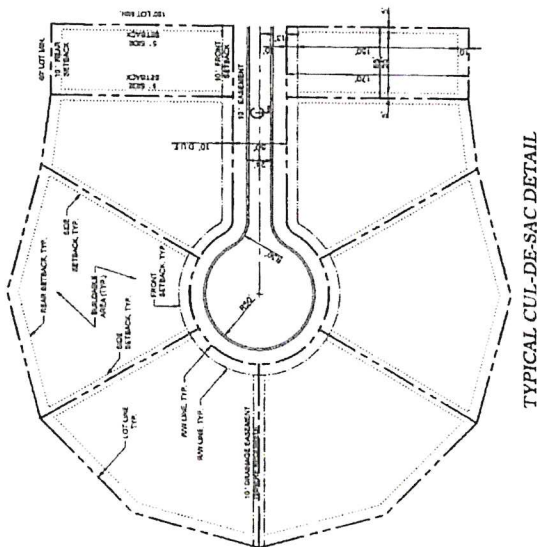
EXHIBIT "D"

DEVELOPMENT STANDARDS		MARION COUNTY, FLORIDA		FLORIDA CROSSROADS COMMERCIAL PARK SOUTH		02	
SECTION 1. GENERAL STANDARDS 1.1. The purpose of these standards is to provide a framework for the development of the Marion County Crossroads Commercial Park South. The standards are intended to guide the development of the park in a manner that is consistent with the goals and objectives of the Marion County Comprehensive Land Use Ordinance and the Marion County Crossroads Commercial Park South Ordinance. 1.2. The standards shall be applied to all development within the Marion County Crossroads Commercial Park South, including but not limited to the following: a. All new development. b. All existing development that is subject to a variance or other special exception. c. All development that is subject to a conditional use permit. d. All development that is subject to a site plan review. 1.3. The standards shall be applied to all development within the Marion County Crossroads Commercial Park South, including but not limited to the following: a. All new development. b. All existing development that is subject to a variance or other special exception. c. All development that is subject to a conditional use permit. d. All development that is subject to a site plan review.		SECTION 2. DEVELOPMENT STANDARDS 2.1. The purpose of these standards is to provide a framework for the development of the Marion County Crossroads Commercial Park South. The standards are intended to guide the development of the park in a manner that is consistent with the goals and objectives of the Marion County Comprehensive Land Use Ordinance and the Marion County Crossroads Commercial Park South Ordinance. 2.2. The standards shall be applied to all development within the Marion County Crossroads Commercial Park South, including but not limited to the following: a. All new development. b. All existing development that is subject to a variance or other special exception. c. All development that is subject to a conditional use permit. d. All development that is subject to a site plan review. 2.3. The standards shall be applied to all development within the Marion County Crossroads Commercial Park South, including but not limited to the following: a. All new development. b. All existing development that is subject to a variance or other special exception. c. All development that is subject to a conditional use permit. d. All development that is subject to a site plan review.		SECTION 3. DEVELOPMENT STANDARDS 3.1. The purpose of these standards is to provide a framework for the development of the Marion County Crossroads Commercial Park South. The standards are intended to guide the development of the park in a manner that is consistent with the goals and objectives of the Marion County Comprehensive Land Use Ordinance and the Marion County Crossroads Commercial Park South Ordinance. 3.2. The standards shall be applied to all development within the Marion County Crossroads Commercial Park South, including but not limited to the following: a. All new development. b. All existing development that is subject to a variance or other special exception. c. All development that is subject to a conditional use permit. d. All development that is subject to a site plan review. 3.3. The standards shall be applied to all development within the Marion County Crossroads Commercial Park South, including but not limited to the following: a. All new development. b. All existing development that is subject to a variance or other special exception. c. All development that is subject to a conditional use permit. d. All development that is subject to a site plan review.		SECTION 4. DEVELOPMENT STANDARDS 4.1. The purpose of these standards is to provide a framework for the development of the Marion County Crossroads Commercial Park South. The standards are intended to guide the development of the park in a manner that is consistent with the goals and objectives of the Marion County Comprehensive Land Use Ordinance and the Marion County Crossroads Commercial Park South Ordinance. 4.2. The standards shall be applied to all development within the Marion County Crossroads Commercial Park South, including but not limited to the following: a. All new development. b. All existing development that is subject to a variance or other special exception. c. All development that is subject to a conditional use permit. d. All development that is subject to a site plan review. 4.3. The standards shall be applied to all development within the Marion County Crossroads Commercial Park South, including but not limited to the following: a. All new development. b. All existing development that is subject to a variance or other special exception. c. All development that is subject to a conditional use permit. d. All development that is subject to a site plan review.	

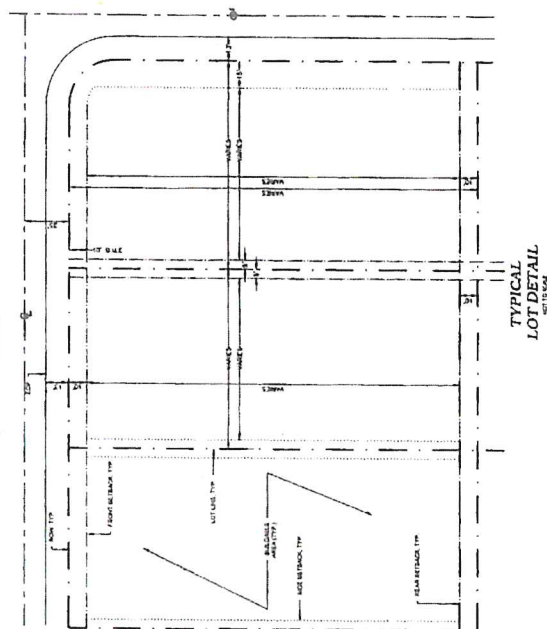
EXHIBIT "D"



TYPICAL INDUSTRIAL LOT DETAIL



TYPICAL CUL-DE-SAC DETAIL



**TYPICAL
LOT DETAIL**

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CATEGORY	USES
COMMERCIAL	ADVERTISEMENTS SHALL INCLUDE ALL HIGHWAYS, AIRPORTS AND ALL DIFFICULTY BUSINESS USES ALLOTTED IN THE COMMERCIAL CATEGORY. ADVERTISEMENTS FOR DIFFICULTY BUSINESS USES, AND ALL COMMERCIAL ADVERTISEMENTS IN THE PRIORITY CATEGORY SHALL CONSTITUTE 50% OF THE TOTAL ADVERTISING REVENUE FOR THE YEAR. ADVERTISEMENTS FOR DIFFICULTY BUSINESS USES, AND ALL COMMERCIAL ADVERTISEMENTS IN THE PRIORITY CATEGORY SHALL CONSTITUTE 50% OF THE TOTAL ADVERTISING REVENUE FOR THE YEAR.
RESIDENTIAL	ADVERTISEMENTS SHALL INCLUDE ALL HIGHWAYS, AIRPORTS AND ALL DIFFICULTY BUSINESS USES ALLOTTED IN THE RESIDENTIAL CATEGORY. ADVERTISEMENTS FOR DIFFICULTY BUSINESS USES, AND ALL RESIDENTIAL ADVERTISEMENTS IN THE PRIORITY CATEGORY SHALL CONSTITUTE 50% OF THE TOTAL ADVERTISING REVENUE FOR THE YEAR. ADVERTISEMENTS FOR DIFFICULTY BUSINESS USES, AND ALL RESIDENTIAL ADVERTISEMENTS IN THE PRIORITY CATEGORY SHALL CONSTITUTE 50% OF THE TOTAL ADVERTISING REVENUE FOR THE YEAR.

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NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL

FLORIDA CROSSROADS COMMERCIAL PARK SOUTH
MCGINLEY PROPERTY
MARION COUNTY, FLORIDA

Tillman & Associates
—ENGINEERING, LLC—
DCA, ENGINEERING, PLUMBING, LINCOLN MORTUARY, DRYDRESSING
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 307-4540 Fax: (352) 307-4545
CERTIFICATE OF AUTHORIZATION #138754

EXHIBIT "D"

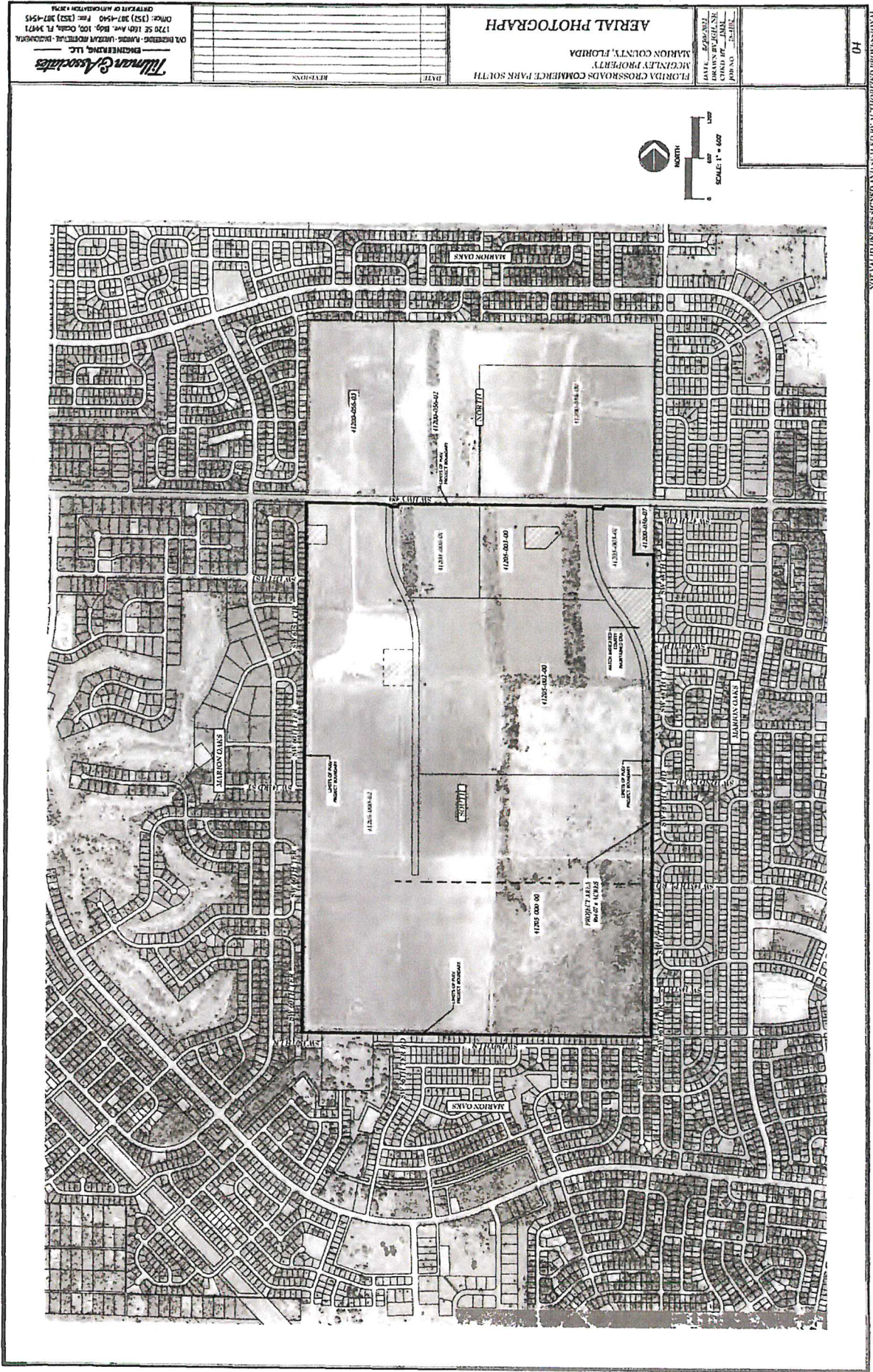
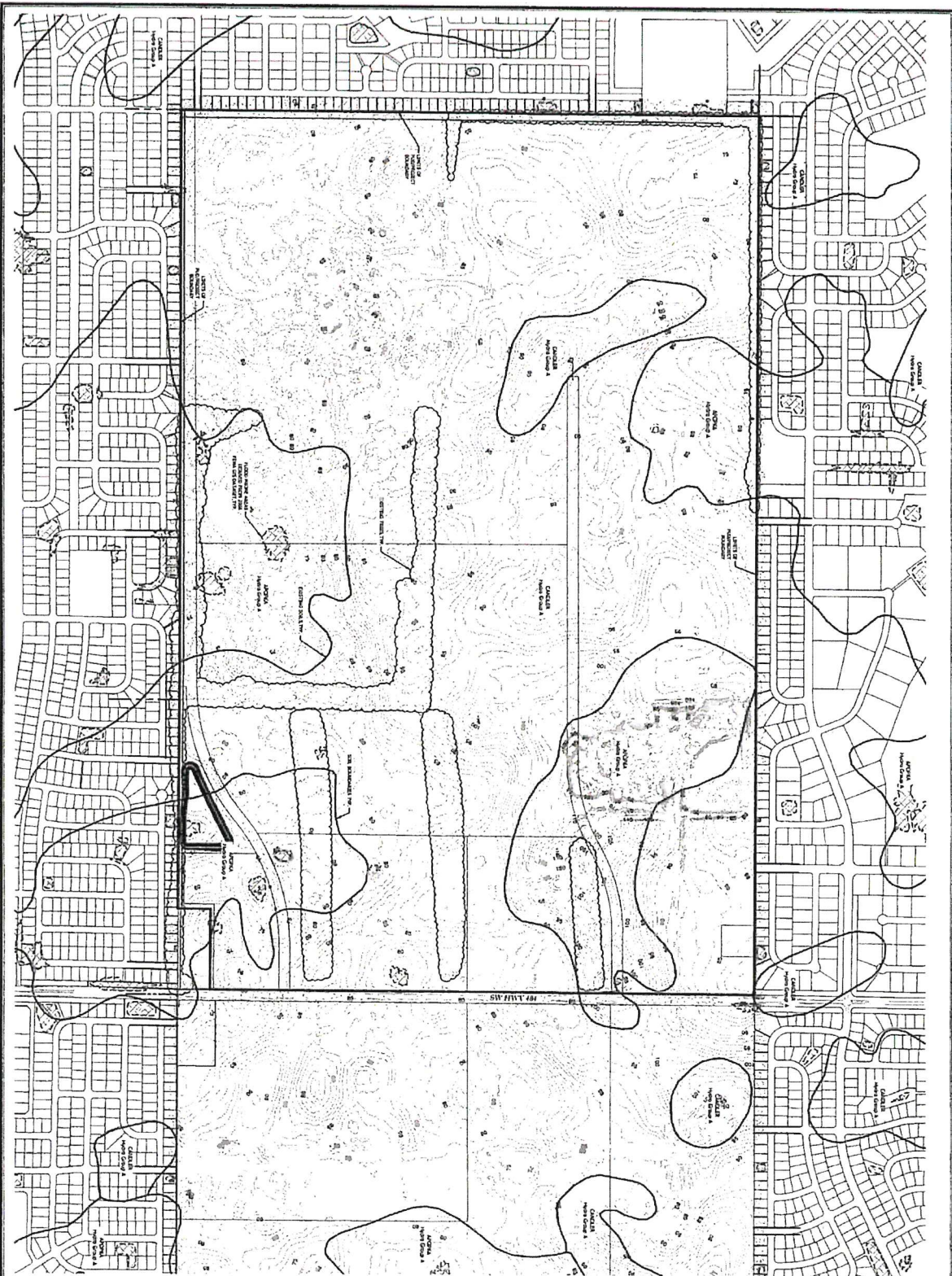
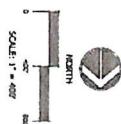


EXHIBIT "D"



NOT VALID UNLESS SIGNED AND SEALED BY A THORIZED PROFESSIONAL

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FLORIDA CROSSROADS COMMERCE PARK SOUTH
MCGINLEY PROPERTY
MARION COUNTY, FLORIDA

EXISTING CONDITIONS

DATE: _____ REVISION: _____

Tillman & Associates
ENGINEERING, LLC

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #2674

EXHIBIT "D"

