



**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

www.marioncountyfl.org

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: We will use this facility to store materials and equipment (such as appliances, kitchen cabinets, and light-to medium-duty construction and maintenance tools) needed for the development and upkeep of properties we build or manage.

Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** SFR-01.

Parcel account number(s): 3578-017-030.

Property dimensions: 201x90 total 17860 sqft **Total Acreage:** 0.41

Directions: 10320 SW 42ND AVE, OCALA, FL 34476.

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.**

Ocala Freedom Investments LLC / Mairielys Ordonez
Property Owner name (please print)

Luis Moises
Applicant or agent name (please print)

1911 Morning Drive
Mailing Address

1911 Morning Drive
Mailing Address

Orlando, Florida, 32809.
City, State, Zip code

Orlando, Florida, 32809.
City, State, Zip code

(407)223-2109
Phone number (include area code)

(786)379-8983
Phone number (include area code)

alejandro@adanordonezp.com
E-mail address

luismoises@adanordonezp.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.:	Code Case No.:	Application No.:		
Rcvd by:	Rcvd Date: / /	FLUM:	Zoning Map No.:	Rev: 07/1/2019

SPECIAL USE PERMIT – REGULAR APPLICATION
APPLICANT'S SUBMISSION CHECKLIST & GENERAL INFORMATION

APPLICATION FINDINGS OF FACTS REQUIREMENTS

The application must include a written description addressing the following findings, either on the Concept Plan or in a separate written description. The P&Z may make further written findings that the specific requirements, if any, governing the individual SUP, excluding towers, have been made concerning the following matters, where applicable:

- 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

Ingress and Egress

The primary ingress and egress to the property will be located on SW 103rd Road. A regular driveway will provide direct access to the newly constructed shed storage. The property can also be accessed through an existing rear gate located at 10320 SW 42nd Avenue. Given the low-traffic nature of this use, the proposed access points are designed to ensure safety for both automotive and pedestrian traffic, minimizing any potential impact on traffic flow. Access for emergency vehicles will be clear and unobstructed to both the residence and the storage shed.

- 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.

There will be no designated off-street parking for this storage facility. All vehicles associated with the property will be parked within the existing residential driveway. The use of the shed for material storage will not require vehicles to park on the street. Therefore, no economic, noise, glare, or odor effects on adjoining properties are anticipated. The operation of this facility will be minimal and will not generate any external disturbances.

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

Refuse and Service Area

Waste removal will be handled from the main house. Any waste generated from the storage and organization of materials will be collected and disposed of in a single, properly contained trash receptacle on the main residential property. This process will have no impact on public streets or neighboring properties, ensuring a clean and orderly appearance at all times.

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

Utilities

This storage structure will not require a connection to water or sewer utilities. It will operate without these services. If any electrical work is needed in the future, it will be completed in accordance with all applicable county codes and permits.

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

Screening and Buffering

ATTACHMENT A

The entire property, including the shed, is enclosed by an attractive white vinyl fence. This provides an effective and aesthetically pleasing screen from adjacent properties, ensuring the storage shed is not visually intrusive and maintains the overall harmony of the neighborhood. The fence serves as a substantial buffer for the shed and its contents.

- 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.

Signs and Exterior Lighting

No signage or exterior lighting is proposed for the storage shed. This ensures there will be no glare, light pollution, or other visual impacts on surrounding properties, preserving the residential character of the area.

- 7) Provision for required yards and other green space.

Yards and Other Green Space

The total lot size is approximately 17,860 sq. ft., of which 11,761 sq. ft. (or 66%) will remain undeveloped. The project, including the house and the storage shed, fully complies with all setback requirements as per county regulations. This large, undeveloped area will maintain a significant amount of green space on the property.

- 8) Provision for general compatibility with adjacent properties and other property in the surrounding area.

General Compatibility

This special use permit will allow for the improved organization of our materials and equipment within a new, dedicated storage structure. The shed is aesthetically shielded from view by a pre-existing white vinyl fence, ensuring that the property remains visually compatible with the surrounding neighborhood. All materials will be stored inside the shed, maintaining a neat and orderly appearance. The shed has already been constructed, and this permit will finalize its proper use.

