



1531 SE 36th Avenue, Ocala, Florida 34471 | Main 352.579.1290 | Direct 352.579.6504 | jhartley@lawyersocala.com

February 25, 2026

Uploaded via Marion County Civic Access Portal

Mr. Chuck Varadin
Marion County Growth Services Director
2710 E. Silver Springs Blvd.
Ocala, FL 34470

RE: Special Use Permit Application for Construction or Contractor Yard – Parcel ID 45458-002-03 (“Property”)

Dear Mr. Varadin:

This firm represents Chinchor Electric, Inc., a Florida corporation (“Chinchor”), in connection with the enclosed application for a Special Use Permit for the above-referenced Property, which is zoned Regional Business (B-4).

Chinchor is under contract to purchase the five-acre Property and intends to utilize the existing developed site as its local headquarters and contractor staging facility in support of the roadway improvement projects it has undertaken in the region. This Special Use Permit is required due the proposed outdoor storage component of the business being classified as a Construction or Contractor Yard; however, no material increase in intensity from the previous use or construction of additional structures is proposed.

The enclosed materials describe the proposed operations, the limited scope of any additional improvements, and how the proposed use is consistent with the LDC and Comprehensive Plan and compatible with the surrounding properties.

Accordingly, pursuant to Section 4.2.20 and Article 2, Division 8 of the Marion County Land Development Code, Chinchor hereby submits its application for a Special Use Permit to allow for a Construction or Contractor Yard on B-4 property.

In that regard, please find the following:

1. Executed Special Use Permit Application.
2. Applicant’s Narrative and Proposed Findings of Fact.
3. Copy of Concept Plan with other schematic design plans.
4. Future Land Use Map.
5. Zoning Map.
6. Executed Authorized Agent form.
7. Deed for subject property showing current ownership which includes the legal description of property subject to proposed Special Use Permit.
8. Marion County Property Record Card.
9. Check payable to “Marion County Board of County Commissioners” in the amount of \$1,000.00, representing the application fee for a special use permit.

Attachment A

Thank you for your consideration in this matter. I look forward to working with you and your staff.

Sincerely,

Gooding, Batsel, Hartley & MacKay

James T. Hartley

James T. Hartley



**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

SPECIAL USE PERMIT APPLICATION – 2026

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Construction or Contractor Yard

Parcel Account Number(s): 45458-002-03

Property/Site Address: 13866 S US HWY 441 SUMMERFIELD


Future Land Use Designations: Commercial Zoning Classification: B-4

Current Property Use: Former RV Dealership (Camping World) Vacant Total Acreage: 5.02

Request for a reasonable accommodation Yes / No (See checklist item #7 on page 3)

Request for a listed special use Yes / No (See checklist item #4 on page 3)

Each/all property owner(s) **MUST** sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please **print** all information, except for the Owner and Applicant/Agent signature. If multiple Owners or Applicants/Agents, please use additional pages.

Property Owner Name (print legibly) Salem Hassan/FCH PROPERTIES LLC	Applicant or Agent Name (print legibly) Robert W. Batsel, Jr.
Mailing Address 4168 SOUTHPOINT PKWY S	Mailing Address 1531 SE 36th Avenue
City, State, Zip JACKSONVILLE FL 32216-0966	City, State, Zip Ocala, FL 34471
Phone Number (include area code) 904-206-2244	Phone Number (include area code) 352-579-1290
E-Mail Address salem@fchproperties.com	E-Mail Address RBatsel@lawyersocala.com
Signature* 	Signature* 
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Salem Hassan	Printed Name and Title of Authorized Signer (for corporate, trust & other entities)

*By signing this application, the Owner, Applicant, and/or Agent 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 ordinances and any applicable permits.

STAFF/OFFICE USE ONLY			
<i>LDC Section that allows proposed Special Use:</i>			
<i>Project No.:</i>	<i>Plan No.:</i>	<i>Code Case No.:</i>	
<i>Rcvd by:</i>	<i>Rcvd Date:</i> / /	<i>Time:</i>	<i>PZ Case No.:</i>

Please note: If approved, the Special Use Permit will **not** become effective until 14 days **after** the final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings 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 Growth Services Zoning Division at 352-438-2675.

Special Use Permit Application
Document Completeness Checklist – 2026

READ INSTRUCTIONS AND CHECKLIST ENTIRELY

The County will not review a Special Use Permit application unless the Applicant provides a signed and complete application, application fee payment, and all other required materials. All required materials and payment must be included with the application at the time of submission. Documents can be submitted on various page sizes but must be legible on 8.5"x11" (letter-sized) paper with no resulting font size less than 12pt.

By signing this application, you acknowledge that **all** required materials and payments must be submitted in full and in accordance with the specified guidelines. Incomplete or inaccurate submissions may result in rejection and return without further review.

To help ensure your application is complete, a pre-application meeting is highly recommended. You may contact the Growth Services Development at 352-438-2674 and a planner will be able to assist you with scheduling a pre-application meeting.

Certain special use permit applications require additional information and materials (see checklist item #4). There are additional requirement checklists for these certain special uses, which are available at the Growth Services front desk and downloadable on its website.

Growth Services reserves the right to require additional documentation on a case-by-case basis. Should more information be required, the planner assigned to your case will contact you.

A Special Use Permit application is complete and sufficient for review when an Applicant provides the following materials and information:

- 1) A signed and complete application form accompanied by payment of the application fee.
 - a. To confirm the appropriate payment amount, see the fee schedule available on the Marion County Growth Services webpage. Payments may be made by **cash, check, or credit card**¹. **Make checks payable to: Marion County Board of County Commissioners.**
 - b. Ensure the application is signed by the Owner(s) and Applicant/Agent or provide written authorization naming the Applicant/Agent to act on behalf of the Owner(s).
- 2) A copy of the most recent **recorded deed** conveying the property to the current owner.
(NOTE: If the property is owned by a Corporation or Trust, also provide a copy of the Corporation or Trust document showing the person signing as "Owner" is a manager/registered agent of the company.)