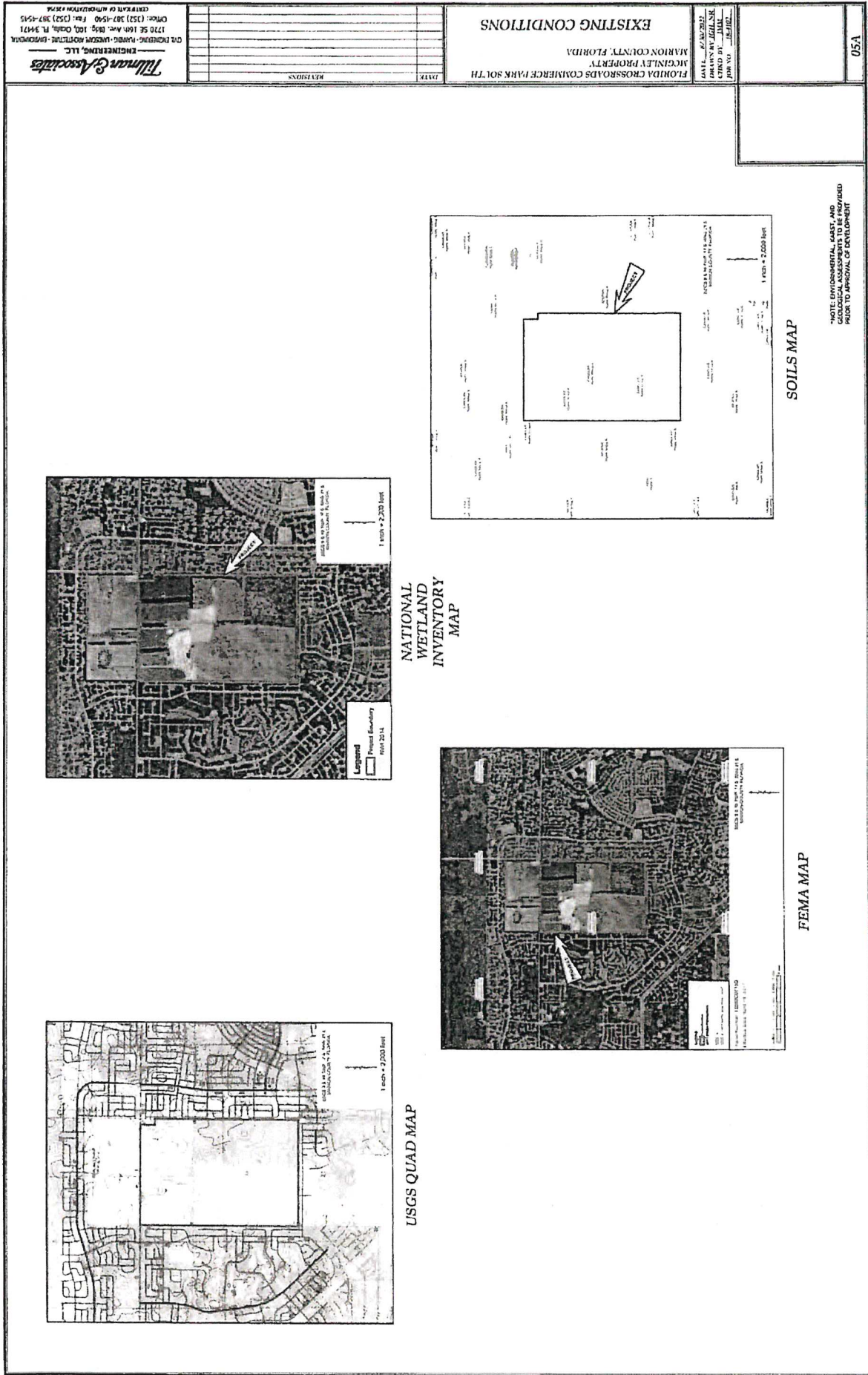


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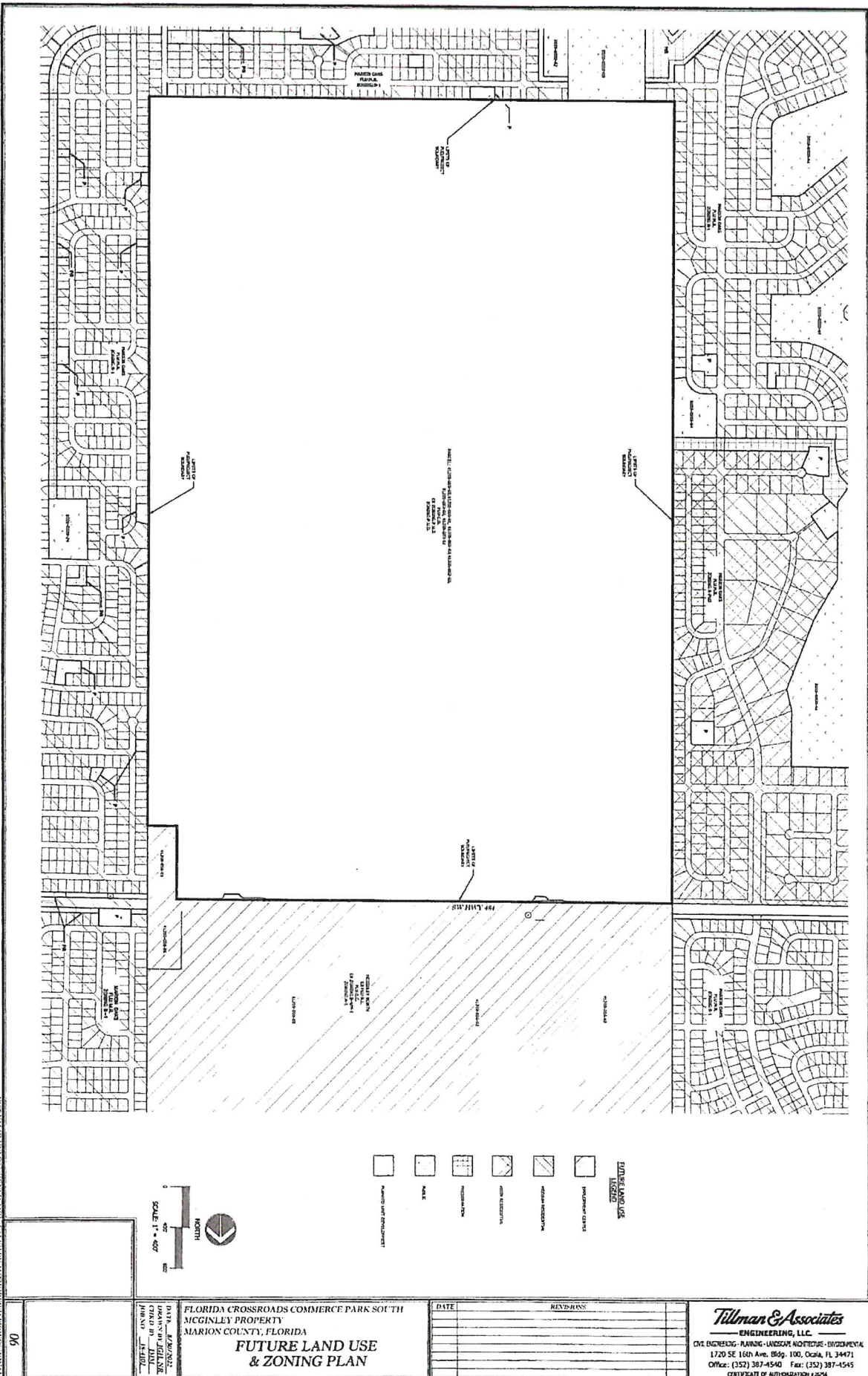


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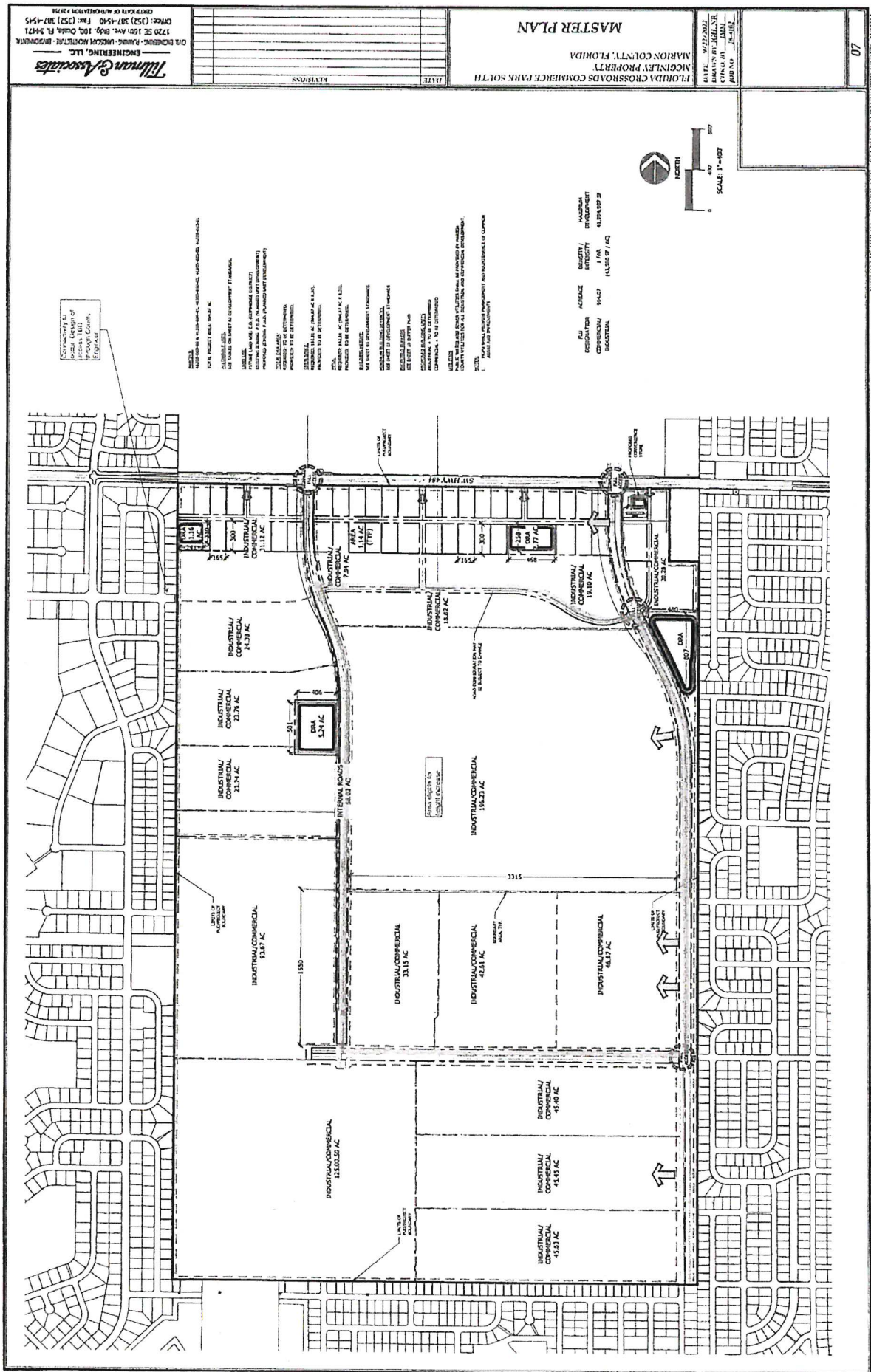


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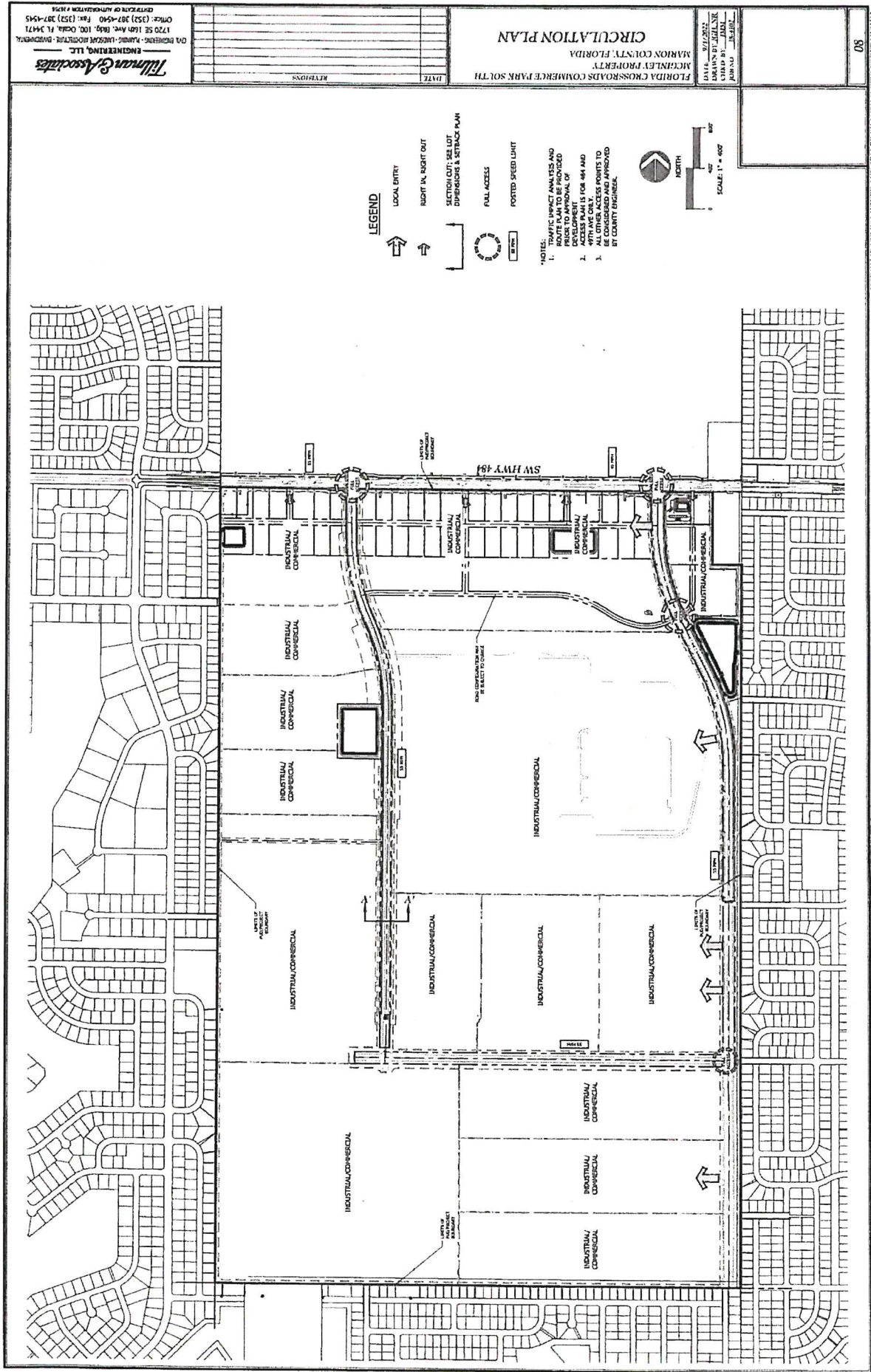


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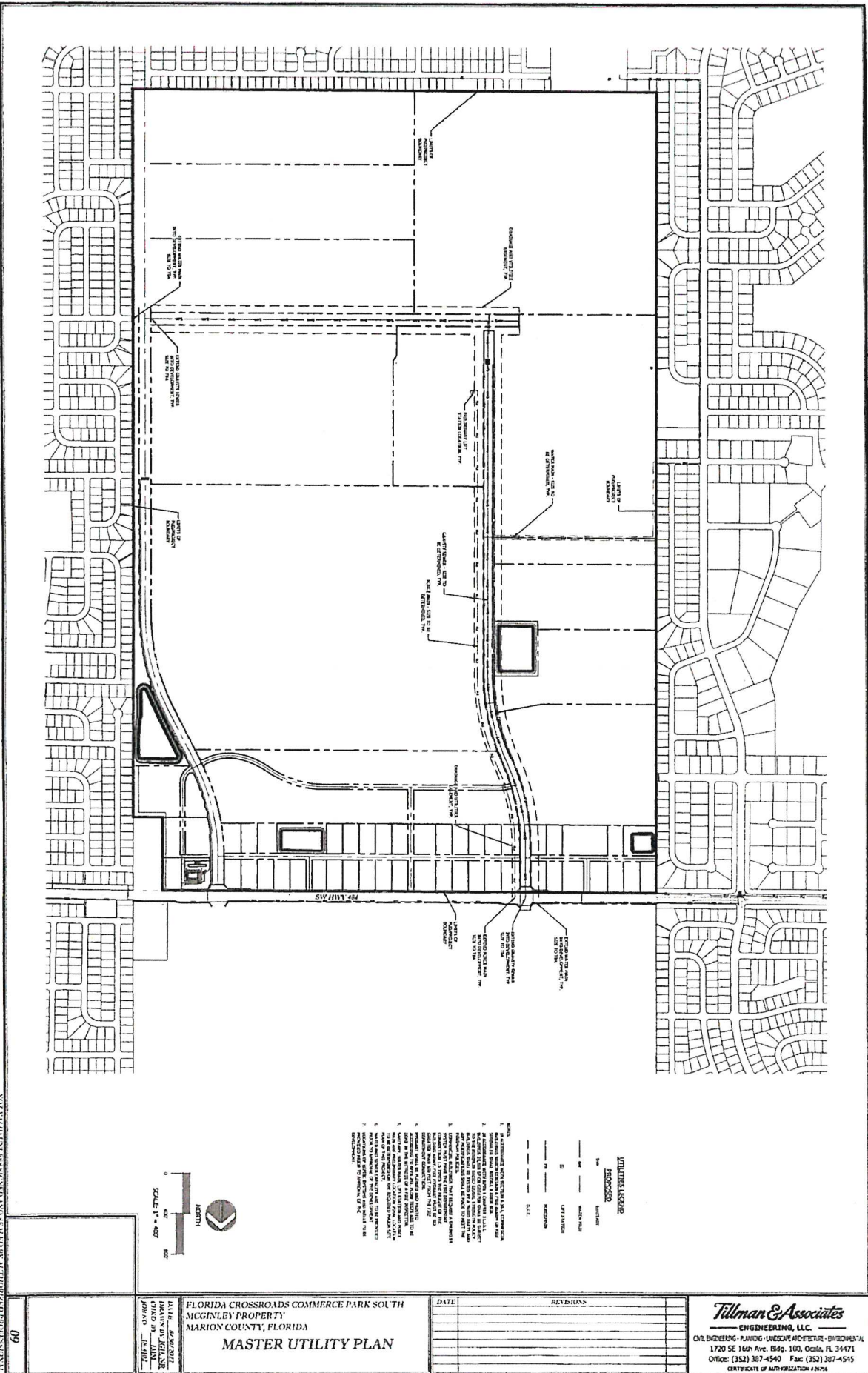


