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ATTORNEYS AT LAW

March 26, 2025

Mr. Greg Lord, Chairman  
Marion County Planning & Zoning Commission  
c/o Mr. Mounir Bouyounes  
601 SE 25th Avenue  
Ocala, Florida 34471

Mrs. Kathy Bryan, Chairman  
Marion County Board of County Commissioners  
c/o Mr. Mounir Bouyounes  
601 SE 25th Avenue  
Ocala, Florida 34471

Re: Sumter Electric Cooperative, Inc. ("SECO")  
Application for Special Use Permit (Application No. 250204SU)

Dear Mr. Bouyounes,

I have the pleasure of representing several Marion County residents and owners of property adjacent or in close proximity to SECO's proposed district office and laydown yard near the Florida Horse Park and within the CR 475A Visual Enhancement Gateway Development Overlay Zone. We sincerely appreciate SECO's time and effort devoted to working with my clients to develop the following conditions of approval, which will produce a well-planned project meeting the needs of SECO and its customers while ensuring compatibility with a unique, transitional area in which rural horse farms must co-exist with more intense uses serving the CR 484 / I-75 interchange.

Following our discussion, my clients **support approval of SECO's application so long as the following text is included in the SUP Resolution** (or this letter is included and incorporated by the Resolution):

**SECTION 2. FINDINGS AND CONDITIONS.** The Board of County Commissioners approves the Special Use Permit subject to the following conditions:

1. Any Master Plan, Site Plan, or use and enjoyment of the Property referenced herein (the "Property") shall be consistent with the preliminary site plan, landscape plan and exhibits depicting signage, fences or other improvements described on the attached **Exhibit A** ("SUP Conceptual Plan") and the conditions set forth herein.
2. This Special Use Permit shall run with the ownership and occupancy of SECO and not the property. Thus, conveyance, lease or license of the Property or any portion thereof, except (a) to an entity in which a majority of the voting interests (in the form of stock, membership interests, partnership interests or other similar interest thereof) is owned or controlled, directly or indirectly, by Sumter electric Cooperative, Inc.; (b) any grant of easement rights on or over the property; or (c) to any governmental entity, shall terminate and nullify this Special Use Permit as it relates to the subject property conveyed, leased, or licensed, which shall thereafter be used in a manner consistent with the site's underlying future land use designation, zoning classification, and applicable sections of the Comprehensive Plan and Land Development Code, including but not limited to regulations concerning the Marion County CR 475A Visual Enhancement Gateway Development Overlay ("CR 475A Overlay").

3. All buffers and boundaries shall include those improvements depicted or noted on the SUP Conceptual Plan. B-Type Buffers shall consist of a 20-foot landscaped strip and an eight-foot (8') opaque security fence. The landscaped strip shall contain at least three shade trees and five accent / ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer area and shall form a layered landscape screen with a minimum height of three feet within one year of planting. In addition to the foregoing and as depicted on the SUP Conceptual Plan, the eastern boundary shall also include a three-foot (3') berm and decorative 3-board fence. All berms and landscaping shall be constructed and maintained in a manner compliant with the Land Development Code, preventing materials stored outdoors on the Property or any portion thereof used as a laydown yard from the viewshed of adjacent properties.
4. All buffers, including berm(s) and landscaping, shall be constructed or installed prior to receipt of a certificate of occupancy for any building constructed on the Property, and shall be maintained consistent with LDC requirements in perpetuity. All landscaping shall be served by an irrigation system installed, maintained and operated in perpetuity by SECO. Further, SECO shall install six-foot (6') opaque construction fencing around the entire Property during construction.
5. Except for (a) the pole bunk area on the Property (which shall have a stone base) and (b) the existing access road shared by neighboring property owners, all internal site vehicle driving aisles, including personnel and vehicle parking areas and access aisles throughout the outdoor materials storage "lay-down" yard, shall be paved and maintained with a permanent asphalt or concrete surface in order to limit on-site dust generation that could become airborne and prevent dust or debris from vehicles exiting the site.
6. The proposed office, warehouse, and covered vehicle parking shall be aligned with the site's central access point at SE 128th Lane (identified as Employee and Visitor/Vendor Access on the Traffic Methodology "Site Plan") shall be located as depicted on the SUP Conceptual Plan and shall be designed and constructed in a manner consistent with the following standards: (a) the office and warehouse shall be a single structure with multiple elevations; and (b) no bay doors or loading docks shall be visible from CR 475A.
7. Outdoor lighting shall comply with DarkSky certification requirements and Marion County LDC Division 6.19 – Outdoor Lighting. The Project shall not be eligible for LDC Waivers from such regulations.
8. Any failure to satisfy or comply with the conditions set forth herein or the concept plan approved simultaneously herewith shall constitute a violation of this Special Use Permit, which shall be cause for revocation of this Special Use Permit by the Marion County Board of County Commissioners following reasonable notice of violation to SECO Energy and reasonable opportunity to cure.

