



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, August 18, 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:

1.1.1. [25-S10 - Oak Run Associates, LTD., Small-Scale Land Use Change from High Residential \(HR\) to Commercial \(COM\), ±9.13 Acres, Parcel Account Number 7000-000-000, Site Addresses 11437, 11517, 11621, 11637, and 11641 SW 90th Terrace, Ocala, FL 34481, Oak Run Development of Regional Impact, Adjoining Oak Run Neighborhood 8-B Subdivision](#)

1.1.2. [25-S11 - Jennifer Ellenburg, Small Scale Land Use Change from High Residential \(HR\) to Medium Residential \(MR\), 3.85 Acres, Parcel Account Number 9024-0000-01, No Address Assigned](#)

1.2. Planning and Zoning Items for Individual Consideration:

1.2.1. [250604ZC - Belleview Property Holdings LLC, Zoning Change from General Agriculture \(A-1\) to Community Business \(B-2\), 1.59 Acre Tract, Parcel Account Numbers 45418-000-00 and 45415-000-00, Site Addresses 13210, 13214, and 13170 S US Highway 301, Belleview, FL 34420](#)

1.2.2. [250805ZC - Joseph Petrolino, Zoning Change from Mixed Residential \(R-4\) to Manufactured Housing Park \(P-MH\), 2.51 Acres, Parcel Account Number 3582-253-000, Site Address \(ALL UNITS\) 5727 SE 27th Avenue, Ocala, FL 34480](#)

1.2.3. [250806ZC - Brandon and Ashley Winter, Zoning Change from Single-Family Dwelling \(R-1\) Portion of the Property to Mixed Residential \(R-4\), ±0.65 Acre Portion of a ±0.93 Acre Parcel, Parcel Account Number 4988-001-001, No Address Assigned](#)

1.3. Adoption of Ordinance



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

File No.: 2025-20096

Agenda Date: 8/18/2025

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 July 28, 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:

08/04/2025

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 08/04/2025

Legal Clerk

Amy Kott
Notary Seal

Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost:	\$270.94	
Tax Amount:	\$0.00	
Payment Cost:	\$270.94	
Order No:	11531191	# of Copies:
Customer No:	533584	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin



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 18TH DAY OF AUGUST, 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. 250604ZC - Belleview Property Holdings LLC, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from General Agriculture (A-1) to Community Business (B-2), for all permitted uses, on an approximate 1.59 Acre Tract, on Parcel Account Numbers 45418-000-00 and 45415-000-00, Site Addresses 13210, 13214, and 13170 S US Highway 301, Belleview, FL 34420

2. 250805ZC - Joseph Petrolino, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Mixed Residential (R-4) to Manufactured Housing Park (P-MH), for all permitted uses, on an approximate 2.51 Acre Parcel, on Parcel Account Number 3582-253-000, Site Address (ALL UNITS) 5727 SE 27th Avenue, Ocala, FL 34480

3. 250806ZC - Brandon and Ashley Winter, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Single-Family Dwelling (R-1) portion of the property to Mixed Residential (R-4), for all permitted uses, on an approximate ±0.65 Acre Portion of a 0.93 Acre Parcel, on Parcel Account Number 4988-001-001, No Address Assigned

4. 25-S10 - Oak Run Associates, Ltd., requests a Land Use Change, Articles 2 and 3, of the Marion County Land Development Code, from High Residential (HR) to Commercial (COM), on an approximate 9.13 Acre Parcel, on Parcel Account Number 7000-000-000, Site Addresses 11437, 11517, 11621, 11637, and 11641 SW 90th Terrace, Ocala, FL 34481

5. 25-S11 - Jennifer Ellenburg, requests a Land Use Change, Articles 2 and 3, of the Marion County Land Development Code, from High Residential (HR) to Medium Residential (MR), on an approximate 3.85 Acre Parcel, on Parcel Account Number 9024-0000-01, 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/LE GALNOTICES](https://www.marionfl.org/legis/notices)

PLEASE BE GOVERNED ACCORDINGLY

DATED THIS 8TH DAY OF JULY, 2025.

BOARD OF COUNTY COMMISSIONERS

MARION COUNTY, FLORIDA

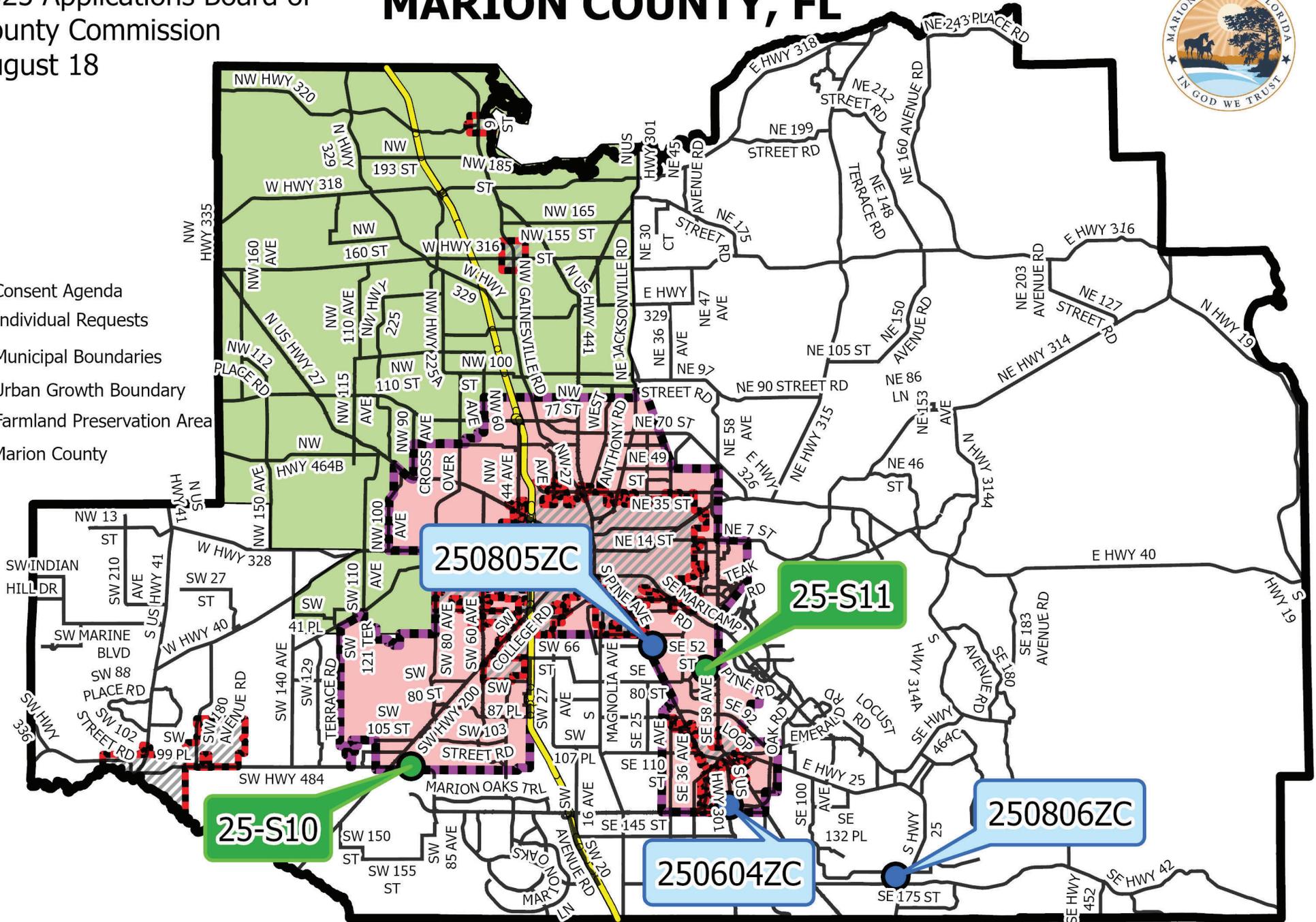
D. WINDBERG, DEPUTY CLERK

#11531191 8/4/2025

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: 7/30/2025
Department: Growth Services



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 July 28, 2025, at 5:30 pm in the Board of County Commissioners Auditorium, 601 SE 25th Avenue, Ocala, Florida.