¹ Payments using a credit card are subject to a surcharge.

- 3) **Findings of Facts**, either typed or written on 8 ½" x 11," letter-sized paper. See *Finding of Facts Requirements and Cheat Sheet* on page 4 and 5.
(NOTE: If typed, use minimum 12pt font. If written, ensure the document is legible. Illegible documents may result in a delayed review or rejection.)
- 4) **Additional Findings of Facts, ONLY required for the following Special Use Permit types (select if applicable)**. See the form for "Additional Requirements for Specified Special Use Permits."
 - a. Construction & Demolition Debris Landfill
 - b. Kennels
 - c. Manufactured homes in R-2, R-3, & R-E
 - d. Mining
 - e. Parking a Commercial Vehicle Exceeding 16,000 lbs.
 - f. Schools
 - g. Telecommunication Towers
 - h. Wastewater Treatment Facilities and Treated Effluent Disposal
- 5) A Concept Plan using an appropriate scale, prepared to be consistent with (1) the provisions of Article 2 and 6 of the Land Development Code and (2) the written/typed standard for the **Findings of Facts**.
(NOTE: Certain special uses listed above require additional information and materials for concept plan review.)
- 6) A location map that clearly:
 - a. Outlines the subject property; and
 - b. Shows the current zoning, future land use designation, and existing land uses for the subject property and adjacent properties.
- 7) (Optional) Any additional supporting documents, media, or information to support the application. Provide a written or typed itemized list detailing all supplemental attachments.
(NOTE: If the Applicant requests a Special Use Permit for **reasonable accommodation for animals**, then supporting documentation is required.)

Special Use Permit Application
Finding of Facts Requirements and Cheat Sheet - 2026

An Applicant for a Special Use Permit must address **nine (9)** Findings of Facts within both the required Concept Plan in a separate written/typed document. Growth Services may require an Applicant to address additional Findings of Facts to confirm whether the Applicant acknowledges and accounts for any unique conditions relating to the proposed special use.

This section provides the required Findings of Facts as well as instructions intended to help you satisfy the Findings of Facts requirement of the Special Use Permit application. **Write or type your answers on a separate document and attach the document to your application package.**

If your application requires additional Findings of Fact as laid out in the Special Use Permit checklist item #4, include the additional Findings of Fact in the same document in addition to the standard Findings of Fact.

Should you have questions regarding the Finding of Facts or the application process, please contact the Growth Services Department at 352-438-2674 and a planner will assist you.

Required Nine (9) Questions for the Findings of Facts:

(Attach as a separate document)

- 1) 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.
 - a. Describe the access from the roads to the subject property.
 - b. Describe the access from the roads to each accessory structure on the subject property.

- 2) 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 Special Use Permit on adjoining properties and properties generally in the surrounding area.
 - a. Describe how parking will be provided at the subject property.
 - b. Describe how loading areas will be provided at the subject property.
 - c. Describe how the Special Use Permit may cause any economic, noise, glare, or odor effects to the neighboring properties or surrounding area.

- 3) Provisions for refuse and service area, with particular reference to the items in (1) and (2) above, describe how waste removal will take place.
- 4) Provision for utilities (including water and sewer), with reference to locations, availability, and compatibility, describe how utilities will be provided to the subject property.
- 5) Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary, describe if there will be landscaping, fencing, screening, or buffering around the subject property.
- 6) 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, describe if there will be any signs or exterior lighting as part of the Special Use Permit.
- 7) Provision for required yards and other green space:
 - a. Describe how much of the site will remain undeveloped.
 - b. Confirm that setback requirements are being met.
- 8) Provision for general compatibility with adjacent properties and other properties in the surrounding area, describe the general surrounding properties and how the proposed Special Use Permit will fit with the existing uses.
- 9) Provision for meeting any special requirements required by the site analysis for the particular use involved, describe if you will be willing to meet any special conditions necessary to obtain this special use permit.



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2026 Property Record Card

45458-002-03

[GOOGLE Street View](#)

Prime Key: 2657316

[MAP IT+](#)

Current as of 2/23/2026

[Property Information](#)

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

[PC:](#) 27

Acres: 5.02

FCH PROPERTIES LLC
4168 SOUTHPOINT PKWY S
JACKSONVILLE FL 32216-0966

[Taxes / Assessments:](#)

Map ID: 256

[Millage:](#) 9001 - UNINCORPORATED

Situs: 13866 S US HWY 441
SUMMERFIELD

[2025 Certified Value](#)

Land Just Value	\$874,684		
Buildings	\$540,698		
Miscellaneous	\$85,455		
Total Just Value	\$1,500,837	Impact	
Total Assessed Value	\$1,397,830	Ex Codes:	(\$103,007)
Exemptions	\$0		
Total Taxable	\$1,397,830		
School Taxable	\$1,500,837		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$874,684	\$540,698	\$85,455	\$1,500,837	\$1,397,830	\$0	\$1,397,830
2024	\$656,013	\$528,508	\$86,234	\$1,270,755	\$1,270,755	\$0	\$1,270,755
2023	\$656,013	\$551,596	\$87,011	\$1,294,620	\$1,294,567	\$0	\$1,294,567

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6725/0200	02/2018	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$875,000
6055/0533	06/2014	07 WARRANTY	0	U	I	\$100
6055/0530	06/2014	05 QUIT CLAIM	0	U	I	\$100
5929/1689	05/2011	07 WARRANTY	0	U	I	\$100
1779/0393	10/1991	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$100,000

[Property Description](#)

SEC 09 TWP 17 RGE 23
COM AT THE NW COR OF SW 1/4 OF SW 1/4 OF SEC 9 TH N 133 FT TH
N 81-50-50 E 459.93 FT TH S 00-00-21 E 198 FT TH N 89-58-19 E
623.28 FT TH S 32-56-10 E 473.09 FT TO THE POB TH CONT