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

Special Requirements

We are fully committed to meeting any and all special conditions necessary to obtain this Special Use Permit. We will work closely with Marion County officials to ensure our project meets all standards and regulations.

ADVISORIES:

- 1) 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.
- 2) A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present and additional information is required, the request may be postponed or denied.

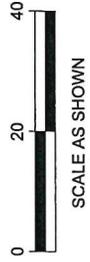
NO.	REVISIONS	DATE	BY

LINN ENGINEERING & DESIGN, INC.
 1101 BOX 14024
 ORLANDO, FL 32814
 PHONE: 407-715-5194
 edlmn@linnengineering.com

SCALE AS NOTED
 DESIGN DRAWING
 CHECKED BY: CHAD S. LINN
 DRAWN BY: N/A
 CAC 57524
 SEAL

FLORIDA
 10320 SW 42ND AVENUE
 Ocala, FL
LOT PLAN

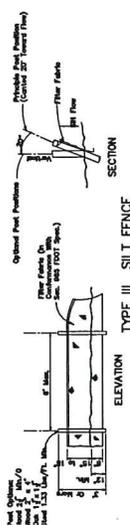
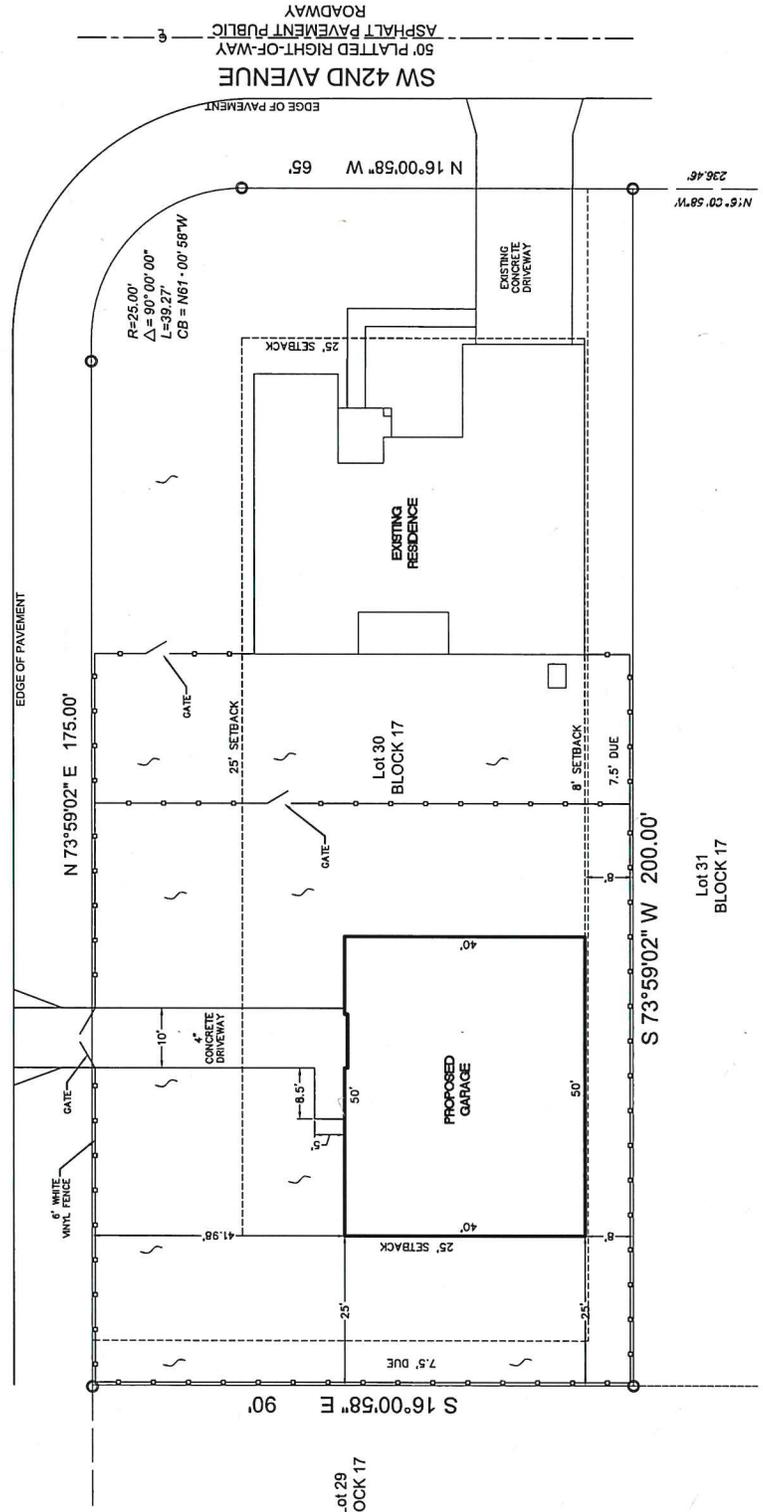
DATE: 04/24
 PROJECT NO.: 3500-00-01A
 SHEET NUMBER: C1