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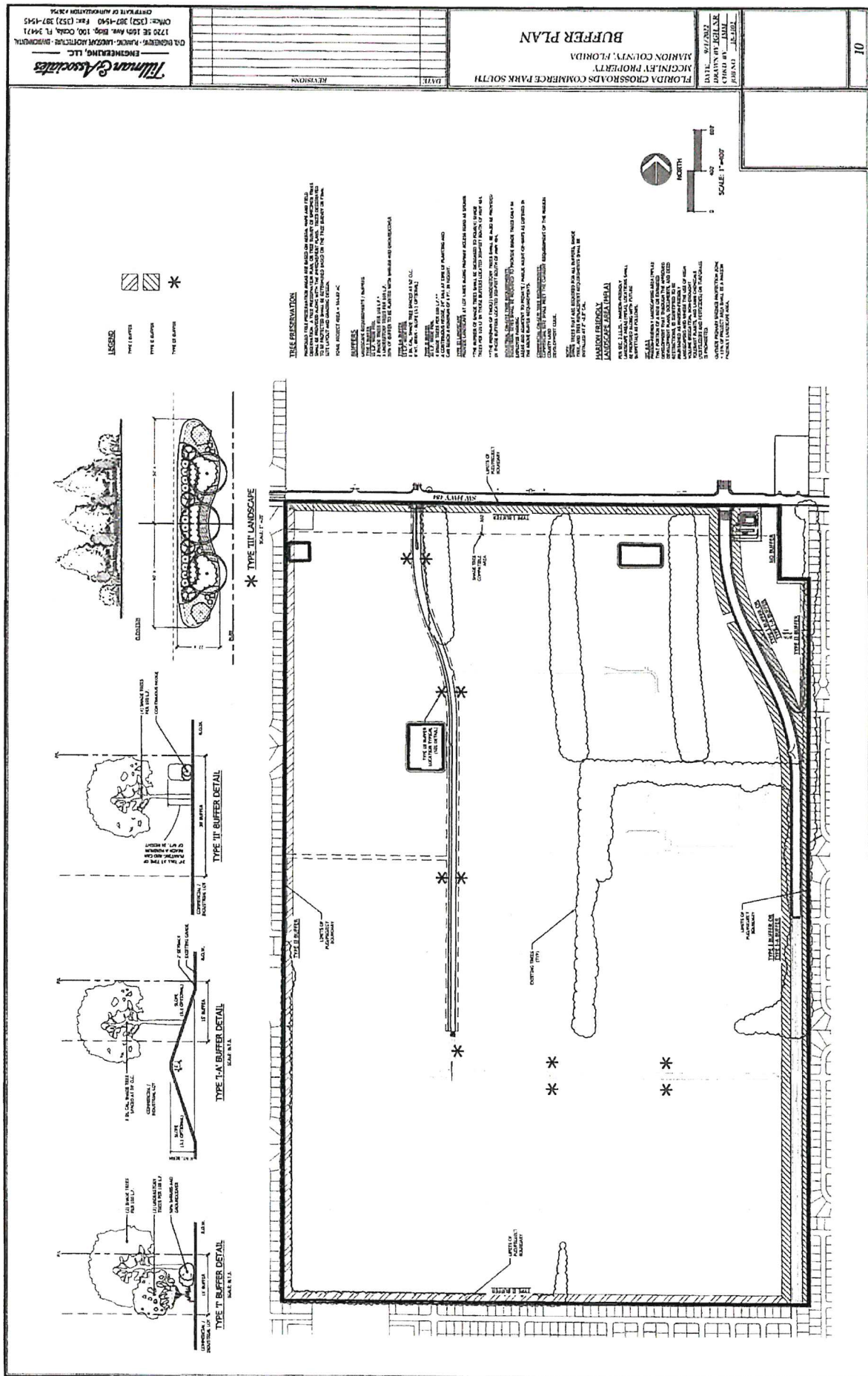


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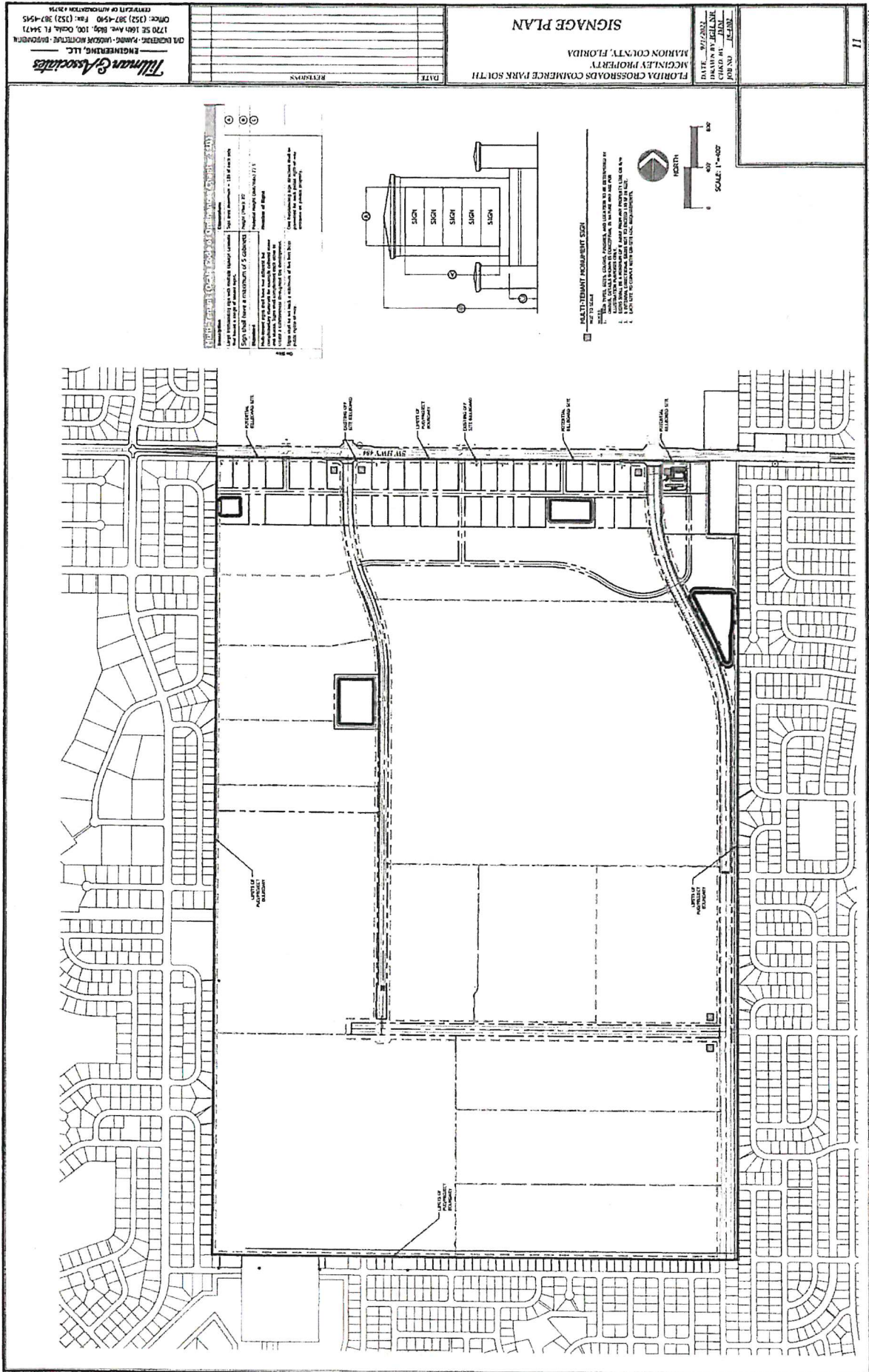
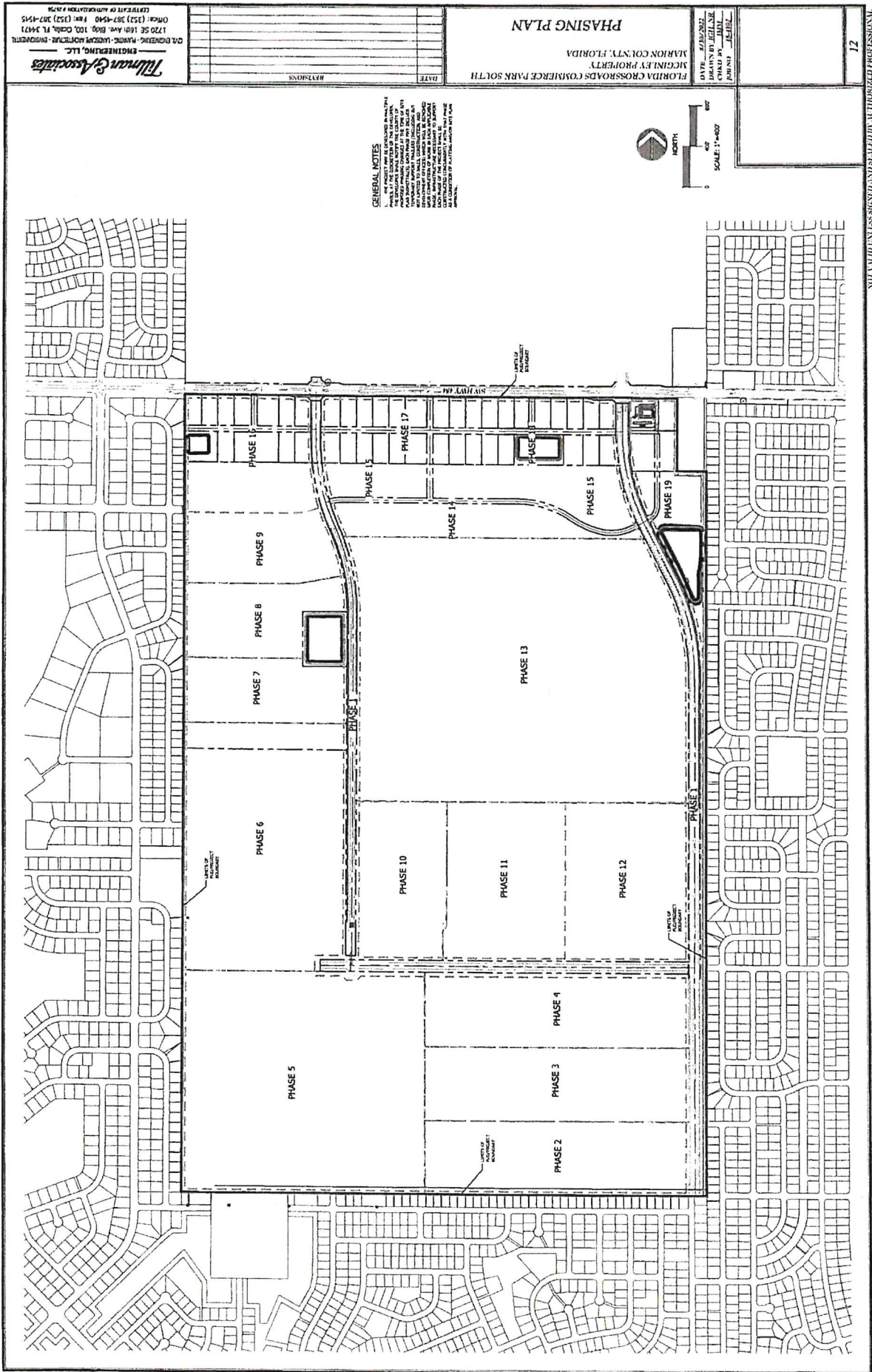


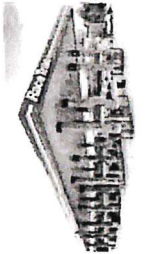
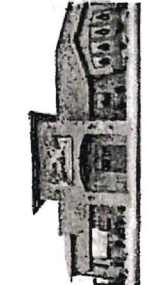
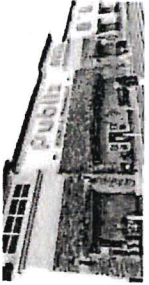
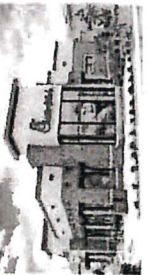
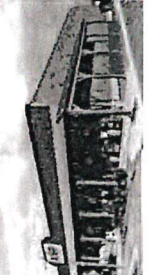
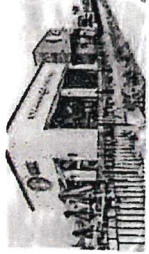
EXHIBIT "D"



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DOI: 10.1177/0022052111424444 <http://jme.sagepub.com>

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EXHIBIT "D"

Tillman & Associates ENGINEERING, LLC 1720 SE 16th Ave., Bldg. 100, Ocala, FL 34471 Office: (352) 387-4540 Fax: (352) 387-4545 CERTIFICATE OF AUTHORIZATION #20794		ARCHITECTURAL STYLES FLORIDA CROSSROADS COMMERCE PARK SOUTH MAGNOLIA PROPERTY MAGNOLIA CORP., FLORIDA		DATE: 08/15/2008 DRAWN BY: JAC CHECKED BY: JAC		NOT VALID UNLESS SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER	
DATE	REVISIONS						
		NOTE: 1. THE IMAGES ILLUSTRATED HERE ARE TO REPRESENT THE ANTICIPATED APPEARANCE OF THE PROPOSED DEVELOPMENT. THE IMAGES ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. PLANS AND ELEVATIONS WILL BE SUBMITTED AT THE TIME OF MAJOR SITE PLAN REVIEW FOR EACH LOT.					
ESTATE							
RESTAURANT							
							
							
							
							
							
							
							
							
							
							



**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

May 11, 2021

J. David Tillman
Tillman & Associates Engineering, LLC
1720 SE 16th Avenue, Building 100
Ocala, FL 34471

RE: PUD Rezoning Case Application No. 20191107Z
Application Request No. 23953

To Whom It May Concern:

We are sending this letter to inform you that your request for a rezoning from A-1 (General Agriculture) to PUD (Planned Unit Development) regarding the McGinley Commerce Park North development project on parcels 41200-052-00, 41200-052-02, and 41200-056-03 was approved by the Board of County Commissioners on January 21, 2021.

Master plan development conditions and concept plan are enclosed. When contacting the Growth Services Department's Planning and Zoning Division about this action, please refer to file no. 20191107Z.

Sincerely,



Mary Elizabeth Burgess
Growth Services Director

ss

Enclosure: Development Conditions, Conceptual PUD Plan

cc: Richard McGinley, McGinley Family Limited Partnership

PUD Rezoning Case No. 20191107Z Development Conditions:

1. The project shall be developed consistent with the conditions outlined herein and with the project PUD Concept Plan (Dated 9/11/2019) reflected in Table #6A, including development uses, types, standards, & amounts; buffer requirements; and architectural graphic images as listed within this approval.
2. The project uses and maximum development amounts shall comply with those listed in Table #6B, and be developed consistent with those applicable development standards as listed in Table #6C.
3. Project landscaping and buffers shall be provided consistent with the information outlined in Tables #7A, #7B, and #7C and consistent with the following:
 - a. No design waivers may be obtained without obtaining Marion County Board of County Commission approval through a duly noticed and advertised public hearing consistent with the LDC's notice provisions at the applicant's expense.
 - b. The buffers may be phased to coordinate with on-site development; however the Development Review Committee (DRC) may determine and require the extension or inclusion of a buffer segment in order to prevent or avoid creating gaps to areas intended to be buffered. In the event the then applicant disagrees with the determination of the DRC, the applicant may appeal the DRC's determination to the Board for final evaluation and determination.
4. Adjustments to increase/decrease and/or relocate the development use areas shown on the PUD Plan, and reflected in Table #6A, may occur, subject to compliance with the PUD development standards listed in Tables #6B and #6C and buffer standards listed in Tables #7A, #7B, and #7C. Any such adjusted use locations along the overall PUD perimeter shall be subject to their respective corresponding buffer requirements consistent with prior condition #3.
5. All project signs shall comply with LDC Division 5.4 *Advertising Signs*; further, a final PUD-wide Master Sign Plan shall be included as a component for review in the final PUD Master Plan, or equivalent, submittal.
6. All project development shall be served by central potable water and central sanitary sewer services prior to the issuance of any project Certificates of Occupancy or equivalent final inspection; with the services installed and/or developed consistent with the LDC.
7. Cross parallel access connections shall be provided internally within the PUD within and between the PUD's uses, along with the general street connections to the north, east, and west of the overall PUD as reflected in Table #6A.
8. The PUD's final access management plan for SW Hwy 484 and SW 49th Avenue shall be completed prior to or in conjunction the PUD Master Plan, or an equivalent, and a project traffic study completed to the satisfaction of the County Engineer that provides for evaluation of the access management.
9. Prior to completion and approval of the final PUD Master Plan, or an equivalent, the project traffic study shall be completed to the satisfaction of the County Engineer. Phased traffic studies may be accepted subject to approval of the County Engineer; however all studies shall make adequate provision for the PUD's build-out to ensure all studies identify needed improvements and ensure that the development of initial PUD phases does not create conflicts and/or obstructions to future development phases.
10. Approval of this PUD Rezoning, including its Conceptual Plan and accompanying conditions does not and is not considered an approval constituting vesting of the proposed and/or maximum development amounts. Subsequent development of the PUD shall be subject to compliance with LDC Division 1.8 – *Concurrency Management* and concurrency approval and certification may be undertaken in phases as desired at the time of continued development.