Privacy - Terms

Attachment A

S 32-56-10 E 400 FT TH N 89-57-39 W 760 FT TH N 535.56 FT TH
S 89-57-39 E 542.52 FT TO THE POB
Parent Parcel: 45458-002-00

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

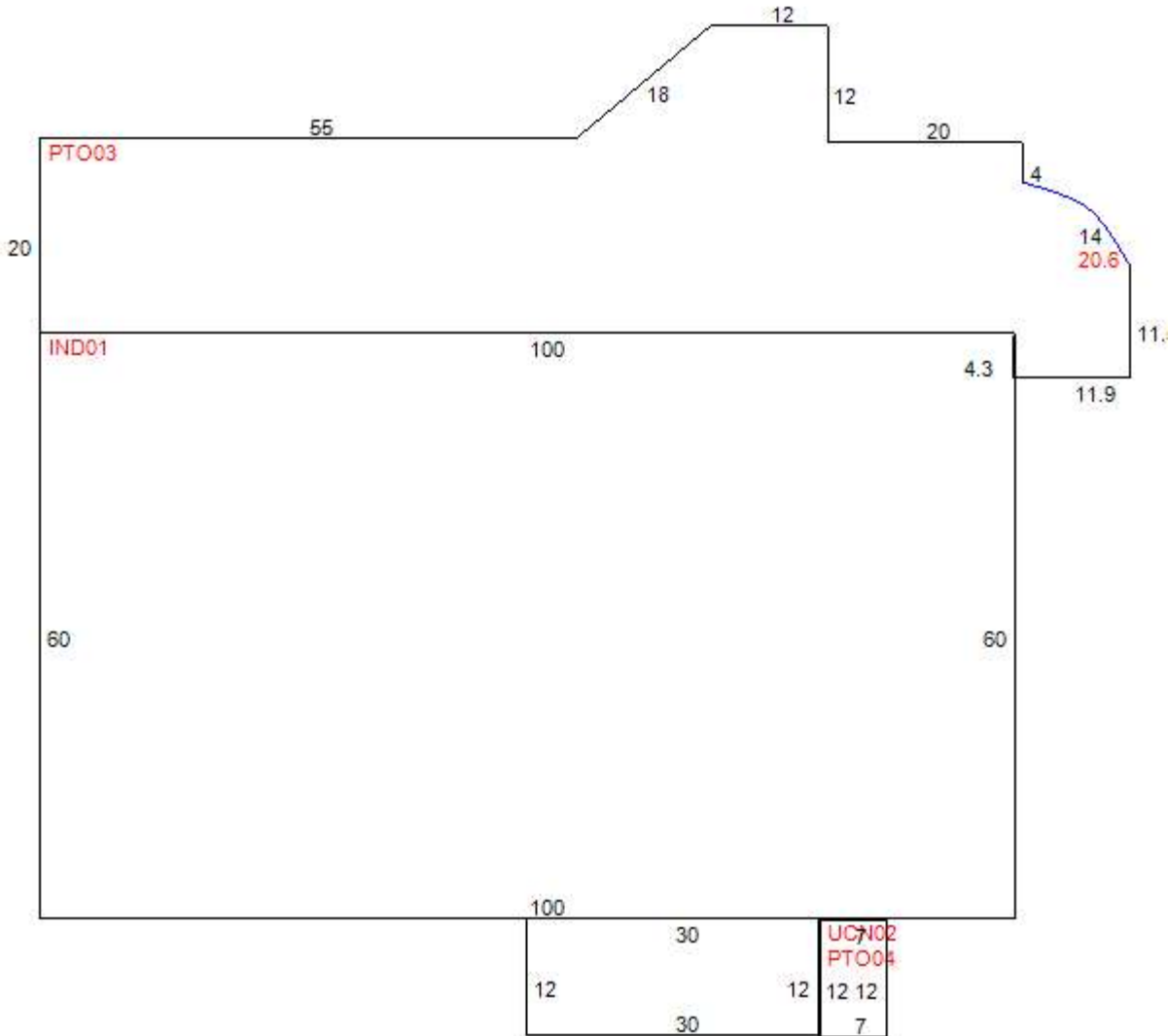
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	2742	335.0	228.0	B4	218,671.00	SF							

Neighborhood 9947
Mkt: 2 70

[Traverse](#)

Building 1 of 2

IND01=L100D60R100U60.D60L20
UCN02=D12L30U12R30.R20U60
PTO03=L100U20R55A50|18R12D12R20D4CNA128|14|2D11,5L11,9U4,3.D59,9L20,1
PTO04=D12R7U12L7.D50



[Building Characteristics](#)

Structure 1 - WH STL FR
Effective Age 6 - 25-29 YRS

Year Built 1984
Physical Deterioration 0%

A-9

Attachment A

Condition 2
 Quality Grade 400 - FAIR
 Inspected on 7/23/2020 by 117

Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 320

Exterior Wall 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	14.0	1.00	1984	0	6,000	F11 ONE STORY STORE	100 %	N Y
2	13.0	1.00	1984	0	360	UCN CANOPY UNFIN	100 %	N N
3	4.0	1.00	1984	0	2,383	PTO PATIO	100 %	N N
4	1.0	1.00	1984	0	84	PTO PATIO	100 %	N N