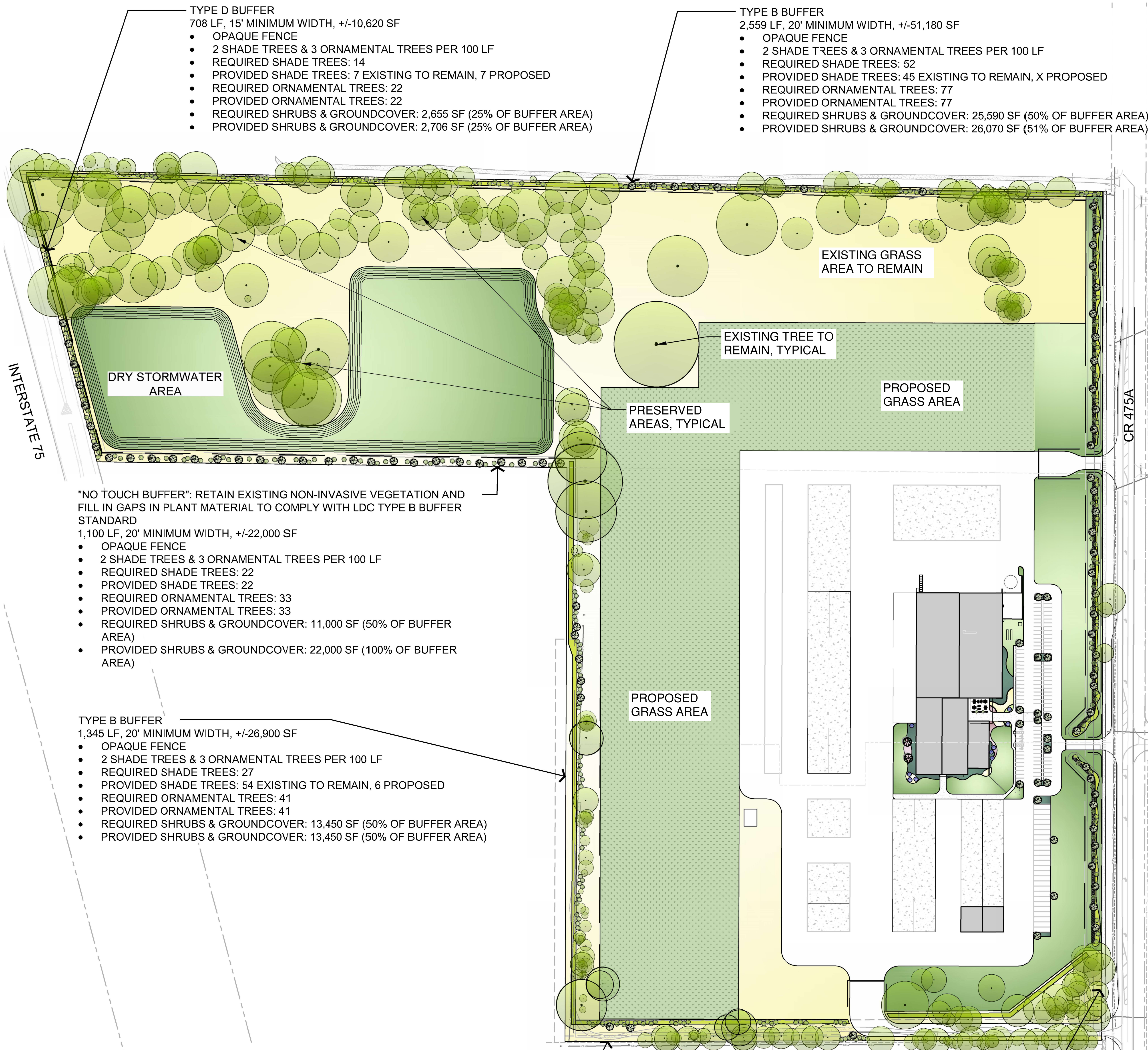
As stated above, my clients offer their unqualified support of SECO's Application for Special Use Permit subject to the foregoing conditions of approval being included in the operative SUP Resolution. We appreciate the work of SECO and County staff and look forward to welcoming SECO as a neighbor.