PLEDGE OF ALLEGIANCE AND INVOCATION

Michael Behar led the Invocation and the Pledge of Allegiance.

CALL TO ORDER

Board members present were Chair Greg Lord, Vice Chair Michael Kroitor, Michael Behar, Andy Bonner, and Donald Johnson.

Staff members present were Assistant County Administrator Tracy Straub, Assistant County Attorney Dana Olesky, Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Chris Rison, Kathleen Brugnoli, 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 Proof 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 Greg Lord and Assistant County Attorney Dana Olesky explained the procedure for hearing requests to the audience.

1. Items on the Consent Agenda

250801SU – Pastor Rocky Shrable, on Behalf of the Applicant Wings of Faith Fellowship

Special Use Permit to Allow for the Operation of a One Hundred and Twenty Student (120) K-5 Private School and Learning Center on the Church Campus, in a Single-Family Dwelling (R-1) Zone, 4.10 Acres, Parcel Account Number 9021-0000-03, Site Address 5066 SE 64th Avenue Road, Ocala, FL 34472

250803SU – Vikings, LLC

Special Use Permit to Allow for the Ongoing Use of the Temporary Golf Pro-Shop Facility, in a Planned Unit Development (PUD) Zone, 1.77 Acre Tract, Parcel Account Numbers 34546-122-00 and 34546-123-00, Site Address 6933 SW 179th Avenue Road, Dunnellon, FL 34432

250804SU – Clifford Mynes & Suzi X

Special Use Permit to Allow for a Private Family Burial of Two (2) Plots, in a General Agriculture (A-1) Zone, 10.98 Acres, Parcel Account Number 39636-001-05, Site Address 9030 SE 170th Avenue Road, Ocklawaha, FL 32179

25-S10 – Oak Run Associates, LTD

Small-Scale Land Use Change from High Residential (HR) to Commercial (COM), ±9.13 Acres, Parcel Account Number 7000-000-000, Site Addresses 11437, 11517, 11621, 11637, and 11641 SW 90th Terrace, Ocala, FL 34481, Oak Run Development of Regional Impact, Adjoining Oak Run Neighborhood 8-B Subdivision

25-S11 – Jennifer Ellenburg

Small Scale Land Use Change from High Residential (HR) to Medium Residential (MR), 3.85 Acres, Parcel Account Number 9024-0000-01, No Address Assigned

Michael Behar 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, 5-0.

2. Consider the Following Individual Requests

250802SU – Partners Self Storage, LLC (PULLED FROM CONSENT)

Special Use Permit to Allow for Outdoor Storage of RVs, Boats, and Trailers, in a Community Business (B-2) Zone, 11.0 Acre Tract, Parcel Account Numbers 39169-000-00 & 39169-003-00, Site Address 7655 E Highway 25, Belleview, FL 34420

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

Fred Roberts, JR., 40 SE 11th Avenue, Ocala, 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Brandon Hofeling – 7670 SE 110th ST RD, Belleview, 34420
 - Opposed – concerns with lighting. Asks if there will be set hours for the lights to be on, or will they stay on 24/7? States that the trees in the area do provide privacy, but is still requesting an 8ft fence to be placed if this application is approved. Does not want any additional stress to the area and hopes the facility’s drainage will be handled properly.

Michael Kroitor 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, 5-0.

250806ZC – Brandon & Ashley Winter (PULLED FROM CONSENT)

Zoning Change from Single-Family Dwelling (R-1) Portion of the Property to Mixed Residential (R-4), ±0.65 Acre Portion of a ±0.93 Acre Parcel, Parcel Account Number 4988-001-001, No Address Assigned

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

Ashley Winter, 36100 Hickory ST, Fruitland Park, 34731, the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Rebecca Herl – 14050 SE 155th ST, Weirsdale, 32195
 - Opposed – states there are very few mobile homes in the area, most of the homes in the area are site-built. States this is a small community with limited resources in regards to law enforcement, fire rescue, schools, and has no water system in this area. Feels the approval of this zoning change to R-4 will open the door for more R-4 to come to the area and will decrease the values and safety in the area. Feels this is setting a precedent.

Andy Bonner made a motion to agree with the staff’s findings and recommendation, and recommend approval 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 Michael Kroitor. The motion passed unanimously, 5-0.

250502SU – Jacquelyn Brady and Fish Hawk Spirits, LLC

Special Use Permit to Allow for the Operation of an Artisanal Micro-Distillery, in a General Agriculture (A-1) Zone, 2.13-Acre Tract, Parcel Account Numbers 2091-008-002 and 2091-008-003, Site Address 16350 SW 20th Lane, Ocala, FL 34481

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

Joseph Faino, 19375 NW Highway 335, Williston, 32696, on behalf of the property owner and applicant, addressed the Board.

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

Michael Behar made a motion to agree with the staff’s findings and recommendation, and recommend denial of this application because it will adversely affect the public interest, is not consistent with the Marion County Comprehensive Plan, and is not compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed unanimously, 5-0.

250805ZC – Joseph Petrolino

Zoning Change from Mixed Residential (R-4) to Manufactured Housing Park (P-MH), 2.51 Acres, Parcel Account Number 3582-253-000, Site Address (ALL UNITS) 5727 SE 27th Avenue, Ocala, FL 34480

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

The applicant was not present.

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

Michael Behar made a motion to agree with the staff’s findings and recommendation, and recommend denial of this application because it will adversely affect the public interest, is not consistent with the Marion County Comprehensive Plan, and is not compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed unanimously, 5-0.

3. Other Business

The Planning and Zoning Commission would like the Board of County Commissioners to provide guidance on Special Use Permits as far as expiration time limits and allowing the SUP to run with the property, versus the applicant/owner. The Planning and Zoning Commission was under the impression that SUPs must have an expiration date and that they were not allowed to run with the property.

4. Review the Minutes of the Previous Meeting

Michael Behar made a motion to approve the minutes from the June 30, 2025, Planning and Zoning Commission meeting. Seconded by Andy Bonner. The motion passed unanimously, 5-0.

