



**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

ZONING CHANGE APPLICATION

The undersigned hereby requests a Zoning Change in accordance with the Marion County Land Development Code, Articles 2 and 4, on the below described property and area from:

5.14.2026 to: _____ for the intended use of: Request to withdraw the current Special Use permit to be replaced by Residential Estate Zone.

Parcel ID Number(s): 9036-000-03

Property/Site Address: TRACT C-E Silver Springs Shores Unit No. 36

Future Land Use Designation: RE Total Acreage: 7.5 Acres

Each 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) <u>BARRY HESS</u>	Applicant or Agent Name (print) <u>JENNIFER HESS</u>
Mailing Address <u>125 MYRTLE RIDGE ROAD</u>	Mailing Address <u>125 MYRTLE RIDGE ROAD</u>
City, State, Zip <u>LUTZ, FLORIDA 33549</u>	City, State, Zip <u>LUTZ, FLORIDA 33549</u>
Phone Number (include area code) <u>(813) 424-9487</u>	Phone Number (include area code) <u>(813) 360-2613</u>
E-Mail Address <u>bhessfamily4@gmail.com</u>	E-Mail Address <u>jhesscandlelady@verizon.net</u>
Signature* <u>Barry E Hess</u>	Signature* <u>Jennifer Hess</u>
Printed Name and Title of Authorized Signer (for corporate, trust & other entities)	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

Project No.:	Plan No.:	Code Case No.:
Rcvd by:	Rcvd Date: / /	Time:
		PZ Case No.:

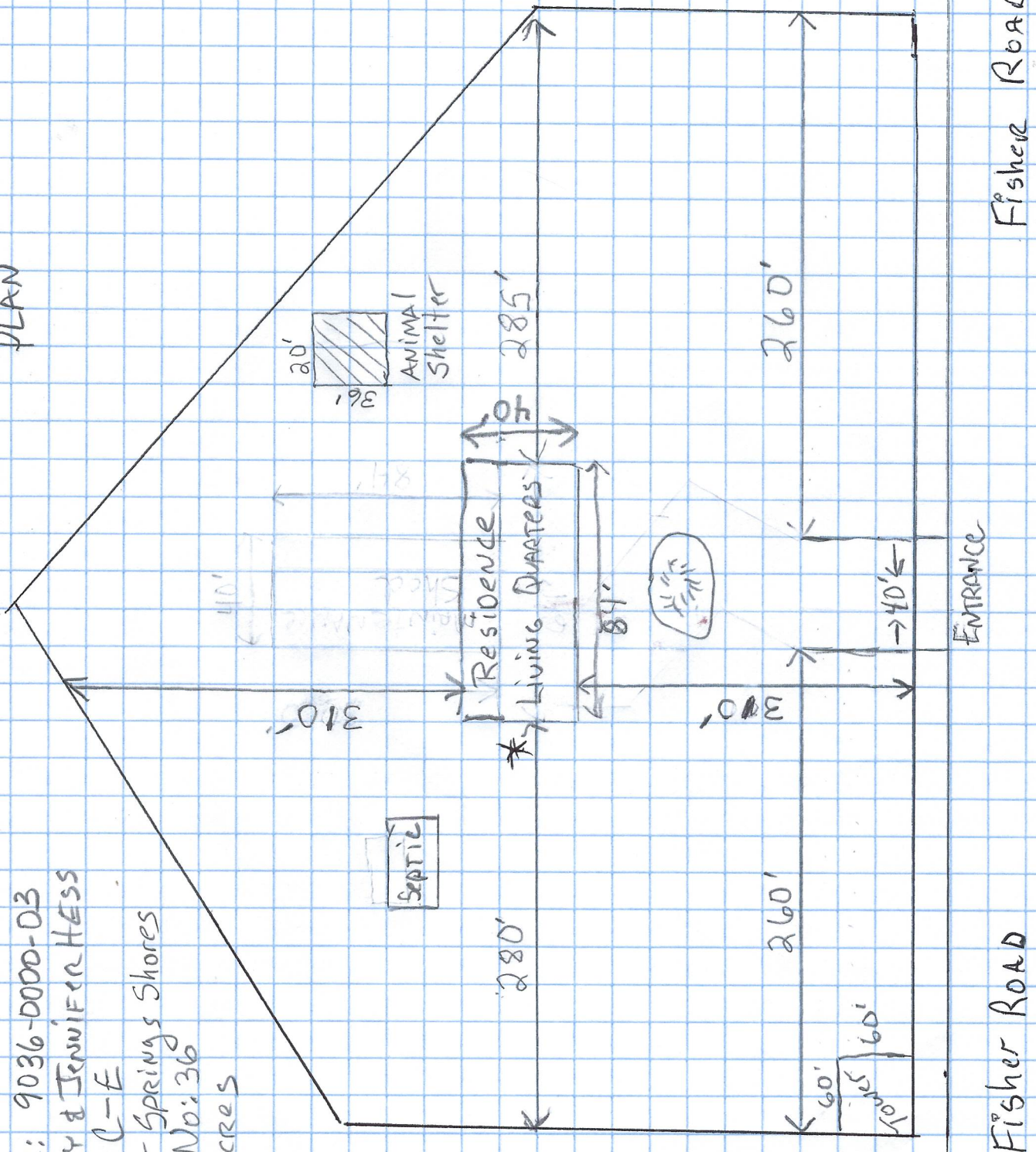
Please note: The Zoning Change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings to represent this application. 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.