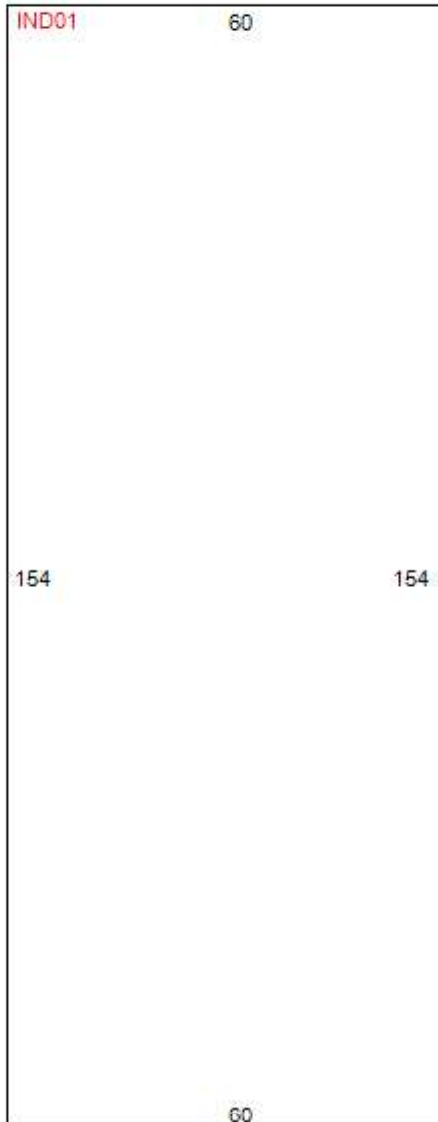
Section: 1

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

[Traverse](#)

Building 2 of 2

IND01=U154R60D154L60.



[Building Characteristics](#)

Attachment A

Structure 1 - WH STL FR
Effective Age 2 - 05-09 YRS
Condition 4
Quality Grade 500 - FAIR
Inspected on 7/23/2020 by 117

Year Built 2020
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 428

Exterior Wall 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	20.0	1.00	2020	0	9,240	G27 AUTO REPAIR	100 %	N N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 0 **4 Fixture Baths:** 0 **2 Fixture Baths:** 0
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 0 **Extra Fixtures:** 3

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	14,361.00	SF	5	2018	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1984	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1984	2	0.0	0.0
105 FENCE CHAIN LK	1,708.00	LF	20	2018	3	0.0	0.0
159 PAV CONCRETE	144.00	SF	20	1985	3	0.0	0.0
184 RETAIN WALL	132.00	SF	50	1984	3	0.0	0.0
159 PAV CONCRETE	612.00	SF	20	2018	3	0.0	0.0
115 FENCE ALUMINUM	138.00	LF	20	2018	3	0.0	0.0
144 PAVING ASPHALT	97,162.00	SF	5	2020	3	0.0	0.0
159 PAV CONCRETE	450.00	SF	20	2020	3	0.0	0.0
159 PAV CONCRETE	1,800.00	SF	20	2020	5	0.0	0.0

Appraiser Notes

TRAVEL CAMP RV
 -
 BLDG01=RV SHOWROOM
 -
 BLDG02=RV SERVICE AND REPAIRS (2021)
 BILLBOARD FOR LAMAR--OR6462/537, OR6698/1618

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2021071114	8/12/2021	1/12/2022	INSTALL INTERNALLY ILLUMINATED 30 OAH PYLON SIGN. CONNECT T
2020021950	2/26/2020	6/1/2020	INSTALL IRRIGATION SYSTEM AND LANDSCAPE BACKFLOW @ WELL TIM
2019050408	10/31/2019	-	NEW RV SERVICE AND REPAIR BLDG
2018060213	11/29/2018	11/29/2018	INSTALL INTERNALLY ILLUMINATED WALL CABINET SURFACE MOUNTED
2018031873	3/1/2018	11/1/2018	COMM REMODEL
M120547	12/1/2009	4/12/2010	BILLBOARD



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

Detail by Entity Name

Florida Limited Liability Company
FCH PROPERTIES, LLC

Filing Information

Document Number	L14000034425
FEI/EIN Number	46-4952635
Date Filed	02/28/2014
Effective Date	02/28/2014
State	FL
Status	ACTIVE

Principal Address

7965 James Island Trail
JACKSONVILLE, FL 32216

Changed: 05/05/2025

Mailing Address

7965 James Island Trail
JACKSONVILLE, FL 32216

Changed: 05/05/2025

Registered Agent Name & Address

Bajalia Law Office, P.A.
7645 Gate Parkway
Suite 106
Jacksonville, FL 32256

Name Changed: 03/30/2022

Address Changed: 04/28/2023

Authorized Person(s) Detail

Name & Address

Title MGR

HASSAN, SALEM F
6821 Southpoint Dr. N.
JACKSONVILLE, FL 32216

Attachment A

Annual Reports

Report Year	Filed Date
2023	04/28/2023
2024	04/26/2024
2025	05/05/2025

Document Images

05/05/2025 -- ANNUAL REPORT	View image in PDF format
04/26/2024 -- ANNUAL REPORT	View image in PDF format
04/28/2023 -- ANNUAL REPORT	View image in PDF format
03/30/2022 -- ANNUAL REPORT	View image in PDF format
01/14/2021 -- ANNUAL REPORT	View image in PDF format
01/27/2020 -- ANNUAL REPORT	View image in PDF format
02/27/2019 -- ANNUAL REPORT	View image in PDF format
02/19/2018 -- ANNUAL REPORT	View image in PDF format
01/23/2017 -- ANNUAL REPORT	View image in PDF format
02/09/2016 -- ANNUAL REPORT	View image in PDF format
01/17/2015 -- ANNUAL REPORT	View image in PDF format
02/28/2014 -- Florida Limited Liability	View image in PDF format

Prepared by:
Candace McCoy
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471

File Number: 17-1695

General Warranty Deed

Made this 28 day of Feb, 2018 A.D. By Thomas D. Hubbard, whose address is: 13837 SE 80 Ave, Summerfield, FL 34491, hereinafter called the grantor, to FCH Properties, LLC, a Florida limited liability company, whose address is: 3332 Southside Boulevard, Jacksonville, FL 32216, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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, viz:

Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 17 South, Range 23 East, Marion County, Florida, thence North along the West boundary of said Section 9, a distance of 133.00 feet, thence North 81°50'50" East 459.93 feet; thence South 00°00'21" East 198.00 feet to the North boundary of the aforesaid Southwest 1/4 of the Southwest 1/4 of Section 9, thence North 89°58'19" East along said North boundary 623.28 feet to the Westerly right of way line of U.S. Highway No. 441-27, thence South 32°56'10" East along said Westerly right of way line 473.09 feet to the point of beginning, thence continue South 32°56'10" East along said Westerly right of way line 400.00 feet, thence North 89°57'39" West 760.00 feet, thence North 335.56 feet, thence South 89°57'39" East 542.52 feet to the point of beginning.