**TABLE 6A: MCGINLEY COMMERCE PARK NORTH PUD PROPOSED CONCEPT PLAN
(VERSION 9/11/2019 with Annotations)**

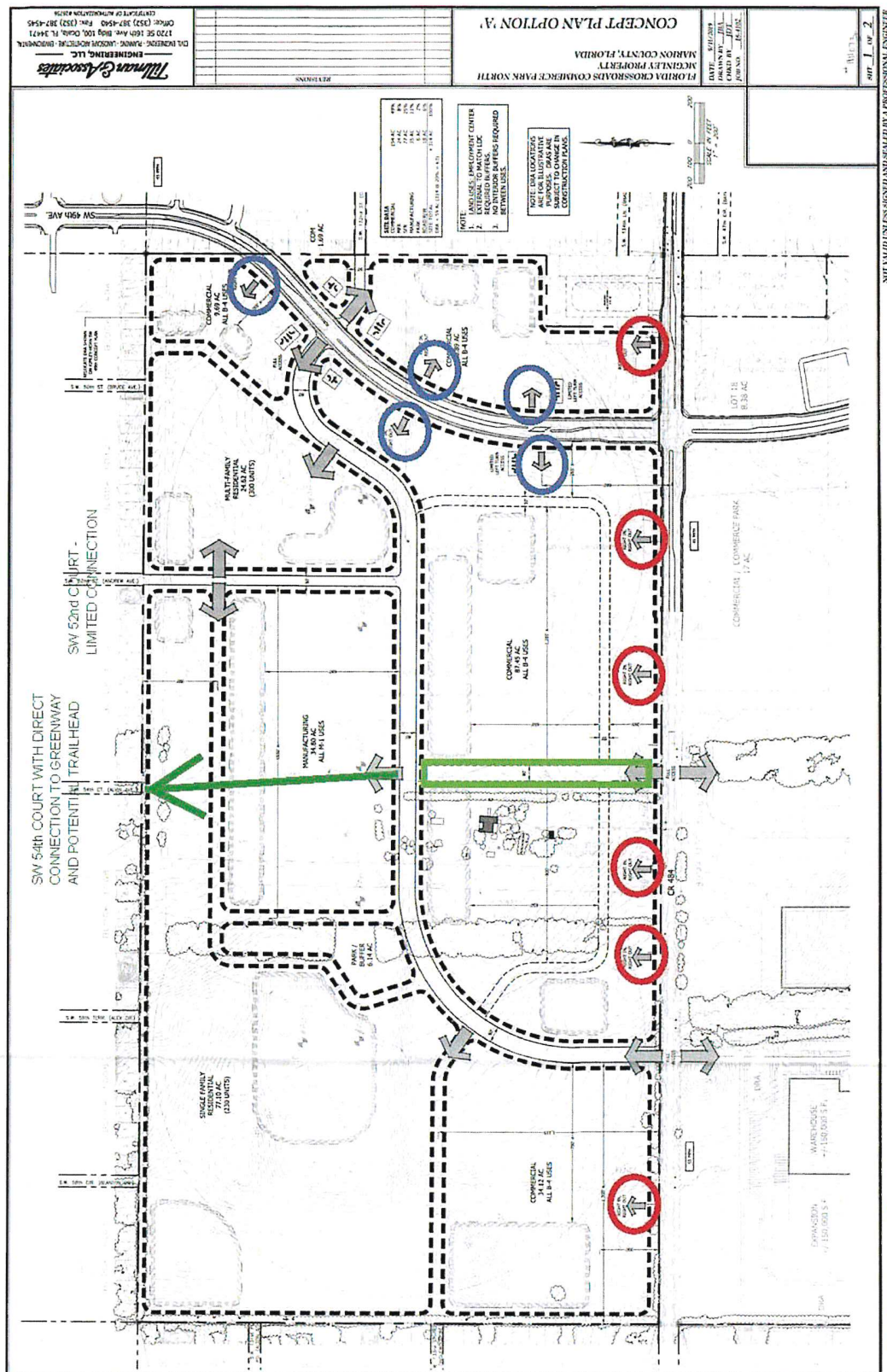


TABLE 6B: MCGINLEY COMMERCE PARK NORTH PUD PROPOSED USES	
USE	PERMITTED USES FOR DEVELOPMENT AREAS AND PROPOSED USE MAXIMUM DEVELOPMENT AMOUNTS (WITH EMPLOYMENT CENTER LAND USE ALLOCATION BASIS)
SINGLE-FAMILY	Single-family residence detached and Single-family-residence attached (aka duplex).
MULTIPLE-FAMILY	Single-family residence detached, Single-family-residence attached (aka duplex), and Multiple-family residence (apartment, condominium, or townhouse).
<i>Maximum Aggregate Residential Amount: Up to 1,997 dwelling units (based on 124.83 acres of Employment Center at 16 DU/AC).</i>	
COMMERCIAL	Range of allowable uses shall conform to B-4 (REGIONAL BUSINESS) zoning uses as listed in the Marion County Land Development Code (LDC); more intense uses may be considered consistent with LDC Division 2.8. <i>Special Use Permit.</i> <i>Maximum up to 6,708,240 GSF (based on 154 acres at a REDUCED maximum Floor Area Ratio of 1.00).</i>
LIGHT INDUSTRIAL	Range of allowable uses shall conform to M-1 (LIGHT INDUSTRIAL) zoning uses as listed in the Marion County Land Development Code (LDC); more intense uses may be considered consistent with LDC Division 2.8. <i>Special Use Permit.</i> <i>Maximum up to 1,524,600 GSF (based on 35 acres at a maximum Floor Area Ratio of 1.00).</i>
All structure types, use, and operation shall be subject to the "plainly audible" standard applicable to their use consistent with Marion County's Noise Ordinance.	

TABLE 6C: MCGINLEY COMMERCE PARK NORTH PUD - PROPOSED DEVELOPMENT STANDARDS							
STRUCTURE TYPE	Minimum Lot			Minimum Setbacks ^{1, 2}			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner ³	
Single-Family Residential Detached*							
Principle	40'	60'	2,400 SF	20'	10'	5'/10'	30'
Accessory	N/A	N/A	N/A	25'	8'	5'/10'	20'
Mechanical	N/A	N/A	N/A	25'	8'	5'/10'	10'
Single-Family Residential Attached (Duplex)*							
Principle	35'	60'	2,100 SF	20'	10'	5'/10'	30'
Accessory	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 8'/10'	20'
Mechanical	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 8'/10'	10'
Multiple-Family Residential (Apartment, Condominium, Townhome)* ⁴							
Overall Principle Structure	40'	60'	2,400 SF	20'	20'	10/15'	50'
Principle Structure - Interior Unit	25'	N/A	1,200 SF	20'	20'	0'	50'
Principle Structure - Interior Lot	25'	N/A	1,200 SF	20'	20'	0'	50'
Principle Structure - End Unit	25'	N/A	1,200 SF	20'	20'	Int. - 0'/Ext. – 8'/10'	50'
Principle Structure - End Lot	35'	N/A	1,200 SF	20'	20'	Int. - 0'/Ext. – 8'/10'	50'
Accessory	N/A	N/A	N/A	25'	25'	Int. - 0'/Ext. – 10'	20'
Mechanical	N/A	N/A	N/A	25'	25'	Int. - 0'/Ext. – 10'	10'
*RESIDENTIAL STRUCTURE TERM DESCRIPTIONS							
Principal = Primary habitable occupied structure (e.g., residential unit/building, club house, common recreation amenities (e.g. pools, playgrounds) etc.);							
Accessory = Customary individual unit residential accessory uses (e.g., storage sheds, individual unit swimming pool and/or screen enclosure, etc.);							
Mechanical = Individual residential unit air-conditioner units and pool pumps, etc.							
Commercial							
Comply with B-4 (Regional Business) zoning uses and development standards.							
Light Industrial							
Comply with M-1 (Light Industrial) zoning uses and development standards.							
¹ In the event an easement or buffer is in place and/or required, the setback shall be subject to the more restrictive placement limitation and shall not encroach into an easement or buffer.							
² LDC Commercial encroachment allowances for gasoline canopies, islands, and pumps shall also apply, subject to the compliance with the easement/buffer limitation listed in Footnote 1 above.							
³ Further increased side/corner setbacks may be required to ensure minimum LDC intersection & driveway safe sight distance standards are satisfied.							
⁴ Multiple-family residential development areas abutting the exterior boundary of the PUD shall observe an increased setback, regardless of yard type, shall also provide the equivalent of 10-feet (10') of setback for each 10-feet (10') in structure height against that abutting boundary.							

TABLE 7A: McGINLEY – COMMERCE PARK NORTH PUD – INTERNAL BUFFER

Comply with LDC at time of development; however internal buffer modifications and/or exemptions may be considered consistent with the LDC Waiver process.

TABLE 7B: McGINLEY – COMMERCE PARK NORTH PUD - EXTERNAL BUFFERS

Direction	Adjoining	PUD Uses	Buffer Required
PUD AREA WEST OF SW 49TH AVENUE EXTENSION			
North	Marion Oaks SFR/Greenbelt	Varies	Comply with LDC at time of development, if any.
South	SE Highway 484	Commercial (May vary)	Comply with current CR 475A Overlay Buffer per LDC sub-Section 6.8.6.K(3) C-Type buffer.
East	SW 49 th Avenue Extension	Commercial (May vary)	Comply with current CR 475A Overlay Buffer per LDC sub-Section 6.8.6.K(3) C-Type buffer.
West	Marion Oaks SFR/Greenbelt	Varies	Comply with LDC at time of development, if any.
PUD AREA EAST OF SW 49TH AVENUE EXTENSION			
Northwest - West	SW 49 th Avenue Extension	Commercial	Comply with current CR 475A Overlay Buffer per LDC sub-Section 6.8.6.K(3) C-Type buffer.
South - West	SE Highway 484	Commercial	Comply with current CR 475A Overlay Buffer per LDC sub-Section 6.8.6.K(3) C-Type buffer.
South - East	SECO Substation	Commercial (May vary)	Comply with LDC at time of development, if any.
East - North	Marion Oaks SFR/Greenbelt	Commercial (May vary)	Comply with LDC at time of development, if any.
East - South	SECO Substation	Commercial (May vary)	Comply with LDC at time of development, if any.

LDC = Marion County Land Development Code

Dev. Dependent = Potential buffer requirement depending on development type/form proposed.

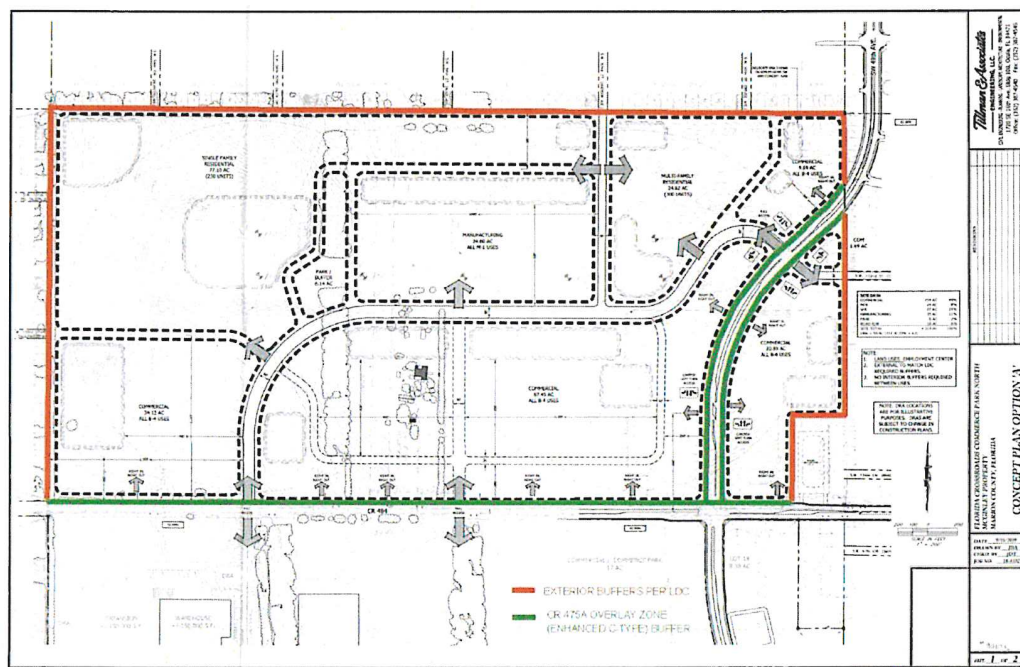
TABLE 7C: McGINLEY – COMMERCE PARK NORTH PUD – BUFFER LOCATIONS DIAGRAM

TABLE 8 - MCGINLEY – COMMERCE PARK NORTH PUD ARCHITECTURE CONCEPT IMAGES	
SINGLE-FAMILY RESIDENTIAL - DETACHED	
1. 	2. 
SINGLE-FAMILY RESIDENTIAL – ATTACHED (DUPLEX)	
3. 	4. 
MULTIPLE-FAMILY RESIDENTIAL	
1. 	2. 
3. 	4. 

COMMERCIAL

1.



2.



3.



4.



5.



6.



7.



8.



LIGHT INDUSTRIAL

1.



2.



3.

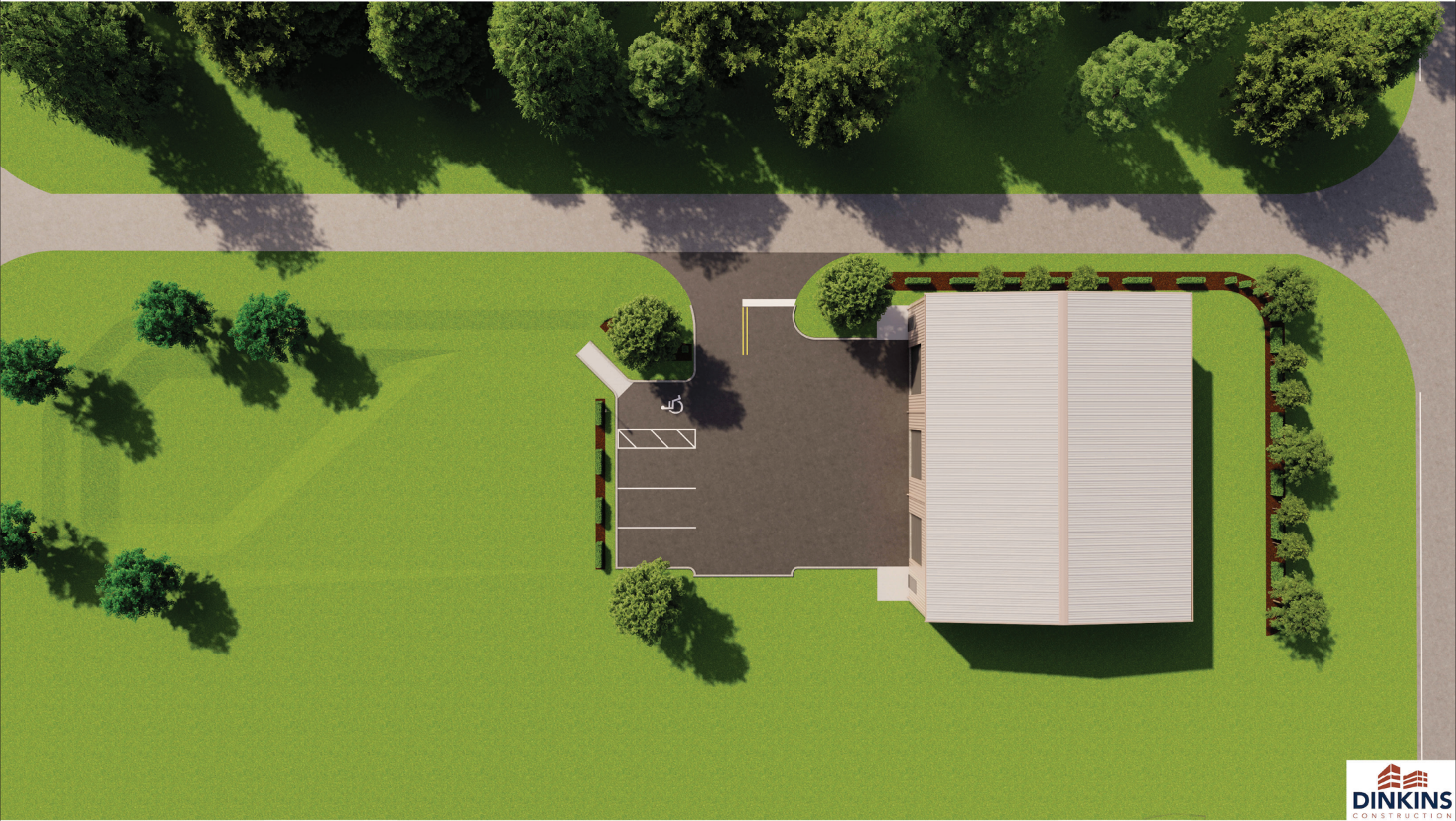


4.