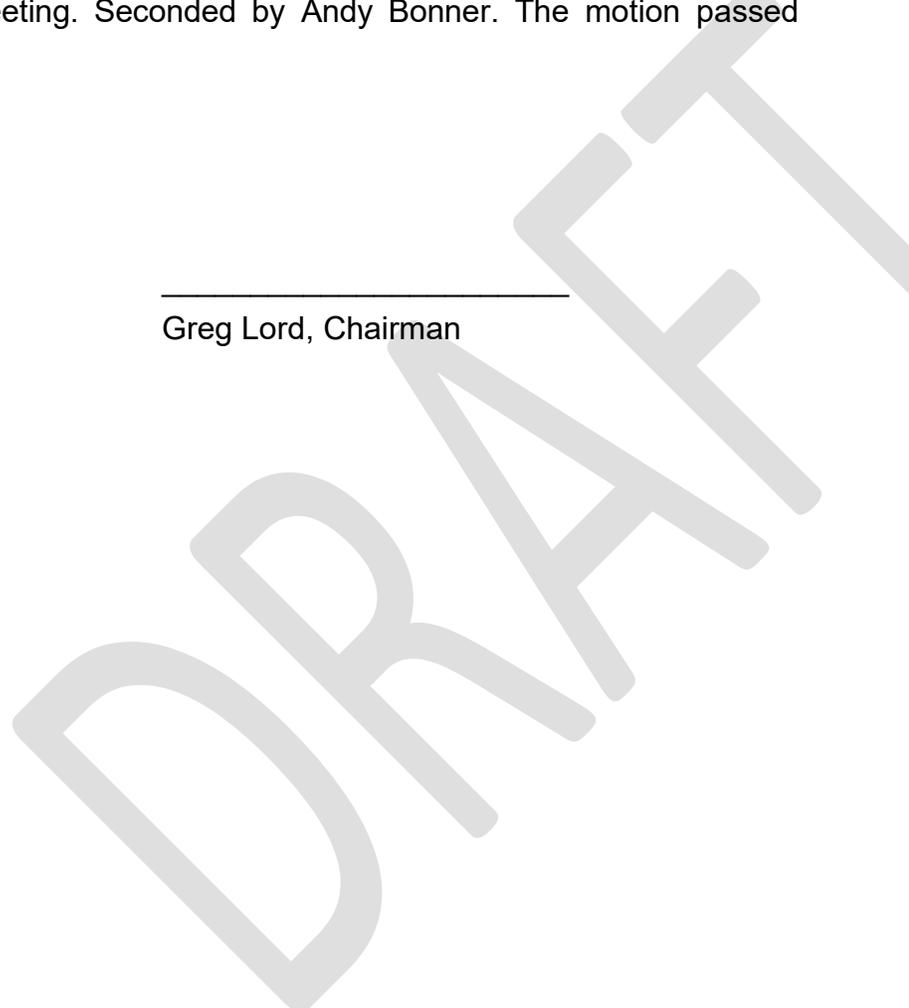
ADJOURNMENT

The meeting adjourned at 7:25 PM

Attest:

Greg Lord, Chairman

Autumn Williams
Administrative Staff Assistant



Planning and Zoning Commission

Recommendation Report for the August 18 & 19, 2025 BCC Public Hearing

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on July 28, 2025, during the P&Z Commission Public Hearing

Items on the Consent Agenda

250801SU – Pastor Rocky Shrable, on Behalf of the Applicant Wings of Faith Fellowship

Special Use Permit to Allow for the Operation of a One Hundred and Twenty Student (120) K-5 Private School and Learning Center on the Church Campus, in a Single-Family Dwelling (R-1) Zone, 4.10 Acres, Parcel Account Number 9021-0000-03, Site Address 5066 SE 64th Avenue Road, Ocala, FL 34472

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously on consent, 5-0).

250803SU – Vikings, LLC

Special Use Permit to Allow for the Ongoing Use of the Temporary Golf Pro-Shop Facility, in a Planned Unit Development (PUD) Zone, 1.77 Acre Tract, Parcel Account Numbers 34546-122-00 and 34546-123-00, Site Address 6933 SW 179th Avenue Road, Dunnellon, FL 34432

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250804SU – Clifford Mynes & Suzi X

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Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously on consent, 5-0).

Planning and Zoning Commission

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25-S11 – Jennifer Ellenburg

Small Scale Land Use Change from High Residential (HR) to Medium Residential (MR), 3.85 Acres, Parcel Account Number 9024-0000-01, No Address Assigned

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously on consent, 5-0)

Items for Individual Consideration

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Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously, 5-0).

250806ZC – Brandon & Ashley Winter (PULLED FROM CONSENT)

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Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously, 5-0).

250502SU – Jacquelyn Brady and Fish Hawk Spirits, LLC

Special Use Permit to Allow for the Operation of an Artisanal Micro-Distillery, in a General Agriculture (A-1) Zone, 2.13-Acre Tract, Parcel Account Numbers 2091-008-002 and 2091-008-003, Site Address 16350 SW 20th Lane, Ocala, FL 34481

Staff recommends denial. Planning and Zoning made a motion to deny (motion passed unanimously, 5-0).

250805ZC – Joseph Petrolino

Zoning Change from Mixed Residential (R-4) to Manufactured Housing Park (P-MH), 2.51 Acres, Parcel Account Number 3582-253-000, Site Address (ALL UNITS) 5727 SE 27th Avenue, Ocala, FL 34480

Staff recommends denial. Planning and Zoning made a motion to deny (motion passed unanimously, 5-0).

Planning and Zoning Commission

Recommendation Report for the August 18 & 19, 2025 BCC Public Hearing

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on May 28, 2025, during the P&Z Commission Public Hearing

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Zoning Change from General Agriculture (A-1) to Community Business (B-2), 1.59 Acre Tract, Parcel Account Numbers 45418-000-00 & 45415-000-00, Site Addresses 13210, 13214, & 13170 S US Highway 301, Belleview, FL 34420

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously, 6-0).

250406ZC - Gary W. Smallridge and 4 C Family Trust, LLC

Zoning Change from General Agriculture (A-1) to Light Industrial (M-1), 30.21 Acre Tract, Parcel Account Numbers 41520-001-04 & 41520-101-04, No Addresses Assigned

Staff recommends denial. Planning and Zoning recommends approval (motion passed, 5-1).

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					
Danny Gaekwad	Board Member	X	X	X		X							
Greg Lord	Board Member	X		X	X	X		X					
Jerry Lourenco	Board Member		X	X	X	X	X						
Michael Kroitor	Board Member	X	X	X	X		X	X					
Andy Bonner	Board Member	X	X	X	X	X	X	X					
Donald Johnson	Board Member	-	-	-	-	X		X					
*Thomas Fisher	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.: 2025-20102

Agenda Date: 8/18/2025

Agenda No.: 1.1.1.

SUBJECT:

25-S10 - Oak Run Associates, LTD., Small-Scale Land Use Change from High Residential (HR) to Commercial (COM), ±9.13 Acres, Parcel Account Number 7000-000-000, Site Addresses 11437, 11517, 11621, 11637, and 11641 SW 90th Terrace, Ocala, FL 34481, Oak Run Development of Regional Impact, Adjoining Oak Run Neighborhood 8-B Subdivision

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Fred N. Roberts, Jr. Esq., of Klein and Klein, PA, filed a small-scale comprehensive plan amendment application on behalf of Oak Run Associates, LTD [Steven Miller, President, Development & Construction Corporation of America (DECCA), as GP of Oak Run Associates, LTD], to change a ±9.13-acre site from High Residential (HR) to Commercial (COM). The Parcel Identification Number for the property is 7000-000-000; the site addresses are 11437, 11517, 11621, 11637, and 11641 SW 90th Terrace, Ocala, FL 34481, within the Oak Run Development of Regional Impact (DRI), adjoining Neighborhood 8-B. *The Oak Run DRI identified the site as an initial site support/construction yard that would then be occupied by commercial uses upon completion of development. The 2013/2014 Comprehensive Plan Update inadvertently identified the site as High Residential rather than Commercial, which was overlooked by staff due to the scale of the map update. This Amendment Application is proposed in order to correct the land use designation to reflect the site's originally authorized use. An Amendment is necessary in order to formally adopt the correction to the Comprehensive Plan Future Land Use Map by ordinance.*

The site is located in the Urban Growth Boundary, in the Countywide Secondary Springs Protection Overlay Zone (S-SPOZ), and in Marion County's Oak Run SW Regional Utility Service Area.