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face
Closers' Choice

Prepared by:
Candace McCoy
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471

File Number: 17-1695

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

Signed, sealed and delivered in our presence:

Jean Papa

Witness 1 Sign: Jean Papa

Witness 1 Print:

Rebecca R. Connolly

Witness 2 Sign: Rebecca R. Connolly

Witness 2 Print:

State of Fla County of Marion

Thomas D. Hubbard

Thomas D. Hubbard

The foregoing instrument was acknowledged before me this 28 day of Feb, 2018, by **Thomas D. Hubbard**, who is personally known to me or who has produced driver's license as identification.

NOTARY SEAL

Rebecca R. Connolly
Notary Public Signature
Print Name: _____
My Commission Expires _____

REBECCA R. CONNOLLY
Notary Public - State of Florida
Commission # FF 966262
My Comm. Expires Apr 30, 2020
Bonded through National Notary Assn.



1531 SE 36th Avenue, Ocala, Florida 34471 | Main 352.579.1290 | Direct 352.579.6504 | jhartley@lawyersocala.com

Authorized Agent Form

The undersigned, Salem F. Hassan, Manager of FCH Properties, LLC, a Florida limited liability company (“Owner”), the Owner of the property identified by Marion County Parcel No. 45458-002-03 and more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 17 South, Range 23 East, Marion County, Florida, thence North along the West boundary of said Section 9, a distance of 133.00 feet, thence North 81°50’50” East 459.93 feet; thence South 00°00’21” East 198.00 feet to the North boundary of the aforesaid Southwest 1/4 of the Southwest 1/4 of Section 9, thence North 89°58’19” East along said North boundary 623.28 feet to the Westerly right of way line of U.S. Highway No. 441-27, thence South 32°56’10” East along said Westerly right of way line 473.09 feet to the point of beginning, thence continue South 32°56’10” East along said Westerly right of way line 400.00 feet, thence North 89°57’39” West 760.00 feet, thence North 335.56 feet, thence South 89°57’39” East 542.52 feet to the point of beginning.

(the “Property”), hereby authorizes Robert Batsel, Jr., James T. Hartley, and the attorneys of Gooding, Batsel, Hartley, & MacKay, PLLC, to act as its agents in connection with the Application for Special Use Permit and associated proceedings for the Property.

The undersigned authorizes Growth Services to enter onto, inspect, and traverse the Property to the extent Growth Services deems necessary, for the purposes of assessing the aforementioned applications and inspecting for compliance with County ordinance and any applicable permits.

This authorization shall remain in full force and effect unless and until revoked in writing by the Owner.

Dated this 23rd day of February, 2026.

FCH PROPERTIES, LLC, a Florida limited liability company

Salem F. Hassan, as Manager

February 23, 2026

**CHINCHOR ELECTRIC SPECIAL USE PERMIT
NARRATIVE AND FINDINGS OF FACT**

Narrative

Chinchor Electric, Inc. (“Chinchor”) is a family owned and operated Florida corporation that has been serving the State of Florida for almost forty years. The company was founded in 1986 by Timothy Z. Chinchor, who continues to serve as Chief Executive Officer and remains actively involved in the company’s operations. The company specializes in traffic signalization, highway lighting, intelligent traffic systems, and other roadway infrastructure. Chinchor has been prequalified by the Florida Department of Transportation since 2003 and regularly performs projects for FDOT, including work on both phases of the I-75 improvements in the region, as well as projects for Marion County and other governmental agencies.

Chinchor is under contract to purchase the subject parcel, which is zoned B-4 and was previously operated as an RV dealership. Chinchor intends to utilize the property’s existing improvements as its regional headquarters and contractor staging facility. The existing improvements and buffers were approved for use as an RV dealership by the County pursuant to Major Site Plan Improvements Application No. 23191 in 2019 (the “Site Plan”). The property includes an office building at the front of the property, facing U.S. Highway 441, a warehouse building toward the rear of the site, and substantial paved parking and circulation areas. The property’s location along U.S. Highway 441 provides convenient access to Chinchor’s ongoing FDOT and other roadway projects in the region.

The front building will continue to be used for administrative staff and the warehouse will be used to store materials and equipment. The outdoor portions of the site will be used primarily for parking company vehicles and storing equipment. Outdoor storage will be limited to materials associated with right-of-way lighting and signalization projects, including light poles, traffic signal assemblies, cabinets, pole boxes, conduit, and similar infrastructure components, and will be located to the rear and side of the warehouse where it will be screened from view by the existing buffers and screening approved by the Site Plan.

Operations at the property will be primarily administrative in nature, as all construction activities occur off site at project locations. Approximately five administrative employees will work at the facility and will typically be present between the hours of 6:00 a.m. and 5:00 p.m. Field employees report to the property to retrieve company vehicles and materials before departing to project sites throughout the region. The number of field employees will typically range from approximately 10 to 15 individuals, with activity occurring between 6:00 a.m. and 8:00 p.m. The site will not be open to retail customers, so public traffic is not anticipated. The only additional improvement currently contemplated is a fuel island for use by employees for company vehicles only. The fuel facility will not be open to the public and will meet or exceed all applicable regulations and approvals.

Although the property is zoned B-4 and outdoor storage screened from view is a permitted use within the County’s commercial zoning classification, staff has advised that the proposed operation may be classified as a Construction or Contractor Yard due to the outdoor storage component, thereby requiring approval of a Special Use Permit (“SUP”). The need for this SUP is required due to the designation of the proposed use as a Construction or Contractor Yard and not due to any expansion of buildings or increase in site intensity. The prior RV dealership involved retail sales activity, customer traffic, and outdoor display of large recreational vehicles. In contrast, Chinchor’s use will not involve retail customers and is expected to generate less traffic and fewer impacts than the former RV dealership operation.