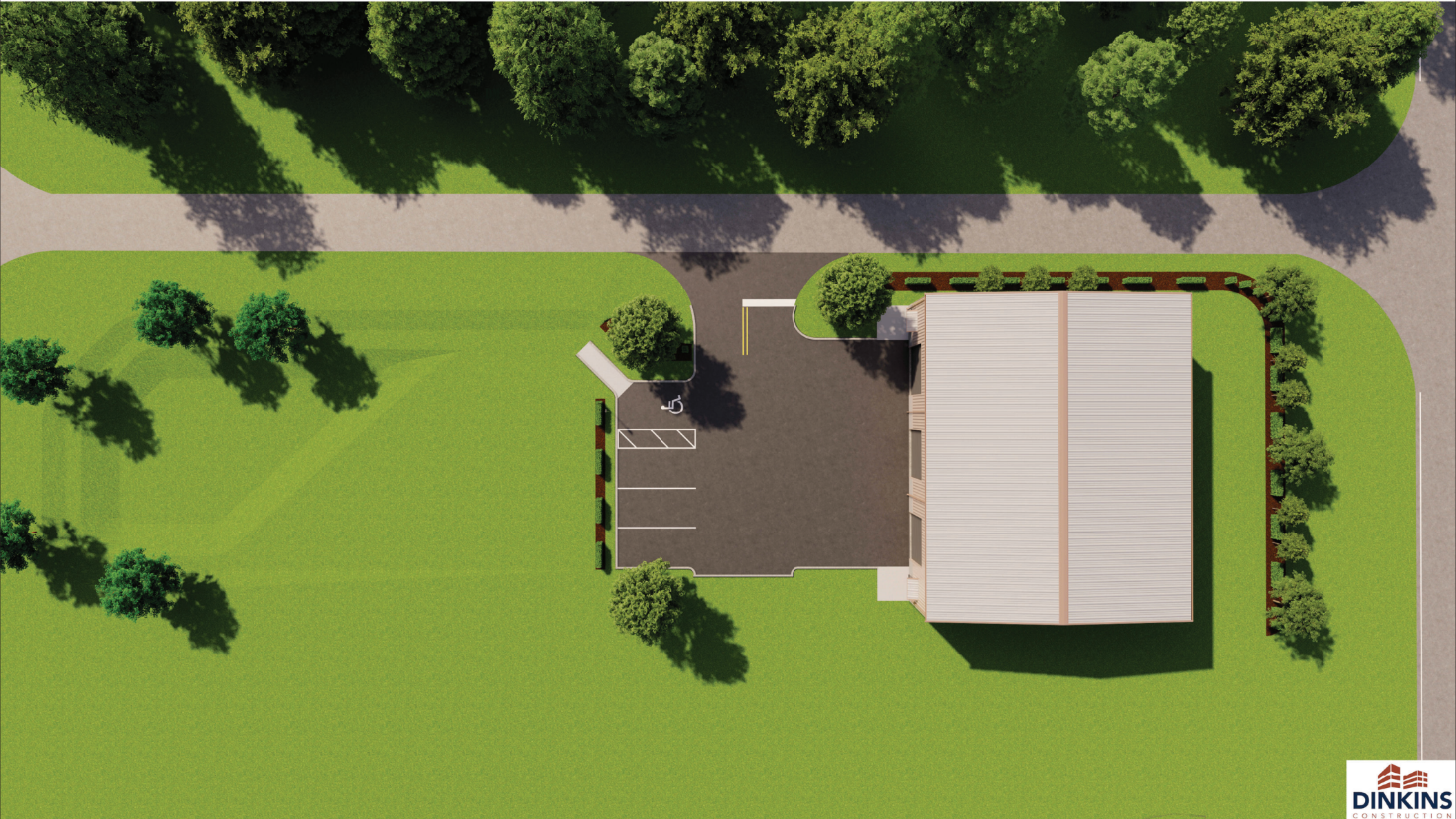














Marion County
**Board of County Commissioners Planning
and Zoning**
Agenda Item

File No.: 2025-20864

Agenda Date: 10/20/2025

Agenda No.: 1.2.3.

SUBJECT:

251004SU - Kevin and Barbara Marovich, Special Use Permit to Allow for a Mini Farm Operation, in a Single-Family Dwelling (R-1) Zone, 11.78 Acre Parcel, Parcel Account Number 36142-000-00, Site Address 7600 S Magnolia Avenue, Ocala, FL 34476

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Kevin and Barbara Marovich have filed for a Special Use Permit (SUP) for mini-farm operations on an 11.78-acre property with Single-Family Dwelling (R-1) zoning. It is located at 7600 S Magnolia Ave, Ocala, FL. The subject property has a Rural Land (RL) land use designation and is situated outside the Urban Growth Boundary (UGB) but inside the Primary Springs Protection Overlay Zone (PSPOZ).

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Staff recommends approval with conditions. Planning & Zoning Commission recommends approval with conditions.



**Marion County
Board of County Commissioners**

Growth Services

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

**PLANNING & ZONING SECTION
STAFF REPORT**

P&Z Date: 9/29/2025	BCC Date: 10/20/2025
Case Number	251004SU
CDP-AR	33156
Type of Case	Special Use Permit for mini-farm operations
Owner	Barbara G. Marovich & Kevin A. Marovich
Applicant	N/A
Street Address/Site Location	7600 S Magnolia Avenue, Ocala FL 34472
Parcel Number(s)	36142-000-00
Property Size	±11.78 AC
Future Land Use	Rural Land (RL)
Existing Zoning Classification	Single-Family Dwelling (R-1)
Overlays Zones/Special Areas	Primary Springs Protection Zone (PSPZ)
Staff Recommendation	APPROVAL WITH CONDITIONS
P&Z Recommendation	APPROVAL WITH CONDITIONS
Project Planner	Jared Rivera-Cayetano
Related Cases	Zoning Change Request No. 250702ZC

I. ITEM SUMMARY

Kevin and Barbara Marovich filed a Special Use Permit (SUP) application for a ±11.78-acre property with a zoning classification of Single-Family Dwelling (R-1). The subject property is located at 7600 S Magnolia Avenue, Ocala, FL. The Parcel Identification Number for the subject property is 36142-000-00. Vacated from the nearby Hamblen, H.A. subdivision in 2004, the legal descriptions are provided within the Special Use Permit application (see Attachment A). The site is located outside the Urban Growth Boundary (UGB) and within the Primary Springs Protection Zone (PSPZ). The intention of this Special Use Permit request is to allow mini-farm operations, including beekeeping, farm animals (miniature cattle, miniature goats, sheep, horses, and chickens), and crop production/sales. The applicant will sell all agricultural products off-site. The applicant proposes the construction of accessory structures including a storage barn and—in the long term—a dwelling unit for an agricultural employee. The applicant had previously withdrawn from Zoning Change Request No. 250702ZC, from Single-Family Dwelling (R-1) to General Agriculture (A-1), at the Board of County Commissioners (BCC) public hearing on July 15, 2025. Staff finds that the proposed use would promote the agricultural activities intended for the Rural Area.

Figure 1
General Location Map



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS**. Staff believes the proposed use is consistent with the Rural Land (RL) Future Land Use (FLU) designation and would promote the agricultural activities intended for the Rural Area. Staff believes the request is consistent with the Marion County Comprehensive Plan, compatible with the surrounding area, and will not adversely affect the public interest. The conditions in Section VII of this report are recommended to address compliance with the requirements in the Marion County Land Development Code (LDC) Sections 2.8.2.D and 2.8.3.B.

III. NOTICE OF PUBLIC HEARING

The Growth Services Director has interpreted the requirements of Land Development Code (LDC) Sections 2.7.3.C, 2.7.3.B and 2.7.3.E to apply to SUP applications. Consistent with LDC Section 2.7.3.B., notice of public hearing was mailed to all property owners (41 owners) within 300 feet of the subject property on September 12, 2025. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on September 12, 2025, and consistent with LDC Section 2.7.3.E., due public notice was published in the Ocala Star-Banner on September 15, 2025. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference. As of the date of the initial distribution of this staff report, one (1) letter of opposition has been received.

IV. BACKGROUND/CHARACTER OF AREA

A. *Existing Site Conditions.*

Figure 1, above, is a general location aerial displaying existing and surrounding site conditions. Figure 2, below, displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

The area surrounding the subject property is low-density. Several properties to the North, West, South, and East of the subject property are used for residential purposes. Several other parcels are characterized by agricultural production, especially to the southwest of the subject property. Per Marion County Property Appraiser (MCPA), the surrounding residential properties are part of the existing Hamblen, H.A. subdivision. However, the subject property itself has been vacated from the subdivision through Resolution 04-R-184 (see Attachment D).

Staff conducted an initial site visit on September 8, 2025 with Marion County Sheriff's Office (MSCO) Agriculture Unit staff. An additional site visit was conducted on September 12, 2025. Staff found that the subject property is highly vegetated along S Magnolia Avenue (and in the eastern section of the property generally). A driveway along S Magnolia Avenue curves around an on-site pond into an adjacent property (PID 36143-000-00), before re-entering the subject property. The driveway is shared between the two (2) property owners. The subject

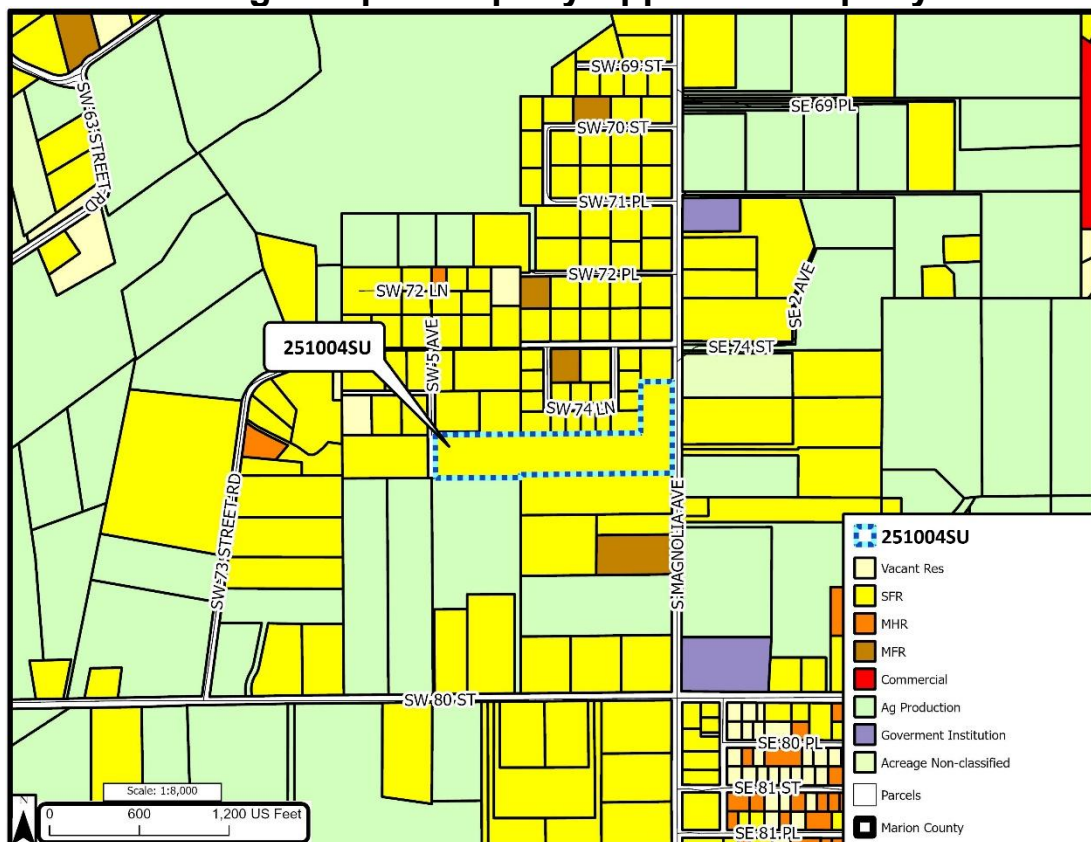
property contains a primary single-family house. The western section of this property contains a small personal garden and orchard. A small tractor and a recreational vehicle (RV) are stored to the rear of the single-family house. Trees are present along the perimeter of the property, with notable gaps along PID 36166-000-00. Staff notes the temporary storage of some agricultural materials (i.e. water tanks) in close proximity to this property.

A fenced pen area for chickens is also located to the rear of the single-family house. Staff notes public report of more than six (6) chickens and at least one (1) rooster on the subject property in anticipation of the Planning & Zoning (P&Z) Commission hearing. As of the date of the initial distribution of this staff report, there are no active code cases on the subject property. The applicant has indicated that the existing rooster will be rehomed.

The western section is otherwise vacant—especially along the dead end at SW 5th Avenue. Staff notes a portion of a previously-installed fence is located outside of subject property boundaries. There are several ranch-style properties nearby. Site photos are attached to this report (see Attachment C).

Figure 3 provides zoning classification information while Figure 4 provides Future Lane Use (FLU) designation information for the area.

Figure 2
Existing Use per Property Appraiser Property Code

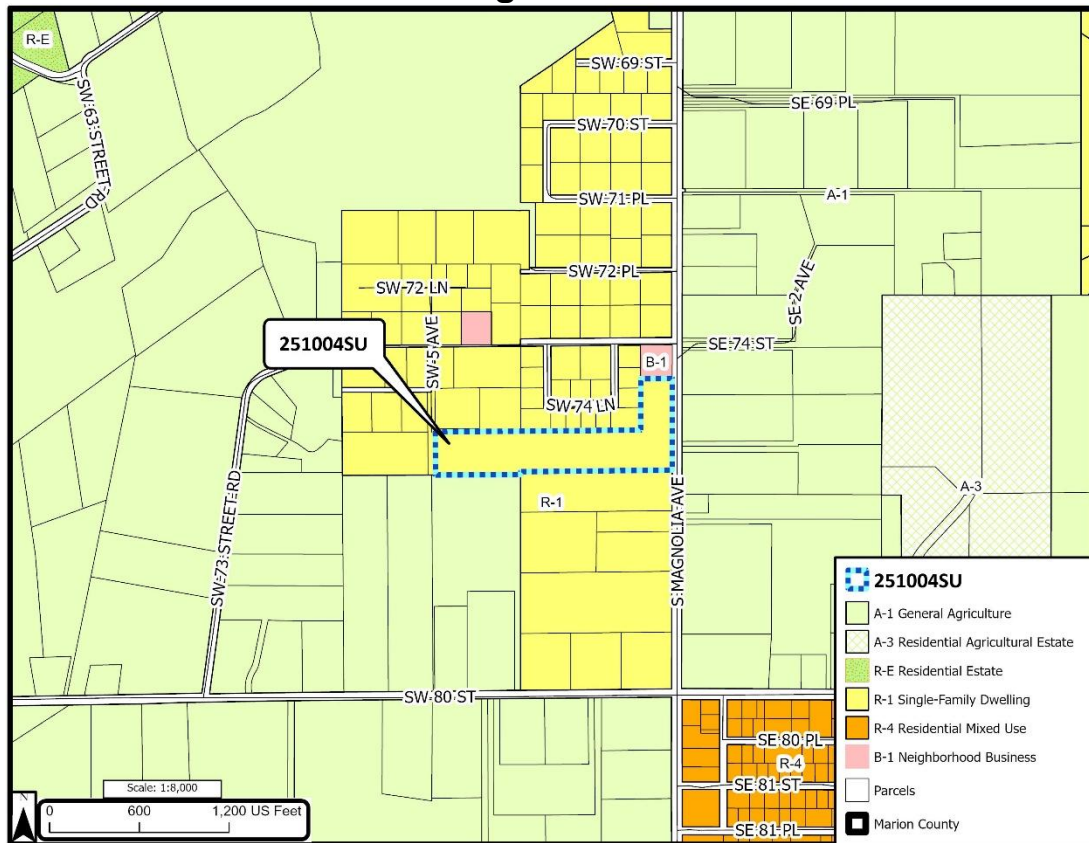


B. Zoning Classification.

Figure 2, below, displays the existing zoning classifications for the subject property in relation to the existing zoning classifications of the surrounding properties. The subject property's North, West, and South—within the existing Hamblen, H.A. subdivision—are zoned for residential uses. That said, the subject property itself has been vacated from this subdivision since 2004. Outside of this subdivision, the subject site's East, along S Magnolia Avenue, is primarily zoned for agricultural uses. A single agriculturally-zoned property is located to the southwest of the subject property (PID 36148-003-00).

There is one (1) property (PID 36105-000-00) directly to the North zoned for Neighborhood Business (B-1), which was approved in 1987. That said, no properties are used for commercial purposes today.

Figure 3
Zoning Classification



C. FLUM Designation.

Figure 4, below, displays the existing Future Land Use (FLU) designation for the subject property in relation to the existing FLU designation of the surrounding properties. All nearby properties are designated as Rural Lands (RL), which is intended for a density up to one (1) dwelling unit per ten (10) acres.

The subject property is within the Primary Springs Protection Overlay Zone (PSPOZ) and outside the Urban Growth Boundary (UGB), as established by the Marion County Comprehensive Plan.

**Figure 4
FLUMS Designation**

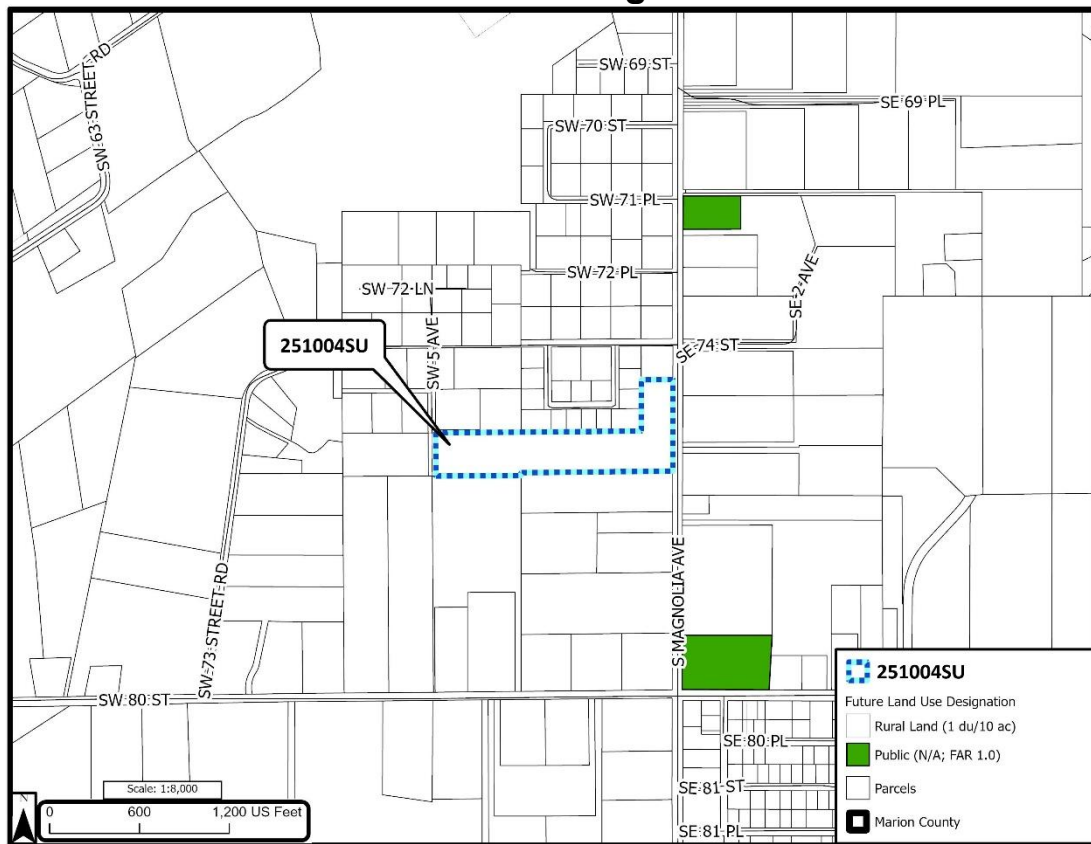


Table A, below, assembles the information in Figures 2, 3, and 4 in tabular form. Figure 5 provides a concept plan for the requested special use, including requested setbacks and other development standards. Consistent with Staff recommendations for the Special Use Permit, Figure 6 provides a concept plan with the location of a proposed driveway bifurcation (in Red) and landscaped buffer (in Green). Along the western section of the subject property, the applicant initially proposed up to twenty (20) farm animals, forty (40) chickens, a dwelling unit for an agricultural employee, and other related accessory structures. The applicant proposed up to four (4) miniature cows, six (6) miniature goats, six (6) sheep, and four (4) horses on two (2) to three (3) acres of pasture area. Along the eastern section, the applicant proposes beehives and a large field for crop production.