No letters of opposition or support have been received to date.

Staff recommends **APPROVAL** of the request as it resolves the site's inaccurate land use designation to reflect the Oak Run DRI's original plan of development as approved by Marion County. The site is part of the UGB, and functions to separate the area from a larger Commercial designated node to the west. The request is consistent with Land Development Code Section 2.3.3.B, which requires amendments to comply and be consistent with the Marion County Comprehensive Plan as well as the provisions of Chapter 163, Florida Statutes, be compatible with the surrounding uses, and not adversely affect the public interest.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Staff recommends approval. Planning and 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**

Public Hearing Dates	P&Z: 7/28/2025	BCC: 8/18/2025
Case Number	25-S10	
CDP-AR	32806	
Type of Case: Small-Scale Comprehensive Plan Amendment	<i>Future Land Use Designation Change:</i> FROM: High Residential (HR; 4-8 DU/AC) TO: Commercial (COM; 0-8 DU/AC or 1.0 FAR)	
Owner	Oak Run Associates, LTD (Steven Miller, President, Development & Construction Corporation of America, as GP of Oak Run Associates, LTD)	
Applicant	Fred N. Roberts, Jr. Esq., Klein and Klein, PA	
Street Addresses	11437, 11517, 11621, 11637 and 11641 SW 90th Terrace, Ocala, FL 34481	
Parcel Numbers	7000-000-000	
Property Size	±9.13 acres	
Future Land Use	High Residential (HR; 4-8 DU/AC) [Oak Run Development of Regional Impact (DRI)]	
Zoning Classification	Planned Unit Development (PUD)	
Overlay Zones / Special Areas	In Urban Growth Boundary (UGB), In Primary Springs Protection Overlay Zone (P-SPOZ), In Marion County Utilities NE Regional Service Area; NOT in the Farmland Preservation Area	
Staff Recommendation	APPROVAL	
P&ZC Recommendation	APPROVAL (ON CONSENT)	
Related Cases	N/A	
Code Cases	N/A	

I. ITEM SUMMARY

Fred N. Roberts, Jr. Esq., of Klein and Klein, PA, filed a small-scale comprehensive plan amendment application on behalf of Oak Run Associates, LTD [Steven Miller, President, Development & Construction Corporation of America (DECCA), as GP of Oak Run Associates, LTD], to change a ± 9.13 acre site from High Residential (HR) to Commercial (COM). The Parcel Identification Number for the property is 7000-000-000; the site addresses are 11437, 11517, 11621, 11637 and 11641 SW 90th Terrace, Ocala, FL 34481, within the Oak Run Development of Regional Impact (DRI) and the legal description is provided within the application (see Attachment A). Marion County's 2013/2014 Comprehensive Plan Update integrated of the County's approved and established Developments of Regional Impact and their authorized development plans and land uses within the Future Land Use Map. *The site Oak Run DRI's identified the site as an initial site support/construction yard that would then be occupied by commercial uses upon the completion of development (Attachment B). The 2013/2014 Comprehensive Plan Update inadvertently identified the site as High Residential rather than Commercial that was overlooked by staff due to the scale of the map updating. This Amendment Application is proposed in order to correct the land use designation to reflect the site's originally authorized use. An Amendment is necessary in to order to formally adopt the correction to the Comprehensive Plan Future Land Use Map by ordinance.*

II. STAFF SUMMARY RECOMMENDATION

Staff is recommending the **APPROVAL** of the Small-Scale Future Land Use Map Series (FLUMS) amendment because it correct the land use representation authorized for the site by the Oak Run DRI's original development approval, and is therefore 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, be compatible with the surrounding uses, and not adversely affect the public interest.

Figure 1
General Aerial Location Map



III. NOTICE OF PUBLIC HEARING

Notice of public hearing was provided pursuant to LDC Section 3.5.3.A and B as listed in following Table A. As of the issuance of this report, staff has received 24 letters of opposition to the requests related to the Golden Ocala - World Equestrian Center applications.

TABLE A. PUBLIC NOTICE SUMMARY			
METHOD	FORMAT	DATE	LDC Section
Newspaper Legal Notice	Display Ad	Ad Run: 7/14/2025	3.5.3.A & 3.5.3.B(1)(b)
Sign	Small-Scale CPA	Posted: 7/16/2025	3.5.3.B(1)
300-foot Mail Notice	SPO Letter 74 - owners	Mailed: 7/11/2025	3.5.3.B(2)

IV. BACKGROUND/PROPERTY HISTORY

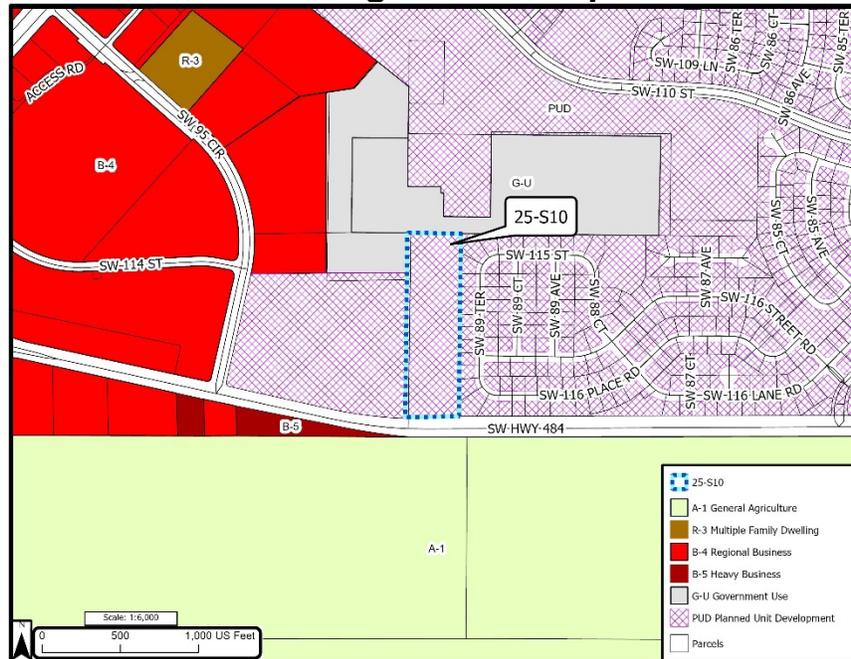
A. *FLUMS history.* Figure 2 displays the current FLUMS designation of the subject property along with that of the surrounding properties. The subject property has a High Residential (HR) future land use, established with the 2013/2014 Marion County Comprehensive Plan Update; however, that designation overlooked the established Commercial use enabled for the site by the Oak Run DRI approval. The property owner is requesting that the site's land use designation be corrected to reflect to the historic approval in order to facilitate now establishing previously enabled commercial activity on the site.