LEGAL DESCRIPTION:
 LOT 30, BLOCK 17, OCALA WATERWAY ESTATES,
 ACCORDING TO THE PLAT THEREOF AS RECORDED
 IN PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

FLOOD INFORMATION:
 The area shown on this plan is in Zone X. Flood insurance coverage is required for this area. Flood insurance coverage is available through the National Flood Insurance Program. Flood insurance coverage is required for this area. Flood insurance coverage is available through the National Flood Insurance Program. Flood insurance coverage is required for this area. Flood insurance coverage is available through the National Flood Insurance Program.

SW 103RD ROAD COURT
 50' PLATTED RIGHT-OF-WAY
 ASPHALT PAVEMENT PUBLIC
 ROADWAY



Marion County Florida - Interactive Map



8/18/2025, 4:58:52 PM

- Marion County
- Parcels
- Green: Band_2
- Blue: Band_3
- Red: Band_1
- Streets
- Aerial 2024

Marion County Utilities Department, Marion County, Florida, Marion County IT GIS Team, Marion County Property Appraiser, Marion County BOCC

Marion County Board of County Commissioners
This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

VIN Numbers

Model	VIN Number
JOHN DEERE 333P	1T0333PALSFE06213
JOHN DEERE 325	1T0325GKTNJ432788
VERMEER CHOP SAW	1URD11AC0R1055732
HYDRAULIC EXCAVATOR 17P-TIER	1FF017PAJRK001217

Attachments



ATTACHMENT A



ATTACHMENT A





RE: About Case No. 251103SU

From Luis Moises <luisMoises@adanordonezp.com>

Date Thu 10/2/2025 6:02 PM

To Rivera, Jared <Jared.Rivera@marionfl.org>

📎 3 attachments (3 MB)

signed application use permit.pdf; WhatsApp Image 2025-10-02 at 5.52.02 PM (1).jpeg; WhatsApp Image 2025-10-02 at 5.52.02 PM.jpeg;

You don't often get email from luismoises@adanordonezp.com. [Learn why this is important](#)

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

see attached signed application and flat bed trailer, as you can see at the picture, we have it parked in other location

this is the vin number :

16V3F3322P6270465

2023 / Flat bed Trailer

Thank you

Best regards, Luis Moises

contact number: (786)-379-8983

email : luismoises@adanordonezp.com

from Adan Investments

Project Manager



De: Rivera, Jared <Jared.Rivera@marionfl.org>

Enviado: miércoles, 1 de octubre de 2025 11:58

ATTACHMENT A

Para: Luis Moises <luisMoises@adanordonezp.com>

Asunto: About Case No. 251103SU

Good afternoon,

Per our discussion by phone, please submit an updated application form with Mairielys Ordonez/Ocala Freedom Investments LLC as the property owner and Luis Moises as the applicant. Please ensure both signatures are included.

In addition, please include some photos of the flatbed trailer and the VIN number.

If you have any other questions, please reach out to me. My contact information is below.