**TABLE 1.
ADJACENT PROPERTY CHARACTERISTICS**

Direction	FLUM Designation	Zoning Classification	MCPA Existing Use
Subject Property	Rural Land (RL)	Single-Family Dwelling (R-1)	Single Family Residential
North	Rural Land (RL)	Single-Family Dwelling (R-1) & Neighborhood Business (B-1)	Single Family Residential
South	Rural Land (RL)	Single-Family Dwelling (R-1) & General Agriculture (A-1)	Single Family Residential & Ag Production
East	Right-of-Way & Rural Land (RL)	Right-of-Way & General Agriculture (A-1)	Right-of-Way, Single Family Residential, Ag Production & Vacant Residential
West	Rural Land (RL)	Single-Family Dwelling (R-1)	Single Family Residential

Figure 5
Concept Plan

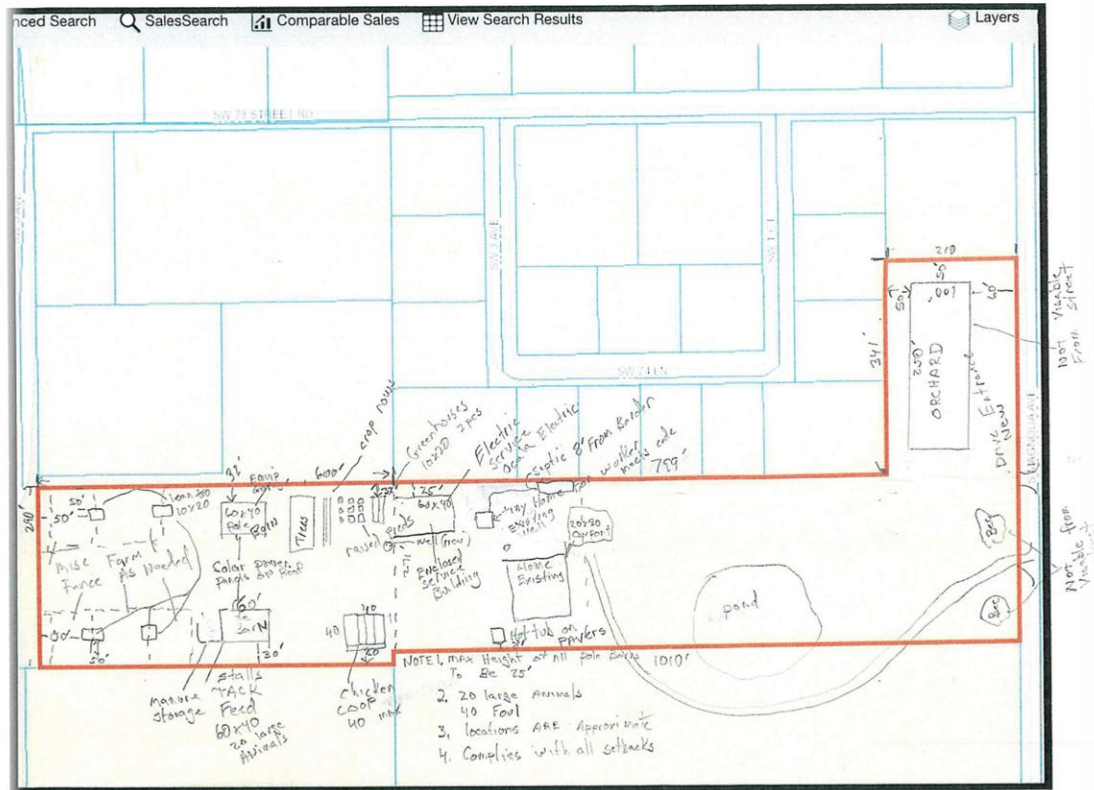
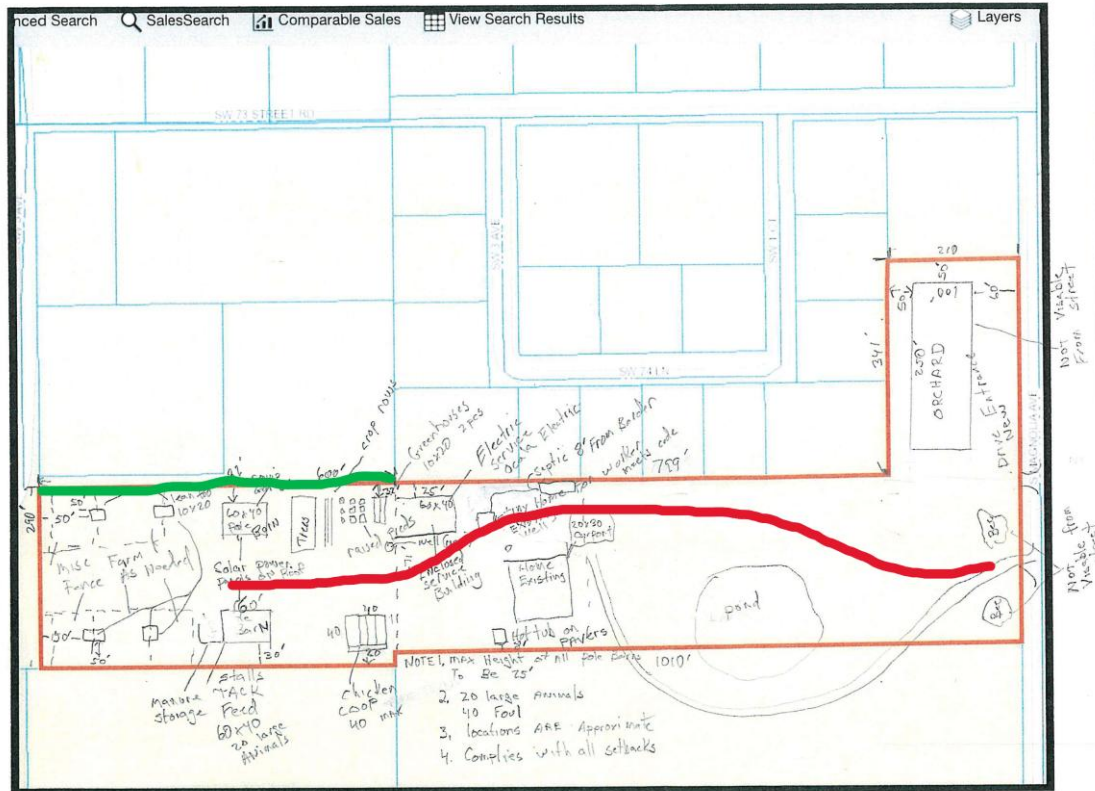


Figure 6
Concept Plan with Recommended Buffer and Driveway
Bifurcation



V. ANALYSIS

LDC Section 2.8.2.D provides that in making a recommendation to the Board, the Commission shall make a written finding that granting the SUP will address nine specific requirements. LDC Section 2.8.3.B requires consistency with the Comprehensive Plan. Staff's analysis of compliance with these ten (10) requirements are addressed below. Although the applicant prefers changes to Staff conditions related to access and landscaping, the applicant is otherwise amendable to Staff conditions.

- A. *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.*

Analysis: The subject property currently has two (2) access points, located along S Magnolia Avenue and SW 5th Avenue. The applicant indicates that access to the residential structure(s) will be provided via S Magnolia Avenue.

The applicant indicates that agricultural operations will require vehicle access primarily from SW 5th Avenue. In order to eliminate all traffic from SW 5th Avenue,

the applicant requests an additional driveway along S Magnolia Avenue; however, the Office of the County Engineer (OCE) has indicated that access along S Magnolia Avenue must be limited to a single driveway. In any case, no sales activity will occur within the subject property—with all agricultural products to be sold off-site.

Nonetheless, Staff notes the potential for commercial vehicle traffic (for manure removal, etc.) along a privately-maintained local subdivision road. Therefore, Staff recommends the following condition to mitigate ingress and egress concerns:

- *No commercial sales shall occur within the subject property, nor shall any advertising be permitted within the subject property boundary.*
- *Ingress/egress for all activity related to manure and/or sales shall be limited to S Magnolia Avenue. Access from S Magnolia Avenue shall be limited to a single apron.*

- B. *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.*

Analysis: The applicant indicates that no on-site sales activity will occur within the subject property. Therefore, no additional parking will be required. Based on the proposed activity, Staff concludes that the application is **consistent** with LDC provisions for off-street parking and loading.

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

Analysis: The applicant currently proposes an on-site manure storage area adjacent to an existing agriculturally zoned property (PID 36148-003-00), with waste removal provided on a monthly basis by All In Removal. Although it is recognized that such areas would ordinarily produce noxious odors that can affect nearby residential properties, Staff notes that existing provisions in the Marion County Land Development Code (LDC) prohibits outdoor storage of manure within 100 feet of all property lines in agriculturally zoned properties.

The applicant proposes to store manure within an enclosed receptacle. Therefore, Staff finds that the application is **consistent** with LDC provisions for refuse and service area provided that the following condition is met:

- *The Manure Storage Area shall, at the very least, be contained within a fully-enclosed receptacle at least ~~twenty-five (25) feet from the subject property boundary~~ 100 feet from all residential structures. The receptacle shall face toward the interior of the subject property.***

***Condition was updated following the Planning & Zoning (P&Z) Commission hearing after discussions with the applicant.*

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

Analysis: The subject property is currently served by Ocala Electric Utilities for electricity. The applicant indicates that a single enclosed pole barn will connect to the central electric grid. Solar panels will be used for all other pole barns, stalls, and storage rooms.

The subject property is outside connection distance for central potable water and wastewater service. The applicant indicates the property is currently served by well and septic system; however, a new well and septic system may be required. Staff notes that any new wells and septic systems would be required to meet County, Department of Health (DOH), and Department of Environmental Protection (DEP) standards at the time of permit review.

Staff therefore concludes that the application is **consistent** with LDC provisions for utilities.

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

Analysis: The Marion County Land Development Code (LDC) includes several provisions to ensure compatibility between different land uses. Although Section 6.8.6 of the Marion County LDC indicates that agricultural uses are not required to provide buffers, Staff notes that the surrounding properties are part of a pre-existing residential subdivision. No properties within this subdivision are agriculturally zoned.

Although the subject property has an existing “natural buffer”—consisting of heavy vegetation—along most of its boundaries, Staff recognizes gaps in landscaping along the northwest. At the same time, Staff recognizes that the potential bifurcation of the existing driveway would necessitate the clearing of trees.

Furthermore, Staff does note that an existing fence may be located within the SW 5th Avenue Right-of-Way (ROW). Therefore, the following condition(s) are recommended:

- *A 20-foot landscaping buffer shall be installed along PID 36166-000-00. The buffer shall consist of hedges and a four-foot decorative fence. The hedges shall reach a minimum height of six (6) feet within two (2) years. The existing wooden fence on the subject property may be used in lieu of a new fence.*
 - *To the greatest extent possible, existing trees within twenty (20) feet of the subject property boundary shall be preserved to provide a “natural buffer” between the subject property and adjacent properties. Only trees within ten (10) feet of the subject property*

boundary shall be preserved when adjacent to the proposed driveway bifurcation.

- *All fences shall be located along or within the subject property boundary.*

F. *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.*

Analysis: No signage currently exists, nor is one proposed, within the subject property. Additional lighting is not proposed, but if it is found that lighting needs to be added, a photometric plan will be provided in accordance with the Marion County LDC. Staff therefore concludes that the application is consistent with LDC provisions for signs and exterior lighting.

G. *Provision for **required yards and other green space**.*

Analysis: The applicant indicates between two (2) and three (3) acres of pasture area. Open space as required by the Marion County Land Development Code will be determined during such review. Staff therefore concludes that the application **is consistent** with LDC provisions for green space.

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

Analysis: "Compatibility" is defined in Chapter 163.3164(9) of the Florida Statutes, under the Community Planning Act, as "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition." Figure 1 is a general location aerial displaying existing and surrounding site conditions. Figure 2 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

The surrounding properties are characterized predominantly by low density, including residential and agricultural uses. Staff notes that the subject property's North, West, and South—within the existing Hamblen, H.A. subdivision—have a zoning classification of Single-Family Dwelling (R-1).

The applicant proposes one (1) dwelling unit for an agricultural employee. Although LDC Sec. 4.2.9 on R-1 zoning allows a guest cottage in addition to a primary residential structure as an exemption to density requirements, Staff notes that dwelling units for agricultural employees have generally *not* been excluded for density purposes. The subject property is approximately 11.78 acre in size and has a Rural Lands (RL) designation.

Furthermore, Staff notes that accessory structures in existing agriculturally zoned properties will generally be required to meet greater setback requirements than

residentially zoned properties (such as the subject property). Therefore, the following condition(s) are recommended to further mitigate compatibility concerns:

- *The site shall be developed and operated consistent with the concept plan.*
- *The Special Use Permit shall run with the property owner, Kevin and Barbara Marovich.*
- *Accessory structures shall meet twenty-five (25) feet setbacks from residentially-zoned properties. Accessory structures may use eight (8) foot setbacks from agriculturally-zoned properties.*
 - ~~*A dwelling unit for an agricultural employee shall be permitted in lieu of a family cottage/guest cottage. The unit shall meet Florida Building Code (FBC) as required for all residential structures in Single-Family Dwelling (R-1) zoning.***~~
 - *Beehives and other structures for the purpose of beekeeping shall meet twenty-five (25) feet setbacks from all properties.*
- *The Special Use Permit shall expire on October 21, 2028; however, it may be renewed administratively three times for three years each by written instrument signed and issued by the Growth Services Director (or designee), unless:*
 - *There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit;*
 - *Neighboring property owners within 300 feet of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit; and/or*
 - *The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or equivalent review process at the time).*

***Condition was added following the Planning & Zoning (P&Z) Commission hearing to ensure consistency with the Marion County Land Development Code (LDC).*

- I. *Provision for meeting any **special requirements** required by the site analysis for the particular use involved.*

Analysis: Although within FEMA Flood Zone X, Staff notes the subject property, along with several properties in the existing Hamblen H.A. subdivision, are located within an existing *Flood Prone Area* as defined by Marion County. Per Marion County Property Appraiser (MCPA), the subject property currently has 16,759 square feet of impervious surfaces. Thus, upon any further development—including the construction of the proposed driveway bifurcation—the subject property would be subject to the Major Site Plan review process, whereby all new

impervious surfaces are evaluated according to County stormwater management standards.

- *A Major Site Plan, or a Stormwater Compliance waiver consistent with Section 2.10 of the Marion County Land Development Code (LDC), shall be required at the time of development.**

**Condition was added following the publication of the initial Staff report and prior to the Planning & Zoning (P&Z) Commission hearing.*

LDC Section 4.2.6.D only explicitly allows up to six (6) chickens in residentially zoned properties by right. Staff notes public reports of more than six (6) chickens and at least one (1) rooster on the subject property in anticipation of the Planning & Zoning (P&Z) Commission hearing. However, as of the date of the initial distribution of this staff report, there are no active code cases on the subject property. Furthermore, the Special Use Permit (SUP) can be used to request a greater number of chickens than otherwise permitted by right. This application does not include a request for roosters, turkeys, or peacocks. The applicant has indicated that the existing rooster has been rehomed.

The Marion County Land Development Code (LDC) also does not specify the minimum size for chicken coops and/or fenced pen areas. The applicant initially proposed up to forty (40) chickens within a 800 square-foot chicken coop adjacent to an agriculturally-zoned property south of the subject property (PID 36148-003-00). Staff therefore recommends the following condition(s), consistent with LDC standards on the keeping of chickens:

- *Up to forty (40) chickens shall be permitted within an 800 square-foot chicken coop. Chickens shall be contained within a fully enclosed chicken coop and/or fenced pen area at all times, subject to the following conditions:*
 - *The coop and fenced pen area shall be setback twenty (20) feet from any adjacent residential unit.*
 - *The coop and pen area shall be kept in a clean sanitary manner, free of insects and rodents, offensive odors, excessive noise, or any other condition that may constitute a nuisance.*
 - *Stored feed shall be secured in metal containers to prevent mice and other pests.*
 - *No routine slaughtering of the hens shall be allowed on the subject site.*

Furthermore, although there are no County standards for farm animals generally, LDC Section 4.2.6.F does provides standards on keeping *horses* on residentially zoned properties. Staff notes that LDC Sec. 4.2.2.C *does* provide standards on keeping farm animals, including cattle, horses, sheep, and goats, on smaller agriculturally-zoned properties. In either case, the minimum pasture area shall be 9,000 square feet for the first animal, and 6,000 square feet for each additional

animal. Up to four (4) large farm animals shall be allowed per acre. On a 11.78-acre property, up to forty-seven (47) animals would be allowed by the Marion County Land Development Code (LDC). The applicant initially proposed twenty (20) farm animals—limited to miniature cows, miniature goats, sheep, and horses. Only four (4) horses are proposed by the applicant. This application does not include a request for pigs.