Figure 2
Current Future Land Use Map Designation



- B. *ZDM history.* Figure 3 shows the subject property is currently zoned Planned Unit Development (PUD), reflecting the original PUD approval granted for the initial commencement of the Oak Run DRI.

**Figure 3
Zoning District Map**



V. CHARACTER OF THE AREA

A. *Existing site characteristics.*

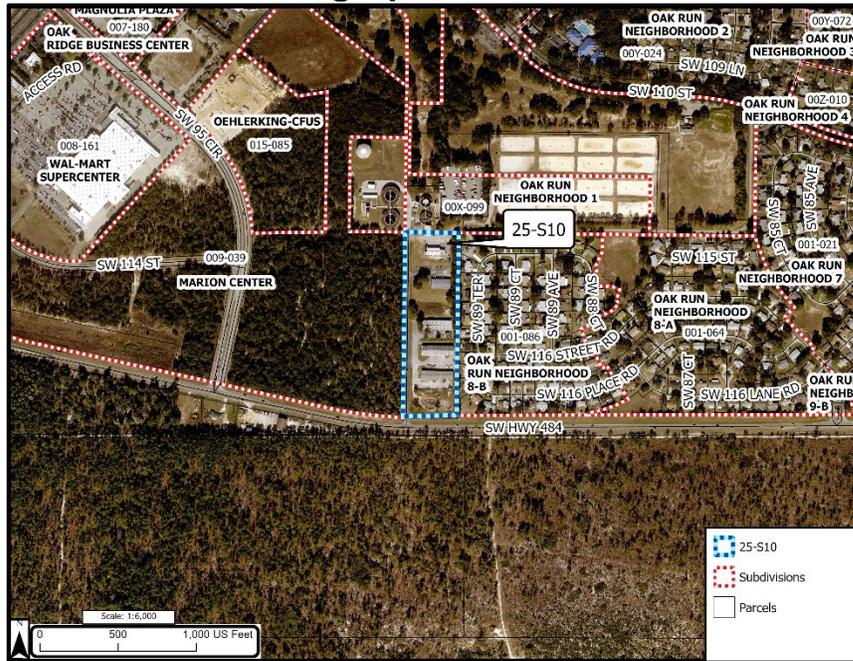
The subject property includes a series of non-residential structures with associated parking originally used for the development and construction operation for the Oak Run DRI infrastructure and residential homes. SW Hwy 484 runs along the south side of the site that features a non-residential driveway to SW Hwy 484, a designated Arterial road, that provides access to the site and Marion County's Oak Run SW Regional Utility Facilities to the north. The site is located in the Urban Growth Boundary, in the County-wide Secondary Springs Protection Overlay Zone (S-SPOZ), and in Marion County's SW Utility Service Area, and not in the Farmland Preservation Area (FPA). Figure 4, following, is an aerial photograph showing the subject property and surrounding flood plain and flood prone areas. The site does not include any identified flood plain per the Federal Emergency Management Agency's Flood Insurance Rate Maps Series (FEMA FIRM); however, the Marion County Stormwater Division's Watershed Management Program (WMP) identifies a flood prone area that generally coincides with an existing on-site stormwater retention pond.

**Figure 4
Flood Plain and Flood Prone Areas**



B. *Adjacent and surrounding land uses.* Figure 5 is an aerial photograph of the site and surrounding area development, while Figure 6 is a map showing the existing and surrounding land uses based on the Marion County Property Appraisers Office property use code data. North of the site is the Marion County Utilities Oak Run SW Regional Utility Facility site that extends to the east and west. South of the site, across SW Hwy 484 is the Cross-Florida Greenway. The property to the west is designated Commercial and that property was approved for a multiple-family PUD (221008ZP, 1/17/2023); however, the site remains vacant and no development plans for the intended PUD have been filed at this time. The site's east boundary is shared with existing residential homes in the Oak Run Neighborhood 8-B (Plat Book 1, Pages 86-91; Recorded 10/9/1989, see Attachment C).

**Figure 5
Aerial Photograph with Subdivisions**



**Figure 6
Existing and Surrounding Land Uses**

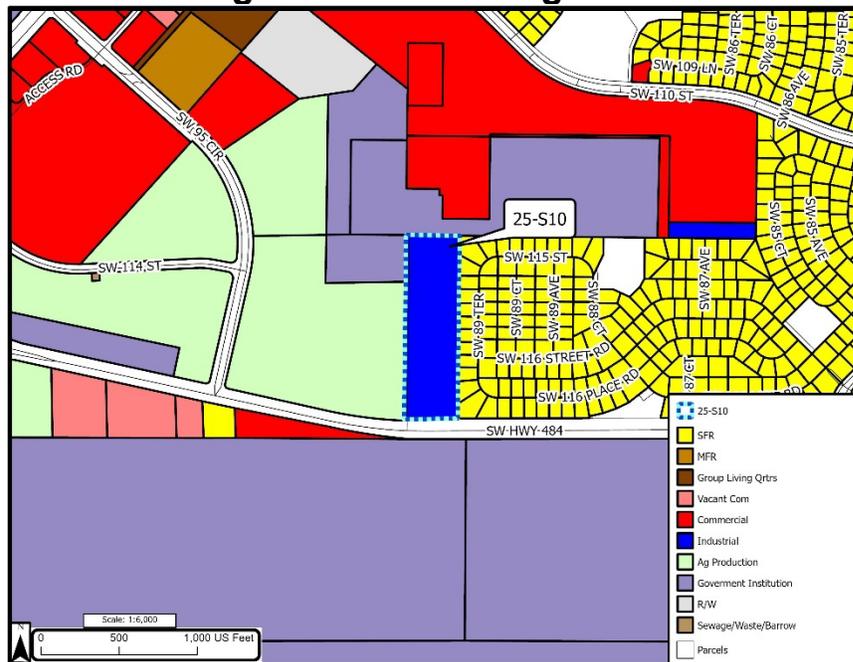


Table A, following, lists the FLUMS, Zoning Classification, and existing uses on the subject site and surrounding uses.

TABLE A. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning Classification	Existing Use Per MCPA Property Code
Subject Property	High Residential (HR)	Planned Unit Development (PUD)	Offices and office/warehouse space
North	Public (P)	Government Use (G-U)	MC Oak Run SW Regional Utility Facilities
South	Preservation (PR)	General Agriculture (A-1)	Cross-Florida Greenway
East	High Residential (HR)	Planned Unit Development (PUD)	Single-Family Retirement Residences (Oak Run, Unit 8-B)
West	Commercial (COM)	Planned Unit Development (PUD)	Vacant (PUD 221008ZP for Multiple-family Apartment Complex)

C. *Project request.* Following Figure 7 depicts the FLUMS amendment proposed by this application. The application requests changing the site's future land use designation from High Residential (HR; 4 – 8 DU/AC) to Commercial (COM; 0-8 DU/AC or 1.0 FAR). The site was identified for commercial use with the original approval of the Oak Run DRI, and the amendment will correct and restore the appropriate land use designation for the site consistent with that original approval.