Chinchor’s proposed use is an efficient and compatible repurposing of an existing, fully developed commercial property along a commercial corridor of U.S. Highway 441. The company’s presence at this

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location will directly support ongoing roadway infrastructure projects, including both phases of the I-75 improvements, by providing a staging location within close proximity to those projects. The company's operational impacts are comparable to or less than the prior use of the property as an RV dealership, and the SUP is only required due to the designation of such use as a Construction or Contractor Yard. Accordingly, the proposed use is consistent with the character of the surrounding commercial area and with the intent of the Land Development Code.

Proposed Conditions

In order to increase compatibility with the adjacent properties, the applicant proposes the following conditions of approval:

- (1) Stacking of materials outdoor shall be limited to a maximum height of six (6) feet.
- (2) The property shall maintain the existing buffers and fill in any gaps to meet or exceed the buffer requirements of the Major Site Plan Improvements approved by the County pursuant to Application Request ("AR") No. 23191.
- (3) Any additional improvements shall be separately permitted pursuant to the LDC and any other governmental regulations.
- (4) No manufacturing, fabrication, or processing of materials shall occur at the property. All construction activities shall take place at off-site project locations.
- (5) The Special Use Permit shall be effective for a period of 50 years. The Special Use Permit may be renewed for two additional 20-year periods by the Director of Growth Services.

Findings of Fact

Based on the foregoing conditions, the proposed use is compatible with adjacent properties based on the following findings of fact set forth in Section 2.8.2.D, Marion County Land Development Code, and consistent with the Comprehensive Plan:

1. 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: Ingress/egress to the location is provided by an existing paved driveway on U.S. Highway 441, which is serviced by a commercial apron that meets OCE standards of development. The application is **consistent** with provisions for ingress and egress.

2. 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: Off-street parking and loading is provided per the conceptual plan. In addition to the fact that manufacturing will not occur onsite and the proposed use does not create noise, glare or odor, the existing screening, buffering, orientation of the buildings, and existing DRA, as shown on the conceptual plan, ensures that the surrounding area will not be adversely affected by any noise, glare, or odor. The application is **consistent** with provisions for off-street parking and loading areas.

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

Analysis: Applicant will contract with a professional refuse collection service for regular removal and disposal of all refuse. The application is **consistent** with this provision.

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

Analysis: Electric service will be provided by Duke Energy. The property will continue to be served by existing well and septic. The application **is consistent** with the provision of utilities.

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

Analysis: The Property was developed pursuant to a Major Site Plan approved by the Marion County Development Review Committee on October 7, 2019 (AR No. 23191) (“Site Plan”) for use as an RV Dealership. The buffering, landscaping, and screening requirements established under that approval are sufficient for the proposed use and will remain in place and/or modified to comply with the Site Plan, if necessary. The proposed use will utilize the existing site improvements and will not materially alter the approved buffer configuration or intensify site activity in a manner that would warrant additional buffering. Accordingly, the existing approved buffers are sufficient to provide appropriate screening and separation from adjacent properties and dissimilar uses. The application **is consistent** with the provision for screening and buffering.

6. 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 Property currently contains existing signage, including an off-site sign and on-site electronic signage. No additional signage is proposed as part of this Special Use application. Any future signage modifications or additions will require approval and comply with the applicable requirements of the Marion County Land Development Code. 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 LDC. The application **is consistent** with the signs and exterior lighting requirements of this section.

7. Provision for required yards and other green space.

Analysis: The existing improvements were approved by the County pursuant to the Site Plan. No new buildings are being proposed. Any new structures will comply with the LDC. The application **is consistent** with the provision for yards and green space.

8. 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.*”

The subject property is located within a commercial corridor along U.S. Highway 441, with Commercial Future Land Use designations to the north and south and the highway to the east. Property to the west is designated agricultural; however, it is separated from the subject property by a 150-foot drainage retention area and a 6-foot fence with confederate jasmine plantings, which provide substantial buffering and visual screening. The proposed use will utilize existing site improvements, will not materially intensify activity beyond the previous commercial use, and will not involve retail traffic or manufacturing activities. Accordingly, the proposed use is compatible with the surrounding properties and **is consistent** with this provision.