Best regards,



Robert W. Batsel, Jr.





TYPE D BUFFER  
708 LF, 15' MINIMUM WIDTH, +/-10,620 SF

- OPAQUE FENCE
- 2 SHADE TREES & 3 ORNAMENTAL TREES PER 100 LF
- REQUIRED SHADE TREES: 14
- PROVIDED SHADE TREES: 7 EXISTING TO REMAIN, 7 PROPOSED
- REQUIRED ORNAMENTAL TREES: 22
- PROVIDED ORNAMENTAL TREES: 22
- REQUIRED SHRUBS & GROUNDCOVER: 2,655 SF (25% OF BUFFER AREA)
- PROVIDED SHRUBS & GROUNDCOVER: 2,706 SF (25% OF BUFFER AREA)

TYPE B BUFFER  
2,559 LF, 20' MINIMUM WIDTH, +/-51,180 SF

- OPAQUE FENCE
- 2 SHADE TREES & 3 ORNAMENTAL TREES PER 100 LF
- REQUIRED SHADE TREES: 52
- PROVIDED SHADE TREES: 45 EXISTING TO REMAIN, X PROPOSED
- REQUIRED ORNAMENTAL TREES: 77
- PROVIDED ORNAMENTAL TREES: 77
- REQUIRED SHRUBS & GROUNDCOVER: 25,590 SF (50% OF BUFFER AREA)
- PROVIDED SHRUBS & GROUNDCOVER: 26,070 SF (51% OF BUFFER AREA)

"NO TOUCH BUFFER": RETAIN EXISTING NON-INVASIVE VEGETATION AND FILL IN GAPS IN PLANT MATERIAL TO COMPLY WITH LDC TYPE B BUFFER STANDARD  
1,100 LF, 20' MINIMUM WIDTH, +/-22,000 SF

- OPAQUE FENCE
- 2 SHADE TREES & 3 ORNAMENTAL TREES PER 100 LF
- REQUIRED SHADE TREES: 22
- PROVIDED SHADE TREES: 22
- REQUIRED ORNAMENTAL TREES: 33
- PROVIDED ORNAMENTAL TREES: 33
- REQUIRED SHRUBS & GROUNDCOVER: 11,000 SF (50% OF BUFFER AREA)
- PROVIDED SHRUBS & GROUNDCOVER: 22,000 SF (100% OF BUFFER AREA)

TYPE B BUFFER  
1,345 LF, 20' MINIMUM WIDTH, +/-26,900 SF

- OPAQUE FENCE
- 2 SHADE TREES & 3 ORNAMENTAL TREES PER 100 LF
- REQUIRED SHADE TREES: 27
- PROVIDED SHADE TREES: 54 EXISTING TO REMAIN, 6 PROPOSED
- REQUIRED ORNAMENTAL TREES: 41
- PROVIDED ORNAMENTAL TREES: 41
- REQUIRED SHRUBS & GROUNDCOVER: 13,450 SF (50% OF BUFFER AREA)
- PROVIDED SHRUBS & GROUNDCOVER: 13,450 SF (50% OF BUFFER AREA)

TYPE B BUFFER  
1,277 LF, 20' MINIMUM WIDTH, +/-25,540 SF

- OPAQUE FENCE
- 2 SHADE TREES & 3 ORNAMENTAL TREES PER 100 LF
- REQUIRED SHADE TREES: 26
- PROVIDED SHADE TREES: 58 EXISTING TO REMAIN, 3 PROPOSED
- REQUIRED ORNAMENTAL TREES: 39
- PROVIDED ORNAMENTAL TREES: 39
- REQUIRED SHRUBS & GROUNDCOVER: 12,770 SF (50% OF BUFFER AREA)
- PROVIDED SHRUBS & GROUNDCOVER: 12,770 SF (50% OF BUFFER AREA)

CR 475A VISUAL ENHANCEMENT GATEWAY DEVELOPMENT OVERLAY BUFFER  
1,990 LF, 20' MINIMUM WIDTH, +/-39,800 SF

- 3' HT. BERM, OPTIONAL THREE BOARD WOOD FENCE
- 2 SHADE TREES & 3 ORNAMENTAL TREES PER 100 LF
- REQUIRED SHADE TREES: 40
- PROVIDED SHADE TREES: 2 EXISTING TO REMAIN, 38 PROPOSED
- REQUIRED ORNAMENTAL TREES: 60
- PROVIDED ORNAMENTAL TREES: 60
- REQUIRED SHRUBS & GROUNDCOVER: 25,590 SF
- PROVIDED SHRUBS & GROUNDCOVER: 26,070 SF