Per LDC requirements, at least 123,000 square feet, or 2.82 acres, of pasture area would be required for the twenty (20) animals proposed by the applicant. The applicant proposes between two (2) and three (3) acres of pasture area. In any case, Staff does note that both the applicant-proposed and LDC-required amount of pasture area may not be sufficient for the proposed number of farm animals. Thus, although the applicant does intend to supplement feed with hay, the following condition(s) are recommended, based on a site visit with Marion County Sheriff's Office Agricultural Unit staff:

- *Up to three (3) horses or miniature cows, OR up to six (6) sheep or goats, shall be permitted on at least two (2) acres of pasture area, with feed to be supplemented by hay.*

J. Consistency with the Comprehensive Plan.

1. **FLUE Policy 2.1.5** on Permitted and Special Use provides, "The County shall identify permitted and special uses for each land use designation and zoning classification, as further defined in the Comprehensive Plan, Zoning, and LDC."

Analysis: Although there are no County standards for farm animals generally, LDC Section 4.2.6.F does provides standards on keeping horses on residentially zoned properties, including minimum pasture area. LDC Sec. 4.2.6.D provides standards for the keeping of chickens, including setbacks for chicken coops and fenced pen areas.

Staff notes that the Special Use Permit (SUP) process can be used to request uses not specifically listed by code, based on their similarities with listed uses. Staff notes that LDC Section 4.2.9 on the Single-Family Dwelling (R-1) Classification explicitly lists several agricultural and agriculture-adjacent uses by right and by Special Use Permit, including community or personal use gardens, horses or cattle for personal use, and wholesale plant nurseries. Alongside chickens and other farm animals, the applicant proposes uses such as beekeeping and crop production/sales—permitted by right in agriculturally zoned properties.

This application is thus **consistent** with FLUE Policy 2.1.5, provided that all previously-listed conditions are met.

2. **Policy 2.1.16** on Rural Land (RL) provides, "This land use designation is intended to be used primarily for agricultural uses, associated housing related to farms and agricultural-related commercial and industrial uses."

Analysis: The subject site is designated as Rural Land (RL) and proposes to use the land for beekeeping operations, farm animals, the production and sale of crops, and any associated accessory structures. This aligns with the definition of Agricultural Use in Policy 2.1.14. This use thus aligns with the intent of the Rural Land use and is **consistent** with Policy 2.1.16.

3. **FLUE 3.1.4** on Rural Area outside the UGB provides, "The lands outside of the UGB shall generally be referred to as the Rural Area and development in this area shall be guided by the following principles and as further defined in the LDC:

- (1) Protect the existing rural and equestrian character of the area and acknowledge that a certain portion of the County's population will desire to live in a rural setting.
- (2) Promote and foster the continued operation of agricultural activities, farms, and other related uses that generate employment opportunities in the Rural Area.
- (3) Establish a framework for appropriate future opportunities and development options including standards that address the timing of future development.
- (4) Create a focused strategy for the regulation of mining and resource extraction activity.
- (5) Allow for new Rural Land and Rural Activity Center Future Land Use designations with a Comprehensive Plan Amendment (CPA), as further allowed in this Plan and as further defined in the LDC."

Analysis: The applicant is requesting to allow certain rural agricultural uses, with the applicant proposing to use the land specifically for beekeeping operations, farm animals, and the production and sale of crops. This is both consistent with the site's Rural Lands (RL) designation and consistent with Comprehensive Plan intentions for Rural Areas outside of the Urban Growth Boundary. Therefore, the proposed special use meets the criteria above and is **consistent** with FLUE Policy 3.1.4.

Based on the above findings, staff concludes the SUP is **consistent** with LDC Sections 2.8.2.D and 2.8.3.B. The conditions in Section VII of this report are recommended to further address compliance.

VI. ALTERNATIVE ACTIONS

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to **DENY** the Special Use Permit.

- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein so as to support the approval of the Ordinance with amended conditions, and make a recommendation to the Commission to adopt a proposed Ordinance to **APPROVE WITH AMENDED CONDITIONS** the Special Use Permit.
- C. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation on the proposed Ordinance, make a recommendation to **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VII. STAFF RECOMMENDATION

Staff recommends the Planning & Zoning (P&Z) Commission enter into the record the Staff Report, and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to **APPROVE AS CONDITIONED** the Special Use Permit based on compatibility in the area, compliance with the Comprehensive Plan, and a lack of adverse impacts to the surrounding area.

To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are recommended in the event that the Board chooses to agree with staff recommendation and approve the requested special use with the conditions that:

1. *The site shall be developed and operated consistent with the concept plan.*
2. *A Major Site Plan, or a Stormwater Compliance waiver consistent with Section 2.10 of the Marion County Land Development Code (LDC), shall be required at the time of development.**
3. *The Special Use Permit shall run with the property owner, Kevin and Barbara Marovich.*
4. *No commercial sales shall occur within the subject property, nor shall any advertising be permitted within the subject property boundary.*
5. *Ingress/egress for all activity related to manure and/or sales shall be limited to S Magnolia Avenue. Access from S Magnolia Avenue shall be limited to a single apron.*
6. *The Manure Storage Area shall, at the very least, be contained within a fully-enclosed receptacle at least ~~twenty-five (25) feet from the subject property boundary~~ 100 feet from all residential structures. The receptacle shall face toward the interior of the subject property.***
7. *A 20-foot landscaping buffer shall be installed along PID 36166-000-00. The buffer shall consist of hedges and a four-foot decorative fence. The hedges shall reach a minimum height of six (6) feet within two (2) years. The existing wooden fence on the subject property may be used in lieu of a new fence.*

- a. *To the greatest extent possible, existing trees within twenty (20) feet of the subject property boundary shall be preserved to provide a “natural buffer” between the subject property and adjacent properties. Only trees within ten (10) feet of the subject property boundary shall be preserved when adjacent to the proposed driveway bifurcation.*
8. *All fences shall be located along or within the subject property boundary.*
9. *All accessory structures shall meet twenty-five (25) feet setbacks from residentially-zoned properties. Accessory structures may use eight (8) foot setbacks from agriculturally-zoned properties.*
 - a. ~~*A dwelling unit for an agricultural employee shall be permitted in lieu of a guest cottage. The unit shall meet Florida Building Code (FBC) as required for all residential structures in Single-Family Dwelling (R-1) zoning.***~~
 - b. *Beehives and other structures Beehives and other structures for the purpose of beekeeping shall meet twenty-five (25) feet setbacks from all properties.*
10. *Up to forty (40) chickens shall be permitted within an 800 square-foot chicken coop. Chickens shall be contained within a fully enclosed chicken coop and/or fenced pen area at all times, subject to the following conditions:*
 - a. *The coop and fenced pen area shall be setback twenty (20) feet from any adjacent residential unit.*
 - b. *The coop and pen area shall be kept in a clean sanitary manner, free of insects and rodents, offensive odors, excessive noise, or any other condition that may constitute a nuisance.*
 - c. *Stored feed shall be secured in metal containers to prevent mice and other pests.*
 - d. *No routine slaughtering of the hens shall be allowed on the subject site.*
11. *Up to three (3) horses or miniature cows, OR up to six (6) sheep or goats, shall be permitted on at least two (2) acres of pasture area, with feed to be supplemented by hay.*
12. *The Special Use Permit shall expire on October 21, 2028; however, it may be renewed administratively three times for three years each by written instrument signed and issued by the Growth Services Director (or designee), unless:*
 - a. *There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit;*
 - b. *Neighboring property owners within 300 feet of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit; and/or*
 - c. *The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the*

Special Use Permit review process (or equivalent review process at the time).

**Condition was added following the publication of the initial Staff report and prior to the Planning & Zoning (P&Z) Commission hearing.*

***Condition was added following the Planning & Zoning (P&Z) Commission hearing after discussions with the applicant and to ensure consistency with the Marion County Comprehensive Plan.*

Although the applicant prefers changes to Staff conditions related to access and landscaping, the applicant is otherwise amendable to Staff conditions.

VIII. PLANNING & ZONING COMMISSION RECOMMENDATION

APPROVAL.

IX. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined. Scheduled for October 20, 2025 at 1:30 PM.

X. LIST OF ATTACHMENTS

- A. Application
- B. DRC Comments Letter
- C. Site Photos
- D. Vacation Resolution No. 04-R-184

APPLICATION COMPLETE 8/1/25 232



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

Waive Fee
per BCC

STAFF/OFFICE USE ONLY	
Case No.:	BM
AR No.:	9/29/25
PA: P&Z PH	10/22 or 10/21/25
BCC/P&Z PH	

- ☐ 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: ability to have large farm animals - chickens, fowl, and ability to sell agricultural products.

Property/Site Address: 7600 S. Magnolia Ave Ocala
 Property Dimensions: _____ Total Acreage: 11.95

Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: R-1

Parcel Account Number(s): 36142-000-00

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.

Barbara + Kevin Marovich
 Property Owner Name (please print)

7600 S Magnolia Ave

Mailing Address

Ocala, FL 34476

City, State, Zip Code

954-857-4495

Phone Number (include area code)

Key 747@AOL.com

E-Mail Address (include complete address)

[Signature]

Signatures*

Kevin + Barbara Marovich
 Applicant or Agent Name (please print)

7600 S. Magnolia Ave

Mailing Address

Ocala FL 34476

City, State, Zip Code

954-857-4495

Phone Number (include area code)

Key 747@AOL.com

E-Mail Address (include complete address)

[Signature]

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 03 0068</u>	Code Case No.:	Application No.:	
Rcvd by: <u>BM</u>	Rcvd Date: <u>7/30/25</u>	FLUM: <u>RL</u>	AR No.: <u>33156</u> 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.

Special Use Facts

1. Access will be from S magnolia Ave, with only occasional delivery trucks using the access from SW 5th Ave mostly during construction. This poses less stress on the road than the garbage truck they have twice a week. Driveway from Magnolia Ave requested.
2. Waste removal will be from, All In Removal. Once monthly.
3. Power company is Ocala for enclosed pole barn. A new well may also be required.
4. Solar power is to be used for open pole barns, stalls, tack, and storage rooms, and will not be connected to the grid, thus meeting environmental needs.
5. Setbacks will be in compliance with local codes and ordinances.
6. Plans for large animals consist mostly of ,Goats, Sheep, Cows and Horses not to exceed 20 animals. No pigs
7. Plans for fowl consist of mostly Chickens, not to exceed 40 in count, with no roosters.
8. Crops will be sold through resources off site from property.
9. Bees will be located as planned by Magnolia Ave. Not to exceed 10 hives.
10. Noise impacts will be minimal. Not any more, than the noises already produce by neighboring, roosters, peacocks, equine, and cattle on the adjacent A1 zoned land, and far less than the local Harley Davidson motorcycles, and off road vehicles, frequently used by neighboring properties.
11. The planting of trees and crops is good for soil retention, and should help adjacent properties in event of heavy rain.
12. The dimensions of pole barns will be 60x40 with a max height of 25 feet. This land is in the rural zone.
13. Yes we would be willing to accept special conditions to get this permit, with the exception of Chickens which require 2 dozen eggs per day, to be profitable.



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Shannon Drivas

Equitable Title of Ocala, LLC

109 SE 1st Avenue

Ocala, FL 34471

OC250016

Property Appraisers Parcel Identification (Folio) Number:

R36142-000-00

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made this 21 day of February, 2025 by DP Homes, LLC, a California Limited Liability Company herein called the grantor(s), to Kevin Marovich and Barbara Marovich, husband and wife, whose post office address is

1600 S Magnolia Ave Ocala FL 34476
hereinafter called the Grantee(s):

(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(s), for and in consideration of the sum of **EIGHT HUNDRED NINETY THREE THOUSAND FOUR HUNDRED TWENTY FIVE AND 00/100 DOLLARS (U.S. \$893,425.00)** 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, State of Florida, viz.:**

SEE ATTACHED EXHIBIT "A"

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(s) hereby covenant(s) with said grantee(s) that the grantor(s) is/are lawfully seized of said land in fee simple; that the grantor(s) has/have good right and lawful authority to sell and convey said land, and hereby warrant(s) 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, 2024.

IN WITNESS WHEREOF, the said grantor(s) has/have signed and sealed these presents the day and year first above written.

Page 1-Warranty Deed

Signed, sealed and delivered in the presence of:

Emel Duran
Witness #1 Signature

Emel Duran
Witness #1 Printed Name

623 Ursula Dr.
Witness #1 Address

Oxnard, CA 93030
Witness #1 City, State, Zip

Raul Arteaga Jr.
Witness #2 Signature

Raul Arteaga Jr.
Witness #2 Printed Name

623 Ursula Dr.
Witness #2 Address

Oxnard, CA, 93030
Witness #2 City, State, Zip

State of California
County of Los Angeles

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 18 day of February, 2025, by **Dennis O'Connell, Manager, of DP Homes, LLC, a California Limited Liability Company**, on behalf of the Corporation, he () is personally known to me or ☒ has produced CA Driver License as identification.

SEAL

see attached certificate.

Emel Duran
Notary Public

Emel Duran
Printed Notary Name

My Commission Expires: 02 06 2027

DP Homes, LLC, a California Limited Liability Company

Dennis O'Connell
By Dennis O'Connell, Manager

Whose mailing address is:

29341 Castlehill Dr.
Agoura Hills, CA 91301

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

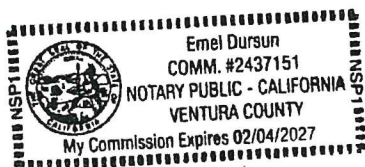
State of California

County of Los Angeles

On February 18, 2025 before me, Emel Dursun, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Dennis O'Connell
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature Emel Dursun
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer – Title(s): _____ ☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer is Representing: _____ Signer is Representing: _____

Escrow File No.: OC250016

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

The North 1/2 of Lot "F", S.R. PYLES PLAT, according to the map or plat thereof, as recorded in Plat Book E, Page 15, of the Public Records of Marion County, Florida; Being further described as: Begin at the Northeast corner of said Lot "F", said point being on the West right of way line of SR (Now County) Road 475; Thence South along the said West right of way line a distance of 27192 feet; Thence West a distance 1010.46 feet; Thence North a distance of 271.92 feet; Thence East a distance of 1010.46 feet to the Point of Beginning.

AND

Parcel 2:

Commence 16.31 chains West and 22.10 chains North of the Southeast corner of Section 7, Township 16 South, Range 22 East, Marion County, Florida, thence North 290.61 feet, thence West 597.30 feet, thence South 290.61 feet, thence East 597.30 feet to the Point of Beginning. Excluding the West 25 feet thereof for Road Right of Way.

AND

Parcel 3:

Commence at the Southwest corner of Lot "E", S.R. PYLES PLAT, according to the map or plat thereof, as recorded in Plat Book E, Page 15, of the Public Records of Marion County, Florida, thence East 800 feet for the Point of Beginning. From the Point of Beginning, thence East 210.46 feet to the West Right of Way line of SR (now county) Road 475, thence North 341.60 feet, thence West 210.46 feet, thence South 341.60 feet, more or less, to the Point of Beginning.

Property Appraisers Parcel Identification (Folio) Number:
R36142-000-00

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

36142-000-00

[GOOGLE Street View](#)

Prime Key: 906778

[MAP IT+](#)

Current as of 7/30/2025

Property Information

MAROVICH KEVIN
MAROVICH BARBARA
7600 S MAGNOLIA AVE
OCALA FL 34476-6862

Taxes / Assessments:

Map ID: 181

Millage: 9001 - UNINCORPORATEDM.S.T.U.