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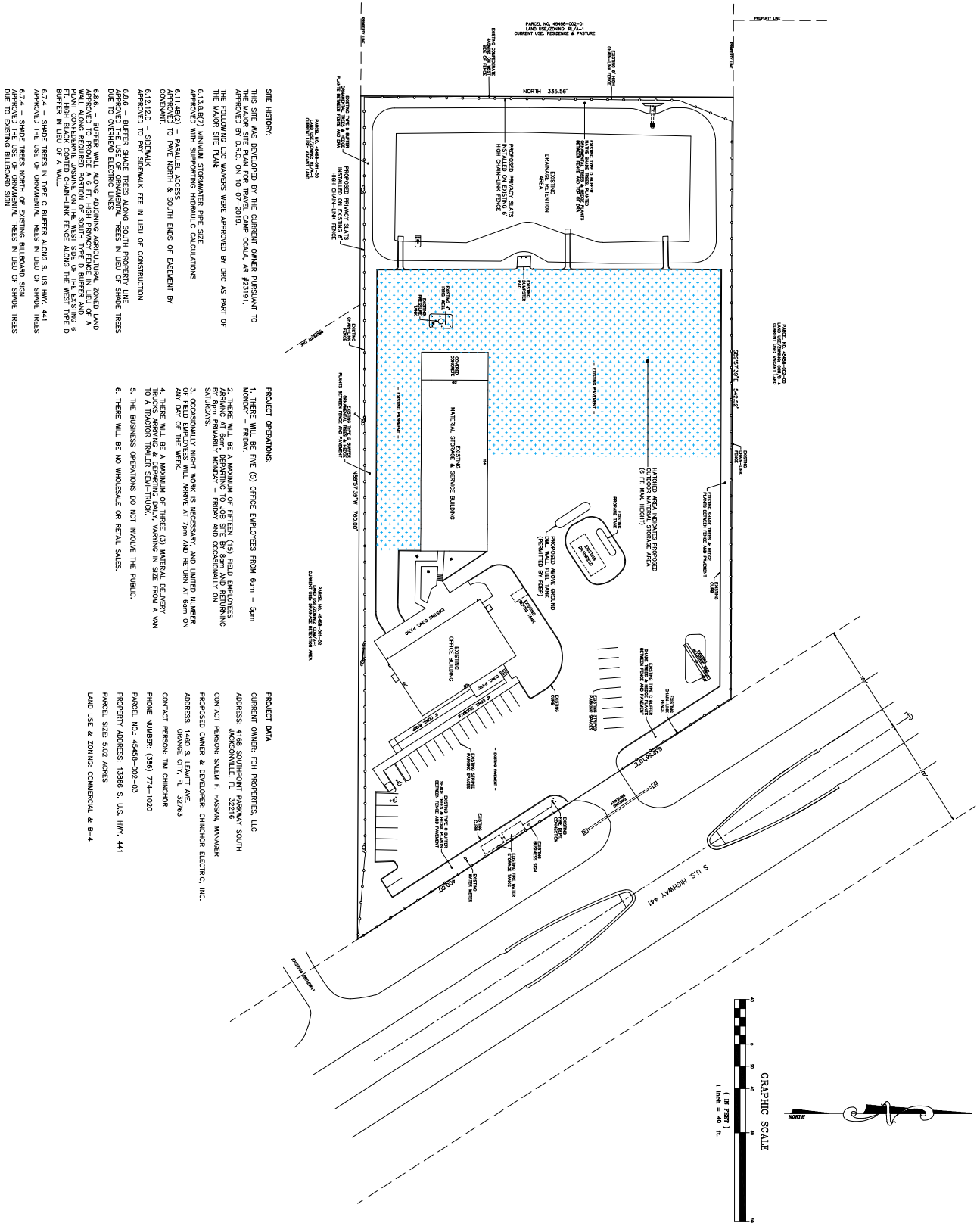
9. Provision for meeting any special requirements required by the site analysis for the particular use involved.

Analysis: Applicant is willing to accommodate reasonable special requirements.

10. Consistency with the Comprehensive Plan.

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: LDC Table 4.2-5 allows for Construction or Contractor Yards as a Special Use in B-4 zoning classification. Thus, the application is **consistent** with FLUE Policy 2.1.5.



SITE HISTORY:
 THIS SITE WAS DEVELOPED BY THE CURRENT OWNER PURSUANT TO THE APPROVED SITE PLAN FOR TRAVELER CAMP COAL, AIR #231917, AND AGRICULTURE, AIR #231918, APPROVED BY THE COUNTY BOARD OF COUNTY COMMISSIONERS IN 1972. THE FOLLOWING USES WERE APPROVED BY DDC AS PART OF THE MAJOR SITE PLAN:
 6.1.3.8(7) MINIMAL STORMWATER PRE-TREATMENT
 6.1.1.4(2) - PARALLEL ACCESS
 APPROVED TO PAVE NORTH & SOUTH ENDS OF EASEMENT BY CONVEYANCE.
 6.1.2.1(2) - SIDEWALK
 APPROVED TO PAVE SIDEWALK IN LIEU OF CONSTRUCTION APPROVED TO PAVE SIDEWALK IN LIEU OF CONSTRUCTION.
 6.3.6 - BUFFER WALL ALONG ADJOINING AGRICULTURAL, ZONED LAND APPROVED TO REMOVE 6' HIGH PROTECTIVE FENCE IN LIEU OF A BUFFER WALL ALONG ADJOINING AGRICULTURAL, ZONED LAND.
 6.3.7 - PLANT CONSERVATIVE JASMINE ON THE WEST SIDE OF THE EXISTING 6' BUFFER IN LIEU OF A WALL.
 6.3.4 - SHADE TREES IN TYPE C BUFFER ALONG S. US HWY. 441 APPROVED TO REMOVE 10' HIGH PROTECTIVE FENCE IN LIEU OF A BUFFER IN LIEU OF A WALL.
 6.3.4 - SHADE TREES NORTH OF EXISTING BILLBOARD SIGN ON THE EASTING BILLBOARD SIGN.

PROJECT OPERATIONS:
 1. THERE WILL BE FIVE (5) OFFICE EMPLOYEES FROM 6am - 5pm MONDAY - FRIDAY.
 2. THERE WILL BE A MAXIMUM OF FIFTEEN (15) FIELD EMPLOYEES FROM MONDAY THROUGH FRIDAY AND OCCASIONALLY ON SATURDAYS.
 3. OCCASIONALLY NIGHT WORK IS NECESSARY, AND LIMITED NUMBER OF FIELD EMPLOYEES WILL ARRIVE AT 7pm AND RETURN AT 6am ON AFRIDAY.
 4. THERE WILL BE A MAXIMUM OF THREE (3) MATERIAL DELIVERY TRUCKS ARRIVING & DEPARTING DAILY, VARYING IN SIZE FROM A VAN TO A TRACTOR TRAILER SEMI-TRUCK.
 5. THE BUSINESS OPERATIONS DO NOT INVOLVE THE PUBLIC.
 6. THERE WILL BE NO WHOLESALE OR RETAIL SALES.