**Figure 7
Proposed FLUMS Designation**



The adjoining property north is the Public designated Marion County Oak Run SW Regional Utility Facility, while the adjoining vacant property west is designated Commercial. An October 2022 PUD Rezoning approval authorized a residential apartment complex on that site; however, no applications to proceed with that

development have been filed at this time. South, across SW Hwy 484, is the Cross-Florida Greenway with a Preservation future land use designation. East of the site is Oak Run Neighborhood 8-B designated High Residential that is part of the original Oak Run PUD. The requested Commercial will correct and restore the original Commercial land use designation as enabled with the original approval of the Oak Run DRI. Staff notes that the site and surrounding properties to the north, east, west and southwest are all within the UGB and within the general County-wide Secondary Springs Protection Overlay Zone. In summation, staff concludes that the application is **compatible** with the site and character of the area as originally enabled by the establishment of the Oak Run DRI.

VI. ANALYSIS

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

A. *Consistency with the Marion County Comprehensive Plan*

1. Future Land Use Element (FLUE).

- a. 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:
1. Promote the conservation and preservation of natural and cultural resources;
 2. Support and protect agricultural uses;
 3. *Protect and enhance residential neighborhoods while allowing for mixed use development within the county;*
 4. *Strengthen and diversify the economic base of the County;*
 5. *Promote development patterns that encourage an efficient mix and distribution of uses to meet the needs of the residents throughout the county;*
 6. *Ensure adequate service and facilities to timely serve new and existing development;*
 7. Protect and enhance the public health, safety, and welfare; and
 8. ***Protect private property rights.***

Analysis: The proposed land use change will correct and restore the appropriate Commercial land use designation for the site, consistent with the original Oak Run DRI's approval that established the site support area would also be utilized for commercial use as the development concluded. The application is **consistent** with FLUE Goal 1.

- b. FLUE Policy 1.1.1: Marion County Planning Principles - The County shall rely upon the following principles to guide the overall planning framework and vision for the County:
1. Preserve, protect and manage the County's valuable natural resources.

2. Recognize and protect the rural equestrian and agricultural character as an asset of the County's character and economy while providing clear, fair and consistent standards for the review and evaluation of any appropriate future development proposals.
3. *Support the livability of the existing cities and towns in the County by planning for the logical extension of development in a manner that enhances the scale, intensity and form of these areas through the introduction of sustainable smart growth principles and joint planning activities.*
4. Support economic development through government practices that place a priority on public infrastructure necessary to attract such activities and that foster a local economic development environment that is conducive to the creation and growth of new businesses, the expansion of existing businesses, and is welcoming to private entrepreneur activities.

Analysis: The proposed land use change will correct and restore the appropriate Commercial land use designation for the site, consistent with the original Oak Run DRI's approval that established the site support area would also be utilized for commercial use as the development concluded. The application is **consistent** with FLUE Policy 1.1.1.

- c. FLUE Policy 1.1.6: Buffering of Uses – The County shall require new development or substantial redevelopment to provide buffering to address compatibility concerns and reduce potential adverse impacts to surrounding properties, as further defined in the LDC.

Analysis: The proposed land use change will correct and restore the appropriate Commercial land use designation for the site, consistent with the original Oak Run DRI's approval that established the site support area would also be utilized for commercial use as the development concluded.

The application is **consistent** with FLUE Policy 1.1.6.

- d. 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 proposed land use change will correct and restore the appropriate Commercial land use designation for the site, consistent with the original Oak Run DRI's approval that established the site support area would also be utilized for commercial use as the

development concluded. The application is **consistent** with FLUE Policy 2.1.22.

- e. FLUE Policy 5.1.2 on Review Criteria – Changes to the 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 decide 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 will correct and restore the appropriate Commercial land use designation for the site, consistent with the original Oak Run DRI's approval that established the site support area would also be utilized for commercial use as the development concluded. The application is **consistent** with FLUE Policy 5.1.2.

- f. FLUE Policy 5.1.3: Planning & Zoning Commission (P&Z) - 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: This application is scheduled to appear in front of the P&Z on July 28, 2025. This application is **consistent** with FLUE Policy 5.1.3.

- g. FLUE Policy 5.1.4: Notice of Hearing - 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.

- h. FLUE Policy 6.1.3: Central Water and Wastewater Service – The County shall require development within the UGB, Urban Areas, and other developments consistent with this Plan and as required in the LDC to use central water and wastewater. Central water and wastewater treatment facilities shall be constructed in accordance with the Wastewater and Potable Water Elements of this Plan as further defined in the LDC.

Analysis: The proposed land use change will correct and restore the appropriate Commercial land use designation for the site, consistent with the original Oak Run DRI's approval that established the site support area would also be utilized for commercial use as the development concluded. The site is currently receiving central utility services from Marion County's Oak Run SW Regional Utility Facilities. The application is **consistent** with FLUE Policy 6.1.3.

2. Transportation Element (TE)

- a. TE Policy 2.1.4: Determination of Impact - All proposed development shall be evaluated to determine impacts to adopted LOS standards.

Analysis: The initial Oak Run DRI approval, and various subsequent approvals, were accompanied by traffic study information which addressed the site as a component of the overall development. The site's use for site support facilities, typically contractor storage warehouses with office space, were completed and operational for a number of years. As the residential development has approached conclusion, the extent of use for the site has been reduced as well. Implementing commercial use of the existing facilities, as constructed would not likely generate any additional trips beyond those generated in the past which is currently ± 94 daily trips, ± 9 am peak hour trips and ± 10 pm peak hour trips. In the event part or all of the site was redeveloped for more traditional commercial uses (office, retail, etc.), revised/new site plans would be required and such plans would need to be accompanied by an updated site traffic operational study that would focus on access to the site. Based on the above findings, the application is **consistent** with TE Policy 2.1.4.

- b. TE Objective 3.1: Financial Feasibility of Development - To encourage development within the Urban Growth Boundary (UGB) where infrastructure can be provided in a financially feasible manner.

Analysis: The subject property is within the UGB, and includes frontage on SW Hwy 484 and is part of the Oak Run DRI that is connected to Marion County's Oak Run SW Regional Utility Facilities. The application is **consistent** with TE Objective 3.1.

3. Sanitary Sewer Element (SSE)

- a. SSE Policy 1.1.1: "The LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre 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."

Analysis: The proposed land use change will correct and restore the appropriate Commercial land use designation for the site, consistent with the original Oak Run DRI's approval that established the site support area would also be utilized for commercial use as the development concluded. The site is currently receiving central utility services from Marion County's Oak Run SW Regional Utility Facilities. The application is **consistent** with SSE Policy 1.1.1.

4. Potable Water Element (PWE)

- a. PWE Policy 1.1.1 provides in part, "[t]he 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."

Analysis: The proposed land use change will correct and restore the appropriate Commercial land use designation for the site, consistent with the original Oak Run DRI's approval that established the site support area would also be utilized for commercial use as the development concluded. The site is currently receiving central utility services from Marion County's Oak Run SW Regional Utility Facilities. Based on these findings, the application is generally **consistent** with PWE Policy 1.1.1.

5. Solid Waste Element (SWE)

- a. SWE Policy 1.1.1 provides, "[t]he 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: The proposed land use change will correct and restore the appropriate Commercial land use designation for the site, consistent with the original Oak Run DRI's approval that established the site

support area would also be utilized for commercial use as the development concluded. The site's existing development, as a non-residential activity, currently provides for private collection services which will continue as the site transitions to other potential non-residential commercial uses. Based on the above findings, the application is **consistent** with SWE Policy 1.1.1.

6. Stormwater Element (SE).

- a. SE Policy 1.1.4 provides, "[t]he 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."
- b. SE Policy 1.1.5 provides, "Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development."