3.23.26

- 1) Change ~~concept~~ ATTACHMENT A New FACS & Finishes
- 2) PUEA1

CONCEPT PLAN

Parcel: 9036-0000-03
 BARRY & JENNIFER HESS
 TRACK C-E
 Silver Springs Shores
 UNIT No: 36
 7.6 ACRES



ATTACHMENT A

Finding of Facts Requirements and Cheat Sheet

Hess – Parcel #: 9036-0000-03

1. Requesting a residence without a business for special use permit. Access from Fisher Road as listed in the concept plan. Request a 40' entrance into the property.
 - a. No access to property other than single one listed on concept plan
 - b. No access roads to any accessory structure on the property.

2. Provision for off-street parking
 - a. Parking will be provided in front of residence (circular driveway).
 - b. Forecasting to have no economic, noise, glare or odor effects to neighboring properties.

3. Waste removal will be done by local Marion County trash collector. Utilize Fisher Road for pick up.

4. Utilities (well for water – site TBD and septic for sewer – on concept plan). Will need electricity wired in to location.

5. Fence surrounding entire area. The fence is post (8 feet apart) with barbed wire. Landscaping in the front and sides of residence. Planted pine trees will stay intact around entire area for buffering.

6. No signs. Exterior lighting on the residence only.

7. Provision for required yards and other green space:
 - a. Approximately 90% will remain undeveloped.
 - b. All setback requirements will be met (concept plan)

8. Surrounding properties are residential R-1 lots and homes. Proposed special use will align with adjacent properties.

9. I would be willing to meet on any special conditions necessary to obtain special use permit.

Reasonable Accommodation of Animals

1. Planning to have the following:
 - a. 6 Goats (undetermined breed)
 - b. 6 Chickens (undetermined breed)
 - c. 1 Donkey (undetermined breed)



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

9036-0000-03

Prime Key: 1474809

[MAP IT+](#)

Current as of 3/25/2026

[Property Information](#)

HESS BARRY
HESS JENNIFER
125 MYRTLE RIDGE RD
LUTZ FL 33549-5624

[Taxes / Assessments:](#)

Map ID: 332

[Millage:](#) 9001 - UNINCORPORATED

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

[PC:](#) 57

Acres: 7.60

[2025 Certified Value](#)

Land Just Value	\$152,000		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$152,000	Land Class Value	(\$150,738)
Total Assessed Value	\$1,262	Total Class Value	\$1,262
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$1,262		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$152,000	\$0	\$0	\$152,000	\$1,262	\$0	\$1,262
2024	\$152,000	\$0	\$0	\$152,000	\$2,531	\$0	\$2,531
2023	\$91,200	\$0	\$0	\$91,200	\$2,592	\$0	\$2,592

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8594/0350	04/2025	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$152,000
8430/0312	09/2024	05 QUIT CLAIM	9 UNVERIFIED	U	V	\$72,500
6359/1661	03/2016	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$50,000
2321/0322	12/1996	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	V	\$3,173,300
1143/0489	01/1983	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 02 TWP 17 RGE 24
PLAT BOOK J PAGE 312
SILVER SPRINGS SHORES UNIT 36
TRACT C-E

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

Privacy - Terms

ATTACHMENT A

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5721		537.0	616.0	B2	7.60	AC						
9994		460.0	.0	B2	1.00	UT						

Neighborhood 9995
Mkt: 2 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

[Planning and Building](#)
**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description



Prepared By and Record and Return to:
Heather Thrall
Marion Title & Escrow Company
8405 SW 80th Street, Suite 11
Ocala, FL 34481
25-M0263

ATTACHMENT A

WARRANTY DEED

MADE this 24st day of April, 2025, between **Barry Hess and Jennifer Hess, a married couple**, whose mailing address is: 125 Myrtle Ridge Road, Lutz, Florida 33549 hereinafter called the **Grantor**, and

Barry Hess and Jennifer Hess, a married couple, whose post office address is: 125 Myrtle Ridge Road, Lutz, Florida 33549 hereinafter called the **Grantee**.

(Wherever used herein the terms "Grantor" and "Grantee" include 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 good and valuable considerations, receipt of which is hereby acknowledged, by these presents does transfer, set over and assign unto the Grantee, all that certain Fee Simple Estate in and to the following described real property situate, lying and being in Marion County, State of Florida, to wit:

Tract C-E, SILVER SPRINGS SHORES UNIT NO. 36, according to the map or plat thereof, as recorded in Plat Book J, Page 312, of the Public Records of Marion County, Florida.

SUBJECT, however, to all covenants, conditions, restrictions, reservations, limitations, easements, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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, 2024.

ATTACHMENT A

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

Signed, sealed and delivered in the presence of:

Tabitha Creager
1st Witness Signature

Tabitha Creager

1st Witness Print Name

Barry E Hess
Barry Hess

1st Witness Address
8405 SW 80th St., Ste. 11 Ocala, FL 34481

City, State, Zip

Heather D Thrall
2nd Witness Signature

Heather D. Thrall

2nd Witness Print Name

Jennifer A. Hess
Jennifer Hess

2nd Witness Address
8405 SW 80th St., Ste. 11 Ocala, FL 34481

City, State, Zip

State of Florida
County of Marion

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of April, 2025, by **Barry Hess and Jennifer Hess, a married couple**, who is/are personally known to me or has produced *DL* as identification.

Heather D Thrall
Notary Public
Print Name:
My Commission Expires:
(seal)