PROJECT DATA
 CURRENT OWNER: FOH PROPERTIES, LLC
 ADDRESS: 4168 SOUTHPOINT PARKWAY SOUTH
 JACKSONVILLE, FL 32216
 CONTACT PERSON: SALEM F. HESSAN, MANAGER
 PROPOSED OWNER & DEVELOPER: CHINCHOR ELECTRIC, INC.
 ADDRESS: 1480 S. LEAHY AVE.
 OPAWAKE CITY, FL 32763
 CONTACT PERSON: TIM CHINCHOR
 PHONE NUMBER: (386) 774-1020
 PARCEL NO.: 4648-002-03
 PROPERTY ADDRESS: 13866 S. U.S. HWY. 441
 PARCEL SIZE: 5.02 ACRES
 LAND USE & ZONING: COMMERCIAL & B-4

CONCEPTUAL SITE PLAN
 FOR
 CHINCHOR ELECTRIC, INC.
 SPECIAL USE PERMIT

ROGERS ENGINEERING & LAND SURVEYING
 1105 S.E. 3rd Avenue, Ocala, Florida 34471 ■ Ph. (352) 622-9214 ■ Lic. Bus. #4074

Robert L. Rogers, PE
 FL Reg. No. 10007
 rrogers@rogerseng.com
 Rodney K. Rogers, PSM
 FL Reg. No. 5374
 rkrogers@rogerseng.com
 Mekelle M. Boyer, PSM
 FL Reg. No. 7398
 mboyer@rogerseng.com

DATE	REVISION

DATE: 02-26-26
 SCALE: 1" = 40'
 SHEET: 1 OF 1

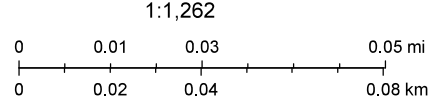
Chinchor FLU Map

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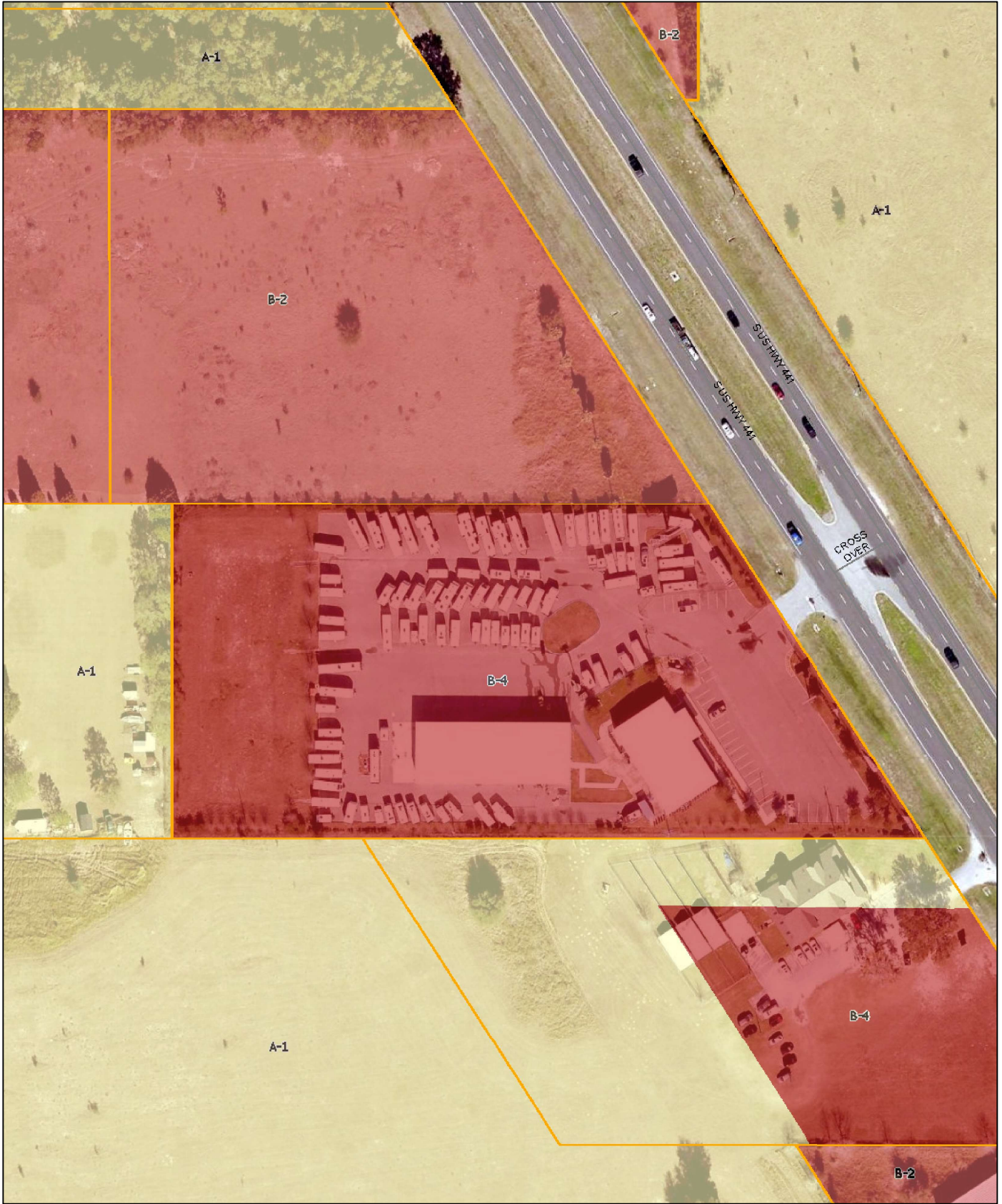
- Marion County
- Parcels
- Future Land Use
- Rural Land (1 du/10 ac)
- Commercial (0 - 8 du/ac; FAR 1.0)
- Streets
- Aerial 2024
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Marion County Property Appraiser, Marion County BOCC

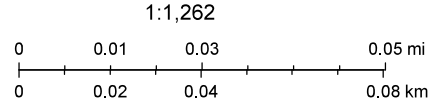
Chinchor Zoning Map

Attachment A



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- | | | |
|-----------------------|---------|---------------|
| Marion County | B-2 | Aerial 2024 |
| Parcels | B-4 | Red: Band_1 |
| Zoning Classification | Streets | Green: Band_2 |
| A-1 | | Blue: Band_3 |



Marion County Property Appraiser, Marion County BOCC