Best,



Jared Rivera

Planner

Growth Services

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Main: 352-438-2600 | Direct: 352-438-2687

[Empowering Marion for Success!](#)

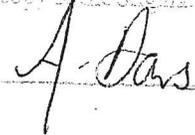
Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

Prepared by and Return To:
Angelique Davis
Fidelity National Title of Florida, Inc.
1460 E. Red Bug Rd., Suite 1050
Oviedo, FL 32765

Order No.: 20-24-0165

THIS IS A TRANSFER OF PROPERTY BETWEEN A GRANTOR AND ITS CONDUIT ENTITY AS GRANTEE. THE TRANSFER IS ABSENT ANY EXCHANGE OF VALUE, IS WITHOUT CONSIDERATION OR A PURCHASER AND THUS IS NOT SUBJECT TO THE DOCUMENTARY STAMP TAX IN SECTION 201.02(A), FLORIDA STATUTES.

I hereby certify that this is a true and correct copy of the original document.



APN/Parcel ID(s): R3578-017-030

WARRANTY DEED

THIS WARRANTY DEED made and executed April 30, 2024, by Acristo Investments LLC, a Florida limited liability company, and having its principal place of business at 1911 Morning Dr, Orlando, FL 32809, hereinafter called the grantor, to Ocala Freedom Investments, LLC, a Florida Limited Liability Company whose post office address is 1911 Morning Dr, Orlando, FL 32809, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in the County of Marion, State of Florida, to wit:

Lot 30, Block 17, Ocala Waterway Estates, according to the map or plat thereof, as recorded in Plat Book K, Page(s) 52, 52A through 52K, inclusive, of the Public Records of Marion County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2023.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Diego Molinares
Print Name

Address: PO. Box 771438
Orlando, FL 32872

[Signature]
Witness Signature

Angelique Davis
Print Name

Address: 1460 E Red Bug Rd #1050
Orlando FL 32765

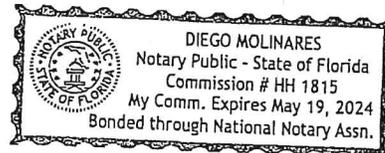
State of FL
County of Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of April, 2024, by Jonathan Trillos, to me known to be the person(s) described in or who has/have produced FL DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
NOTARY PUBLIC
My Commission Expires: 05/19/24

Acristo Investments LLC, a Florida limited liability company

[Signature]
Jonatan Trillos, Authorized Signatory
Address: 1911 Morning Dr
Orlando, FL 32809





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

Detail by Entity Name

Florida Limited Liability Company
 OCALA FREEDOM INVESTMENTS LLC

Filing Information

Document Number L22000498212
FEI/EIN Number 92-1377368
Date Filed 11/22/2022
Effective Date 11/23/2022
State FL
Status ACTIVE

Principal Address

1911 MORNING DR
 ORLANDO, FL 32809

Mailing Address

13546 tetherline trail
 ORLANDO, FL 32837

Changed: 04/10/2023

Registered Agent Name & Address

ORDONEZ, MAIRIELYS
 1911 MORNING DR
 ORLANDO, FL 32809

Authorized Person(s) Detail

Name & Address

Title AMBR

Freedom USA Holdings, LLC
 1718 CAPITOL AVE
 CHEYENNE,, WY 82001

Annual Reports

Report Year	Filed Date
2023	04/10/2023
2024	05/10/2024
2025	03/31/2025

ATTACHMENT A

8/18/25, 5:25 PM

Detail by Entity Name

Document Images

[03/31/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/10/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/10/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[11/22/2022 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

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

3578-017-030

[GOOGLE Street View](#)

Prime Key: 894940

[MAP IT+](#)

Current as of 8/18/2025

Property Information

OCALA FREEDOM INVESTMENTS
 LLC
 1911 MORNING DR
 ORLANDO FL 32809-7936

Taxes / Assessments:

Map ID: 150

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 01

Acres: .41

Situs: 10320 SW 42ND AVE OCALA

2024 Certified Value

Land Just Value	\$42,500		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$42,500		
Total Assessed Value	\$34,727	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$7,773)
Total Taxable	\$34,727		
School Taxable	\$42,500		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$42,500	\$0	\$0	\$42,500	\$34,727	\$0	\$34,727
2023	\$42,500	\$0	\$0	\$42,500	\$31,570	\$0	\$31,570
2022	\$28,700	\$0	\$0	\$28,700	\$28,700	\$0	\$28,700