CONCEPT PLANT SCHEDULE		
REQUIRED CANOPY TREE MINIMUM SPECIFICATION: FLORIDA NO. 1; 3" 5' CALIPER SPECIES SUCH AS: SOUTHERN LIVE OAK; SOUTHERN MAGNOLIA; WINGED ELM; AMERICAN HORNBEAM; AMERICAN HOLLY	78	
REQUIRED UNDERSTORY TREE MINIMUM SPECIFICATION: FLORIDA NO. 1; 6' HEIGHT X 42" SPREAD; SPECIES SUCH AS: YAUPOIN HOLLY; FLOWERING DOGWOOD; WHITE FRINGETREE	247	
CANOPY TREE SPECIES SUCH AS:  SOUTHERN LIVE OAK; SOUTHERN MAGNOLIA; WINGED ELM; AMERICAN HORNBEAM; AMERICAN HOLLY	2	
SMALL FLOWERING TREE SUCH AS: CRAPE MYRTLE, WHITE FRINGE TREE, FLOWERING DOGWOOD	9	
LARGE ACCENT SHRUB SUCH AS: BURK EASTERN RED CEDAR	2	
REQUIRED BUFFER SHRUBS MINIMUM SPECIFICATION: FL. NO. 1, 18" HT; SPACED APPROPRIATELY FOR THE SPECIES AND THE REQUIRED SCREENING AND MAINTENANCE HEIGHT SPECIES SUCH AS: AMERICAN BEAUTYBERRY; NATIVE FIREBUSH; WILD COFFEE; WALTER'S VIBURNUM	811	
MEDIUM FLOWERING SHRUB SUCH AS: HAMELIA PATENS	3	
SMALL SHRUBS SUCH AS: INDIAN HAWTHORN DWARF YAUPOIN HOLLY	4	
ORNAMENTAL GRASS SUCH AS: MUHLY GRASS FAKAHATCHEE GRASS	6	
REQUIRED NON-TURF BUFFER PLANTINGS MINIMUM SPECIFICATION: FL. NO. 1, 18" HT; SPACED APPROPRIATELY FOR THE SPECIES AND THE REQUIRED SCREENING AND MAINTENANCE HEIGHT	64,205 SF	
REQUIRED LANDSCAPE ISLANDS AND SHRUBS MINIMUM SPECIFICATION: FL. NO. 1, 18" HT; SPACED APPROPRIATELY FOR THE SPECIES AND THE REQUIRED SCREENING AND MAINTENANCE HEIGHT	4,568 SF	
LOW SHRUBS	6,024 SF	
FLOWERING LOW SHRUBS	2,267 SF	
ORNAMENTAL GRASSES	1,650 SF	
GROUNDCOVER	418 SF	
SOD	576,167 SF	
NATIVE WILDFLOWER GRASS MIX	1,130,986 SF	


## SHEET NOTES

## GENERAL NOTES

## KEY PLAN


EXHIBIT A-1

Client



SECO Energy  
330 US-301  
Sumterville, FL 33586  
Tel 352.793.3801

Development Manager



Project Management  
Advisor, Inc.  
615 Channelside Drive  
Suite 207  
Tampa, FL 33602  
Tel 813.736.8491

Architect



Main Office: 220 Montgomery St.  
San Francisco, CA 94104  
Tel 415.433.3700  
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Satellite Office:  
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Suite 200  
Tampa, FL 33602  
Tel 813.204.9000  
Fax 813.223.6948

Civil Engineer



Bowman Consulting  
Group Ltd  
4720 Salisbury Rd  
Suite 127  
Jacksonville, FL 32256  
Tel 321.270.8821

Landscape



Evergreen Design Group  
4700 Millenia Blvd  
Suite 500  
Orlando, FL 32839

Structural Engineer



Walter P Moore and  
Associates  
201 East Kennedy Blvd  
Suite 700  
Tampa, FL 33602  
Tel 813.221.2424