Analysis: The proposed land use change will correct and restore the appropriate Commercial land use designation for the site, consistent with the original Oak Run DRI's approval that established the site support area would also be utilized for commercial use as the development concluded. The site's existing development provides for on-site stormwater management historically established. As the site transitions to other potential non-residential uses, use of the site will be subject to Marion County LDC provisions regarding development and design, including impervious surface and stormwater design standards. Based on the above, the application is **consistent** with SE Policy 1.1.4 and 1.1.5.

7. Public School.

- a. As an existing commercial site that is expected to continue in commercial use, consistent with the established Oak Run DRI and PUD, a student population is not anticipated from the subject property. For reference, the site is located in the Marion Oaks Elementary, Horizon Academy at Marion Oaks Middle School, and West Port High School districts as projected for the 2025/2026 school year, with the high school changing to the new High School CCC at Marion Oaks for the 2026/2027 school year. Therefore, it is concluded that the application is **consistent** with this section.

8. Fire Rescue/Emergency

- a. The Ray Lloyd, Jr. Fire Station #31 at 11240 SW Hwy 484, Dunnellon, is located ±2.2 miles west of the subject property. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services. Marion County has established a 5-mile drive distance from the subject property as evidence of the availability of such services.

Analysis: The Fire Services Department provides services to the existing developed site, and as the site transitions to other potential non-residential uses, use of the site will be subject to Marion County LDC provisions regarding development and design, including related fire codes, along with any applicable potential assessments and/or impact fees for the development proposed. As such, staff finds the application is **consistent** with this section.

9. Law Enforcement/Sheriff.

- a. The Sheriff's Southwest SR 200 District Office, located at 9048 SW Hwy 200, Ocala, is located ± 2 miles north/northwest of the subject property. The Comprehensive Plan does not establish a level of service standard for law enforcement/sheriff services. Marion County has established a 5-mile drive distance from the subject property as evidence of the availability of such services.

Analysis: The Marion County Sheriff's Office (MCSO) provides services to the existing developed site, and as the site transitions to other potential non-residential uses, use of the site will be subject to Marion County LDC provisions regarding development and design, along with any applicable potential assessments and/or impact fees for the development proposed. As such, staff finds the application is **consistent** with this section.

In summation, staff concludes that the application is **consistent** with the Comprehensive Plan, as the site is located within the Urban Growth Boundary (UGB) and will correct and restore the appropriate future land use designation for the site that reflects this historic Oak Run DRI approval. Further, adequate public facilities are in place, and any changes of use will be subject to Marion County LDC provisions regarding development and design.

B. *Consistency with Chapter 163, Florida Statutes (F.S.).*

1. Section 163.3177(6)(a)8, F.S. "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: Section A of this staff report included a detailed analysis of the availability of facilities and services. Services are present in the area, and final connection determinations would be made at the time of development review. The site will function as a transitional area between uses where urban services are available or underway. Based on this information, the application **does comply with and conform to** F.S. Section 163.3177(6)(a)8a.

The analysis of the suitability of the plan amendment for its proposed use was addressed in the "Character of the area" section of this staff reports and it was found that the application **does comply with and conform to** F.S. Section 163.3177(6)(a)8b.

The analysis of the minimum amount of land needed to achieve the goals and requirements of this section was functionally addressed in the analysis of FLUE Policies. Therefore, the application **does comply with and conform to** F.S. Section 163.3177(6)(a)8c.

2. Section 163.3177(6)(a)9 provides, "[t]he future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
 - a. Subsection 'a' provides, "[t]he 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 notes the site is within the County UGB and will provide for a mix of uses and transition between residential uses and a larger Commercial land use designated node to the west; further the site has existing access to the existing transportation network, and any modifications the site uses will require compliance with applicable LDC provisions to ensure possible impacts are suitably mitigated. Staff finds the application is **consistent** with F.S. Section 163.3177(6)(a)9a.

- b. Subsection 'b' provides, "[t]he 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: Staff notes the site is within the County UGB and will provide for a mix of uses and transition between residential uses and a larger Commercial land use designated node to the west; further the site has existing access to the existing transportation network, and any modifications the site uses will require compliance with applicable LDC provisions to ensure possible impacts are suitably mitigated. Based on this

finding, the proposed amendment is **consistent** with F.S. Section 163.3.177(6)(a)9b.

In summation, staff concludes that the application is **consistent** with F.S. Section 163.3177(6)(a), as the site is located within the Urban Growth Boundary (UGB) and will establish a future land use designation that reflects the site's original approvals that also allows the site to act as a transition between a designated Commercial node area and residential area to the east. Further, adequate public facilities are in place, and any modifications the site uses will require compliance with applicable LDC provisions to ensure possible impacts are suitably mitigated .

VII. 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 with findings to the Board of County Commissioners to **DENY** the proposed 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 act to **TABLE OR CONTINUE** 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.
- C. 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 with findings to the Board of County Commissioners to **APPROVE** the proposed small-scale FLUMS amendment.

VIII. STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission (P&Z) 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 for **APPROVAL** of the proposed small-scale FLUMS amendment number 25-S10based on the following:

- A. The application **is consistent** with the following Comprehensive Plan provisions:
 - 1. FLUE Goal 1, Policies 1.1.1, 1.1.6, 2.1.19, 5.1.2,5.1.3, 5.1.4, and 6.1.3,
 - 2. TE Policy 2.1.4, and Objective 3.1
 - 3. SSE Policy 1.1.1,
 - 4. PWE Policy 1.1.1,
 - 5. SW Policy 1.1.1,
 - 6. SE Policies 1.1.4 and 1.1.5;
- B. The application **does comply with and conform** to Florida Statutes, Sections Section 163.3177(6)(a)8 and 163.3177(6)(a)9, subsections a and b, as provided in prior report sections VI.A and VI.B

IX. PLANNING & ZONING COMMISSION RECOMMENDATION

The Planning & Zoning Commission voted to agree with staff's findings and recommendation, and recommend approval of the proposed Amendment on consent with a vote of 5-0.

X. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

XI. LIST OF ATTACHMENTS

- A. Application.
- B. Resolution No. 86-R-293, Oak Run DRI Development Order.
- C. Oak Run Neighborhood 8-B Subdivision, Plat Book 1, Pages 86-91.
- D. DRC Staff Review Comments (AR 32806).
- E. Site/Sign Photos.



**Marion County
Board of County Commissioners**

Growth Services

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

Revised 01/09/2020

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

Staff Use Only: Case # 1 __ - _____

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:	
LARGE-SCALE MAP AMENDMENT _____ TEXT AMENDMENT _____	SMALL-SCALE MAP AMENDMENT <u> x </u> TEXT AMENDMENT _____ <i>(Text amendment must be associated with submitted small-scale map amendment)</i>

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 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
7000-000-000	35-16-20	9.13	HR	COM

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
Oak Run Associates LTD 8825 SW 110th Street Ocala, FL 34481 352-854-6010	Fred N. Roberts, Jr., Esq. Steven Miller, President 40 SE 11th Avenue Development & Construction Ocala, FL 34471 Corporation of America, as GP of 352-732-7750 (p) Oak Run Associates LTD 352-732-7754 (f) 31899 Del Obispo Street fred@kleinandkleinpa.com Suite 150 San Juan Capistrano, CA 92675

Staff Use Only: Application Complete – Yes Received: Date 4/30/25 Time 1 : _____ a.m. / (p.m.) Page 1 of 3

Project: 2025 05 0007

Empowering Marion for Success

AR 32806

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

Revised 01/09/2020

EXISTING USE OF SITE:
 Commercial Warehouse/Office

PROPOSED USE OF SITE (IF KNOWN):
 Revise FLU to COM(Commercial) to correspond to current use and PUD

WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?