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8315/1269	04/2024	07 WARRANTY	9 UNVERIFIED	U	V	\$100
7684/0796	12/2021	05 QUIT CLAIM	0	U	V	\$100
7556/1047	08/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$40,000
4866/0318	08/2007	08 CORRECTIVE	7 PORTIONUND INT	U	V	\$100
4069/1071	06/2005	70 OTHER	0	U	V	\$100
4069/1068	06/2005	08 CORRECTIVE	7 PORTIONUND INT	U	V	\$100
3946/0651	02/2005	02 DEED NC	7 PORTIONUND INT	U	V	\$100
3060/1608	11/2001	02 DEED NC	7 PORTIONUND INT	U	V	\$100
2974/1273	08/2000	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	V	\$900
1266/1616	11/1984	02 DEED NC	7 PORTIONUND INT	U	V	\$100
1051/1499	01/1981	07 WARRANTY	0	U	V	\$3,500

Property Description

ATTACHMENT A

8/18/25, 5:22 PM

MCPA Property Record Card

SEC 27 TWP 16 RGE 21
 PLAT BOOK K PAGE 052
 OCALA WATERWAY ESTATES
 BLK 17 LOT 30

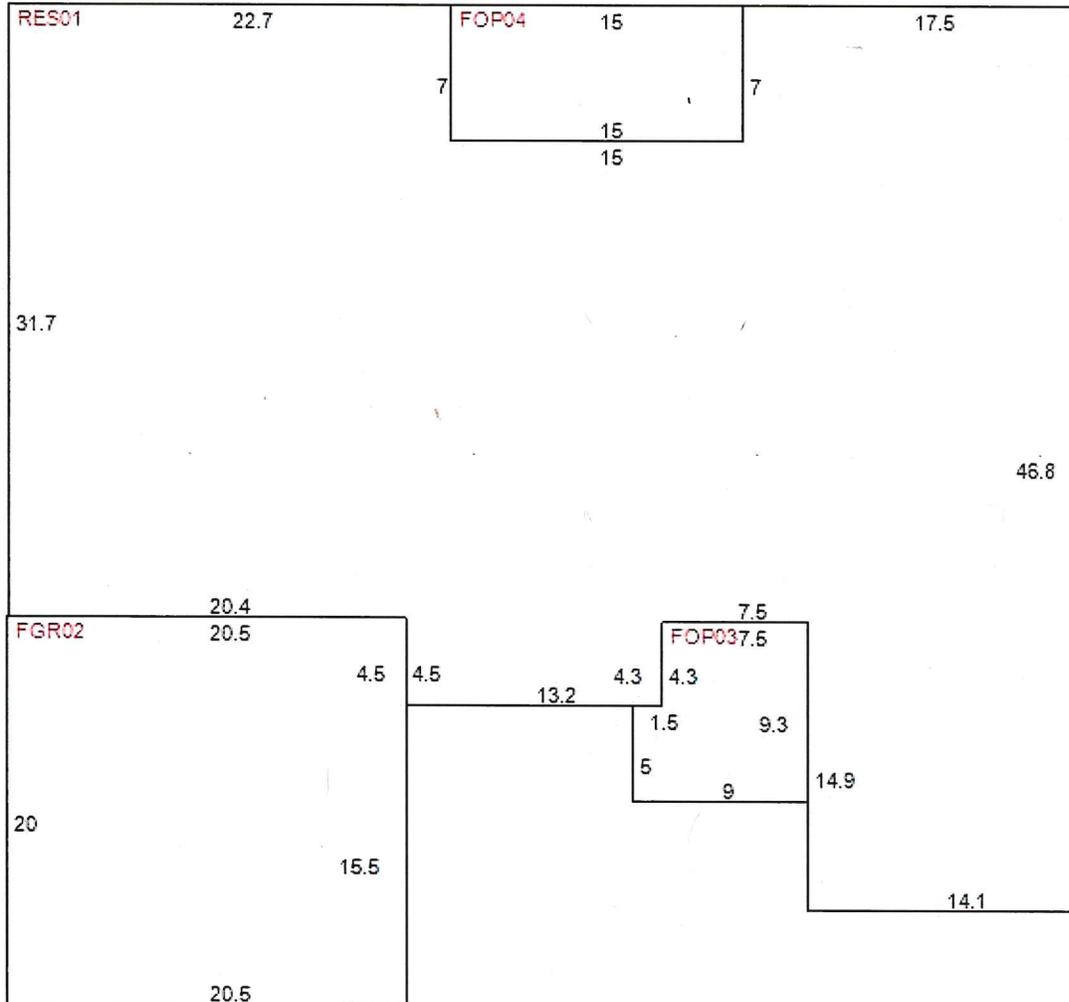
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		90.0	200.0	R1	1.00	LT						
Neighborhood 8048												
Mkt: 9 70												