PC: 01

Acres: 11.78

Situs: 7600 S MAGNOLIA AVE OCALA

2024 Certified Value

Land Just Value	\$347,950		
Buildings	\$503,639		
Miscellaneous	\$14,737		
Total Just Value	\$866,326		
Total Assessed Value	\$850,601	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$15,725)
Total Taxable	\$850,601		
School Taxable	\$866,326		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$347,950	\$503,639	\$14,737	\$866,326	\$850,601	\$0	\$850,601
2023	\$289,975	\$522,183	\$16,210	\$828,368	\$773,274	\$0	\$773,274
2022	\$270,650	\$437,920	\$14,737	\$723,307	\$702,976	\$0	\$702,976

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8548/0045	02/2025	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$893,500
6405/0698	06/2016	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$350,000
6405/0694	06/2016	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$315,000
3900/0853	12/2004	61 FJDGMNT	0	U	I	\$100
3752/1863	06/2004	90 ABROGTN	0	U	I	\$100
3716/0755	05/2004	07 WARRANTY	0	U	I	\$100
IM85/0465	11/1985	EI E I	0	U	I	\$158,849
1018/0776	04/1980	07 WARRANTY	0	Q	V	\$22,000
0686/0641	04/1975	07 WARRANTY	0	U	V	\$100

Property Description

SEC 07 TWP 16 RGE 22

PLAT BOOK E PAGE 015

S.R. PYLES

N 1/2 OF LOT F OF S.R. PYLES PLAT (E-15) &
 COM 16.31 CHS W (1076.46 FT) & 22.10 CHS N (1458.60 FT) OF
 THE SE COR OF SEC 7 TH N 290.61 FT TH W 597.30 FT TH S
 290.61 FT TH E 597.30 FT TO THE POB
 EXC W 25 FT THEREOF &
 COM SW COR LOT E S.R. PYLES PLAT E 800 FT FOR POB
 E 210.46 FT TO W R/W LINE SR 475 N 341.60 FT W 210.46 FT
 S 341.60 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		.0	.0	R1	1.00	AC						
9902		.0	.0	R1	7.13	AC						
9912		.0	.0	R1	1.65	AC						
9600		.0	.0	A1	2.00	AC						
9994		.0	.0	R1	1.00	UT						

Neighborhood 0850

Mkt: 8 70

TraverseBuilding 1 of 1

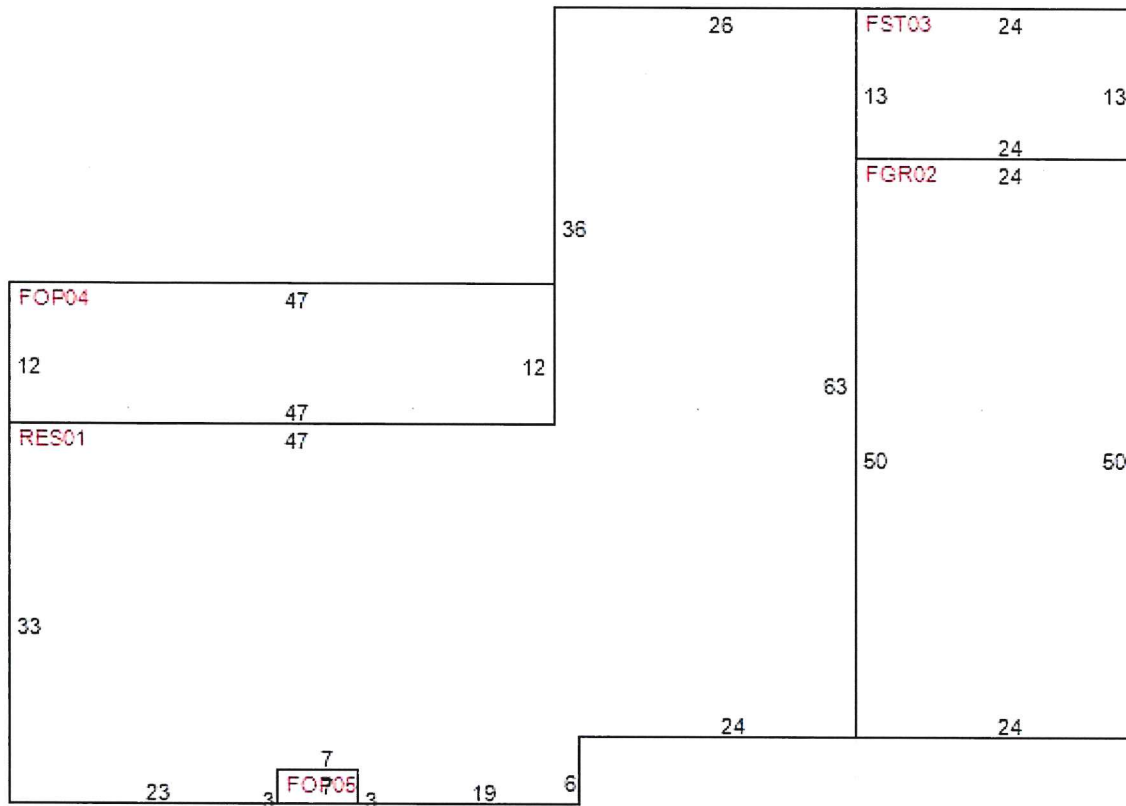
RES01=L24D6L19U3L7D3L23U33R47U36R26D63.

FGR02=R24U50L24D50.U50

FST03=U13R24D13L24.U13L26D36

FOP04=L47U12R47D12.L47D33R23

FOP05=U3R7D3L7.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 4 - 15-19 YRS
Condition 0
Quality Grade 700 - GOOD
Inspected on 4/19/2024 by 228

Year Built 1981
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 290

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0160	- COMMON BRICK	1.51	1981	N	0 %	0 %	3,180	4,802
FGR 0260	- COMMON BRICK	1.00	1981	N	0 %	0 %	1,200	1,200
FST 0360	- COMMON BRICK	1.00	1981	N	0 %	0 %	312	312
FOP 0401	- NO EXTERIOR	1.00	1981	N	0 %	0 %	564	564
FOP 0501	- NO EXTERIOR	1.00	1981	N	0 %	0 %	21	21

Section: 1

Roof Style: 12 HIP	Floor Finish: 24 CARPET	Bedrooms: 4	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 2	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: Y
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: Y
	Fireplaces: 2	Extra Fixtures: 3	

Foundation: 7 BLK PERIMETER
A/C: Y

Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1981	3	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1981	4	0.0	0.0
226 RES SWIM POOL	612.00	SF	20	1981	2	36.0	17.0
144 PAVING ASPHALT	9,690.00	SF	5	1981	1	0.0	0.0
156 PAVING BRICK	144.00	SF	20	1981	5	0.0	0.0
099 DECK	636.00	SF	50	1981	3	0.0	0.0
159 PAV CONCRETE	400.00	SF	20	1981	3	0.0	0.0
112 FENCE WIRE/BD	1,677.00	LF	10	2005	3	0.0	0.0
115 FENCE ALUMINUM	84.00	LF	20	2006	3	0.0	0.0
114 FENCE BOARD	48.00	LF	10	2006	4	0.0	0.0

Appraiser Notes

6/2010 REVIEW:
 ADDE CODES 115,114 EST YR BLT
 EX FX IN LAUNDRY(RES)
 EX FX IN FOP04

Planning and Building

** Permit Search **

Permit Number Date Issued Date Completed Description

2023041739	4/19/2023	5/8/2023	CHANGE OUT 3 TON HEAT PUMP INSTALL RHEEM 3 TON HEAT PUMP 14
2022100060	10/3/2022	12/6/2022	REROOF SFR WITH SHINGELS T/O AND DRYIN FL10124.1
2021033244	3/29/2021	3/18/2022	REPLACE 18 WINDOWS SIZE FOR SIZE/ FL5198 FL5167 FL5158 FL14
2018041136	4/17/2018	8/17/2018	AC CO INSTALL GEOTHERMAL 3 TON PACKAGE UNIT
MC00337	1/1/1984	11/1/1984	ADDITION TO SFR

Development Review Comments Letter

9/5/2025 4:28:54 PM

MAROVICH KEVIN & BARBARA
ZO SUP #33156

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Special Use Permit	N/A	INFO	911
2	Special Use Permit	N/A	INFO	DOH
3	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of having large farm animals + selling agricultural products. Parcel # 36142-000-00 is currently zoned R-1 and is 11.78 acres in size. There is a County Flood Prone Area on this site. Per the MCPA, this site currently has 16,759 SF of impervious coverage. This site will be subject to a Major Site Plan or waiver when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN
4	Special Use Permit	There are no traffic concerns with this request to allow farm animals in R-1 zoning. However, if the intent is to allow for commercial sales, a site plan shall be required. A traffic impact analysis may be needed if commercial sales are conducted onsite. The SUP shall limit the number of driveway connections onto S Magnolia Avenue to a single driveway. If commercial sales are conducted on site, that driveway shall meet the criteria for a commercial driveway.	INFO	ENGTRF
5	Special Use Permit	Approved	INFO	FRMSH
6	Special Use Permit	no comments	INFO	LSCAPE
7	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	LUCURR
8	Special Use Permit	Parcel 36142-000-00 is within the Marion County Utilities service area but is outside the connection distance to current water and sewer infrastructure. MCU has no comments on the special use permit to allow for additional animals on the property. If utilities become available and conditions to connect are enforced based on buildings or other improvements, all structures on the property will be reviewed to calculate capacity charges. The parcel is located within the Primary Springs Protection Zone and outside of the Urban Growth Boundary.	INFO	UTIL

ATTACHMENT B

9	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	ZONE
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SITE PHOTOS

Planning staff, in conjunction with Marion County Sheriff's Office (MSCO) Agriculture Unit staff, conducted a site visit on September 8, 2025. A later site visit was conducted on September 12, 2025. Consistent with LDC Section 2.7.3.B, two (2) signs were posted and the below photos were taken.

Figure 1.
Sign posted along S Magnolia Avenue (close up)

ZONING
Notice of Public Hearing
Marion County
Application is being made to:

☐ Change zoning from: _____
to: _____

☒ **Special Use Permit** for mini-farm
Operations _____

☐ **Variance to** _____

On this property which is owned by:
Barbara & Kevin Marovich

All hearings to be held at:
601 SE 25th Avenue
In the Board of County Commissioners Auditorium

Hearing dates & times:
Zoning Commission: date 09/29/25 time 5:30 PM
Board of Adjustment: date 10/20/25 time 1:30 PM
Board of County Commissioners: date _____ time _____
For further information call 438-2675

It is unlawful to remove this notice until the above described
Public Hearing has been held.

ID # 2510045U
Zoning Director: Chuck Voradin

Figure 2.
Sign posted at SW 5th Avenue dead end



Figure 3.
Facing south along S Magnolia Avenue from subject property



Figure 4.
Facing north along S Magnolia Avenue from subject property



Figure 5.
Facing northwest toward subject property from S Magnolia Avenue



Figure 6.
View of subject property driveway along S Magnolia Avenue



Figure 6.
View of forested area along subject property driveway



Figure 7.
Facing west of subject property at SW 5th Avenue dead end



Figure 8.
Facing northwest of subject property at SW 5th Avenue dead end



Figure 9.
Facing toward PID 36166-000-00 from SW 5th Avenue dead end



Figure 10.
View of subject property from SW 5th Avenue dead end



Figure 11.
View of existing pasture area from SW 5th Avenue dead end



Figure 12.
View of existing pasture area from subject property



Figure 13.
View of existing orchard on subject property



Figure 14.
View of existing personal garden on subject property



Figure 15.
View of existing accessory structures/equipment on subject property



Figure 16.
View of existing water barrels adjacent to subject property line



Figure 17.
View of existing fence along PID 36166-000-00



Figure 19.
View of private SW 5th Avenue entrance



Figure 20.
View of SW 73rd Street Road in Hamblen H.A. subdivision



Figure 21.
Farm to the northeast of the subject property along S Magnolia Avenue (Google Maps)



CHARLES BERK

ATTACHMENT D

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 06/28/2004 03:27:34 PM

FILE #: 2004088896 OR BK 03752 PG 1863

04-R-184

RECORDING FEES 10.00

RESOLUTION TO
VACATE PORTION OF PLAT
OF PYLES PLAT

WHEREAS, CHARLES E. BERK AND PATRICIA BERK, HAVE PETITIONED THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA TO VACATE THAT CERTAIN PORTION OF PLAT DESCRIBED AS FOLLOWS:

Parcel I: North $\frac{1}{2}$ of Lot "F", Pyles Plat, according to the plat thereof recorded in Plat Book "E", Page 15, Public Records of Marion County, Florida, and Parcel II: Commence at the Southwest corner of Lot "E", Pyles Plat, thence East 800 feet to the Point of Beginning. Thence East 210.46 feet to West right of way line of State Road (now County Road) 475, thence North 341.60 feet, thence West 210.46 feet, thence South 341.60 feet to the Point of Beginning. Section 7, Township 16 South, Range 22 West.

WHEREAS, CHARLES E. BERK AND PATRICIA BERK, ARE THE OWNERS IN FEE SIMPLE OF ALL PLATTED LANDS DESCRIBED ABOVE (EXCEPT DEDICATED PUBLIC AREAS AS MAY THEREIN BE INCLUDED), AND

WHEREAS, IT APPEARS THAT OWNERS OF PROPERTY IN THE VICINITY OF THE LANDS HEREIN DESCRIBED AND THE GENERAL PUBLIC WILL NOT BE ADVERSELY AFFECTED BY THE VACATING OF SAID PORTION OF PLAT, AND

WHEREAS, PETITIONER HAS CAUSED NOTICE OF INTENTION TO VACATE PORTION OF PLAT ON SUBJECT MATTER TO BE PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION, AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AND ALL PERSONS THROUGH SUCH NOTICE WERE INVITED TO COMMENT;

NOW, THEREFORE, BE IT RESOLVED, THAT THE ABOVE DESCRIBED PORTION OF PLAT BE AND THE SAME IS HEREBY VACATED AND ALL RIGHTS OF AND INTERESTS OF THE PUBLIC AND OF MARION COUNTY HERETOFORE EXISTING IN THE PLATTED LANDS ABOVE DESCRIBED ARE HEREBY DISCLAIMED AND ABANDONED.

DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AT THEIR REGULAR MEETING HELD JUNE 15, 2004.

ATTEST:

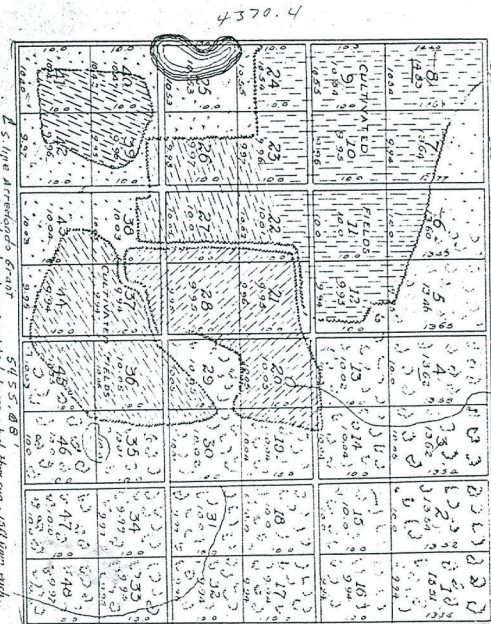
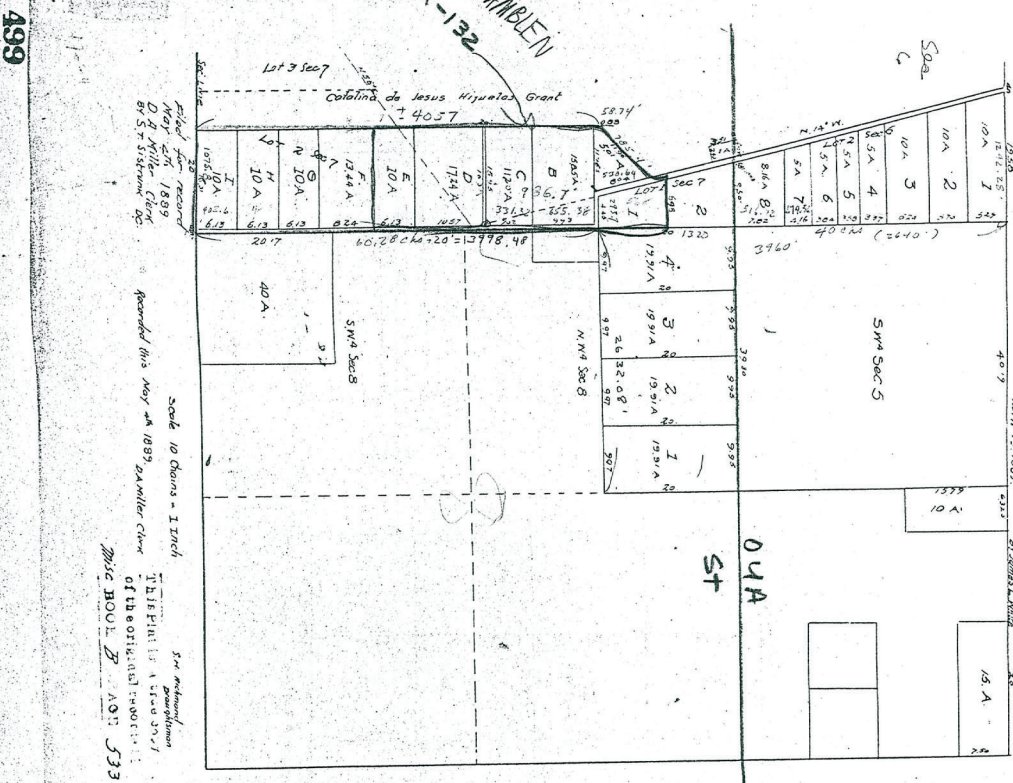
DAVID R. ELLSPERMANN, CLERK

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

BY:

ANDY KESSELRING, CHAIRMAN

Certified A True Copy
of 1 page document
this 17th day of June 2004
DAVID R. ELLSPERMANN
Clerk of Court
BY D. Williamson D.C.



Sch
 S. M. Richmond
 Douglass
 THE PRINCIPLES AND PRACTICE
 OF THEORETICAL AND PRACTICAL
 MISCELLANEOUS
 533

THE FILM IS A GOOD COPY
OF THE ORIGINAL RECORDED
MIS. BOOK B PAGE 206

It has copy of on any int and
Remedy Feb 2. 1894. Robt. Bullock Clerk
of W W Court of DC

MAP OF
SECTION 23
T12S. R20E.
MARION CO.
FLORIDA.
Property of Helms of
N. BRUSH

Surveyed & examined
by MC Miller C.E.

Commissioner of Public Lands
 185350 1970 11/1/70
 11/1/70
 11/1/70
 11/1/70

36166

17-23

COMPOSITE MAP OF SURVEYS
 FOR
H. A. HAMBLIN
 OF
 LANDS LYING IN THE S.R. PILES PLAT AS RECORDED IN PLAT BOOK "E",
 PAGE 15, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

I, *Surveyor*, certify that the above subdivision was surveyed,
 dated and mapped prior to June 15, 1970.

MARION ENGINEERING ASSOC. INC.
 BY *J. J. Jernigan*
 JACK M. JERNIGAN
 Registered L.S. No. 574

Mann Bailey
Mrs. Carey Robbins
Truston Drake