MEP-FP, AV, IT, Security



CMTA Inc.  
600 S Orlando Ave  
Maitland, FL 32751  
Tel 407.332.5510

Date

Description

02/11/2025

ISSUE FOR SCHEMATIC DESIGN

Seal / Signature

DANE FRAY REG. FL. NO. 97211

NOT FOR CONSTRUCTION

Project Name

SECO ENERGY  
OCALA SITE

Project Number

011526-03-003

Description

OVERALL SITE LANDSCAPE PLAN

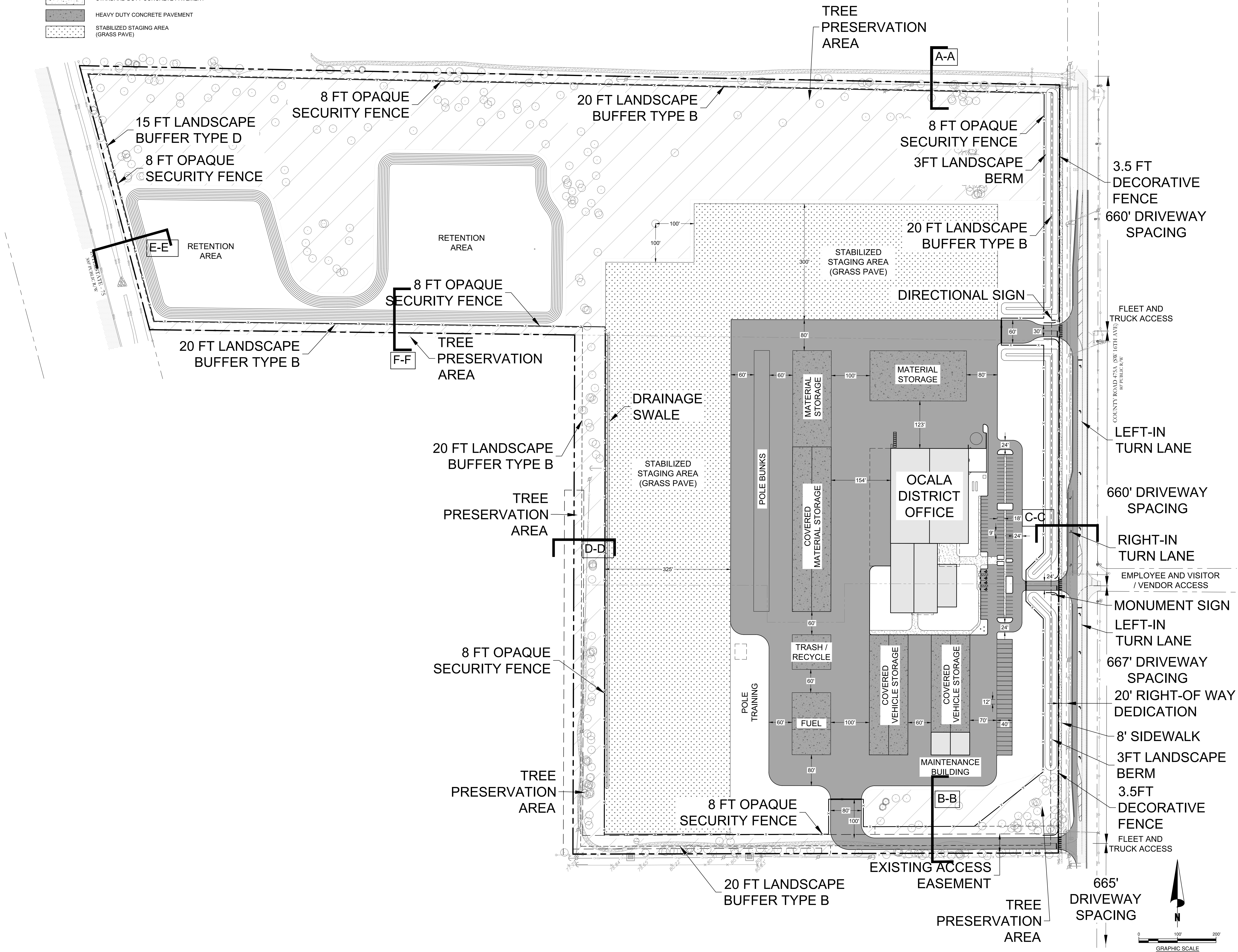
Scale

AS SHOWN

Site	Type	Sheet
OCA	SITE	LA-1

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


## GENERAL NOTES

## KEY PLAN

**Structural Engineer**

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**walter  
p moore**

Walter P Moore and  
Associates  
201 East Kennedy Bld  
Suite 700  
Tampa, FL 33602  
Tel 813.221.2424

△ Date	Description
- 02/11/2025	ISSUE FOR SCHEMATIC DESIGN

Seal / Signature  
DANE FRAY REG. FL NO. 97211

**NOT FOR  
CONSTRUCTION**

Project Name  
**SECO ENERGY  
OCALA SITE**  
Project Number  
**011526-03-003**

Description
PRELIMINARY SITE PLAN EXHIBIT

Scale

AS SHOWN

Site	Type	Sheet
OCA	SITE	EX3