Traverse

Building 1 of 1

RES01=R13,2U4,3R7,5D14,9R14,1U46,8L17,5D7L15U7L22,7D31,7R20,4D4,5.
 FGR02=U4,5L20,5D20R20,5U15,5.R13,2
 FOP03=U4,3R7,5D9,3L9U5R1,5.U36,2L10,9
 FOP04=D7R15U7L15.



Building Characteristics

ATTACHMENT A

8/18/25, 5:22 PM

MCPA Property Record Card

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 1 - 00-04 YRS
Condition 4
Quality Grade 600 - AVERAGE
Inspected on 5/9/2024 by 181

Year Built 2024
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 227

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	2024	N	0 %	0 %	1,919	1,919
FGR	0232	- CONC BLK-STUCO	1.00	2024	N	0 %	0 %	410	410
FOP	0301	- NO EXTERIOR	1.00	2024	N	0 %	0 %	77	77
FOP	0401	- NO EXTERIOR	1.00	2024	N	0 %	0 %	105	105

Section: 1

Roof Style: 12 HIP Roof Cover: 08 FBRGLASS SHNGL Heat Meth 1: 20 HEAT PUMP Heat Meth 2: 00 Foundation: 6 MONOLITC SLAB A/C: Y	Floor Finish: 23 VINYL PLANK Wall Finish: 16 DRYWALL-PAINT Heat Fuel 1: 10 ELECTRIC Heat Fuel 2: 00 Fireplaces: 0	Bedrooms: 3 4 Fixture Baths: 1 3 Fixture Baths: 1 2 Fixture Baths: 0 Extra Fixtures: 2	Blt-In Kitchen: Y Dishwasher: Y Garbage Disposal: N Garbage Compactor: N Intercom: N Vacuum: N
--	--	---	---

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	255.00		SF	20	2024	3	15.0	17.0
156 PAVING BRICK	442.00		SF	20	2024	3	26.0	17.0
156 PAVING BRICK	99.00		SF	20	2024	3	33.0	3.0
190 SEPTIC 1-5 BTH	1.00		UT	99	2024	2	0.0	0.0

Appraiser Notes

MODEL=1903-L

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2022060108	-	-	SINGLE FAMILY RESIDENCE MODEL 1903
2024064201	-	-	PRE-MANUFACTURE METAL BUILDING. NO SUB TRADES. (40X50 PER S

ORIGINAL APPLICATION



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

www.marioncountyfl.org

APPLICATION COMPLETE
DATE COMPLETED 8/21/25
INITIALS EM

TENTATIVE MEETING DATES
P&Z PH 10/27/25
BCC/P&Z PH 11/17 or 11/18/25

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Ocala Freedom Investments LLC
Property Owner name (please print)

Mairielys Ordonez
Applicant or agent name (please print)

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Mailing Address

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Orlando, Florida, 32809.
City, State, Zip code

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(407)223-2109
Phone number (include area code)

(786)379-8983
Phone number (include area code)

alejandro@adanordonezp.com
E-mail address

luismoises@adanordonezp.com
E-mail address

Signature

Signature

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2025 08 R1 ZONING CATHARINE MARTINEZ			
STAFF/OFFICE USE ONLY			
Project No.: <u>0036</u>	Code Case No.: <u>986026</u>	Application No.: <u>33230</u>	
Rcvd by: <u>EM</u>	Rcvd Date: <u>8/20/25</u>	FLUM: <u>MR</u>	Zoning Map No.: <u>150</u> Rev: 07/1/2019

8/20 - waiting ON VIN #'S rec'd. 8/20/25 permit 2024064201