Well _____ Centralized water _____ Provider _____

Septic _____ Centralized sewer _____ Provider _____

DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):

Go South on Highway 200. Turn Left on Highway 484. Property is on left.

KLEIN & KLEIN, PLLC

Harvey R. Klein (1922-2003)
H. Randolph Klein
Fred N. Roberts, Jr.
Lawrence C. Callaway, III
Austin T. Dailey
Ethan A. White

Attorneys at Law
40 SE 11th Avenue
Ocala, Florida 34471

Phone (352) 732-7750
Fax (352) 732-7754

April 30, 2025

VIA HAND DELIVERY

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

Re: ORIGINAL DOCUMENT TRANSMITTAL
Application for Comprehensive Plan Amendment (Small-Scale Map
Amendment) for Marion County Parcel Identification Number 7000-000-000

Dear Chris:

In follow up to my email from yesterday, attached please find the original of the above referenced application together with the corresponding support documents. Once processed, please let me know what the anticipated hearing dates are likely to be so we can schedule accordingly.

As always, please do not hesitate to call me if you have any questions or would like to discuss further.

Very truly yours,

KLEIN AND KLEIN, PLLC

Fred N. Roberts, Jr.

FNRjr/mt
Enclosures

PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida
COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED Oak Run Associates LTD
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: 7000-000-000
2. He/she duly authorizes and designates Fred N. Roberts, Jr., Esq. Klein & Klein, PLLC 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

Date 4/15/25

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [] online notarization, this 15 day of April, 2025 (year), by Steven Miller, President of Development & Construction Corporation of America, as GP of Oak Run Associates LTD (name of person making statement). He/she is personally known to me or has produced FL DL as identification. (Driver's license, etc.)

Notary public signature



State of Florida County of Marion
My commission expires: 7-25-28

Madeloni, Elizabeth

From: Fred Roberts <Fred@kleinandkleinpa.com>
Sent: Wednesday, April 30, 2025 4:38 PM
To: Madeloni, Elizabeth
Subject: Re: LU Amendment for Oak Run

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.

Liz

The signer is Steven Miller

Sent from my iPhone using Voice-to-Text

On Apr 30, 2025, at 4:30 PM, Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org> wrote:

Fred,

Can you print out the signature on the property owner affidavit?

I can't cross reference if that signature is an authorized signer because I cannot read the signature.

Thank you,

Liz

<_MC-seal-4C-Rev-19_cba48ea3-e87b-450b-b0b9-d5aeaa4a09a8.png>

Elizabeth Madeloni
Development Review Coordinator
Growth Services

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Main: 352-438-2675 | Direct: 352-438-2683

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.

13.00 Rec
661545 Doc
6628.45

O.R. BOOK 1255 PAGE 0266

WARRANTY DEED FROM OEHLERKING ASSOCIATES TO
DEVELOPMENT & CONSTRUCTION CORPORATION OF AMERICA,
A FLORIDA CORPORATION

THIS WARRANTY DEED, made this 12th day of December, 1984, by Oehlerking Associates, a Florida general partnership, hereinafter referred to as "GRANTOR", to Development & Construction Corporation of America, a Florida Corporation, whose post office address is in care of Robert S. Ryder, P. O. Box 2164, 1111 NE 25th Avenue, Suite 103, Ocala, Florida 32678, hereinafter referred to as "GRANTEE": its legal representatives, assigns and successors.

W I T N E S S E T H :

That the GRANTOR, for and in consideration of the sum of ten dollars (\$10.00), and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, has and does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, all that certain land situate in Marion County, Florida, as more specifically described in Exhibit A attached hereto, and incorporated herein by reference.

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

Subject only to that certain Purchase Money Mortgage from Development & Construction Corporation of America, a Florida Corporation, to Oehlerking Associates, even date, taxes for the year 1985 and subsequent years, that certain easement as recorded in O. R. Book 655 at Page 91, Public Records of Marion County, Florida, and zoning regulations as imposed by any governmental authority.

To have and to hold, the same in fee simple forever.

And the GRANTOR hereby covenants with the GRANTEE, that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good and lawful authority to sell and convey said land; that the GRANTOR hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; that the said land is free and clear of all encumbrances, excepting taxes accruing subsequent to December 31, 1984, and that the GRANTOR has duly authorized and empowered Bruce E. Oehlerking, as Attorney-in-Fact, for all Partners of Oehlerking Associates and Wayne Oehlerking, as managing partner of the partnership, to execute this conveyance on behalf of all partners.

IN WITNESS WHEREOF, said GRANTOR has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered in our presence:

Witness
Witness
Witness
Witness

Bruce E. Oehlerking
Bruce E. Oehlerking, As Attorney-in-Fact for all Partners of Oehlerking Associates

Wayne Oehlerking
Wayne Oehlerking, as Managing Partner of Oehlerking Associates, a Florida General Partnership



84-062285

BOOK 1255 PAGE 0267

STATE OF FLORIDA)
: SS
COUNTY OF MARION)

I HEREBY CERTIFY that, on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Bruce E. Oehlerking, known to me to be the person whose name is subscribed as attorney-in-fact for ALL PARTNERS OF OEHLERKING ASSOCIATES, and acknowledged before me that he executed the same as the act of his principal for the purposes therein contained.

WITNESS my hand and seal in the County of Marion, in the State of Florida this 14 day of December, 1984.

[Signature]
NOTARY PUBLIC
State of Florida-at-Large

(SEAL)

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JULY 2 1987
BONDED THRU GENERAL INSURANCE

STATE OF FLORIDA)
: SS
COUNTY OF MARION)

I HEREBY CERTIFY that, on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Wayne Oehlerking, individually and as Managing Partner of Oehlerking Associates to me known to be the person described in and who executed the foregoing instrument, and he acknowledged before me that he executed the same.

WITNESS my hand and seal in the County of Marion, in the State of Florida this 14 day of December, 1984.

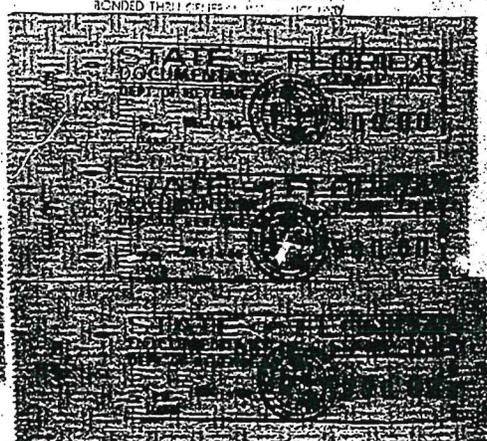
[Signature]
NOTARY PUBLIC
State of Florida-at-Large

(SEAL)

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JULY 2 1987
BONDED THRU GENERAL INSURANCE

Record and return to:
This instrument prepared by
Robert S. Ryder, Esquire
P. O. Box 2164
Ocala, Fl. 32678
904/7732-1666



O.R. 1255 PAGE 0268
BOOK

PARCEL A

As Referred to in Amendment to Agreement
For Purchase and Sale of Oehlerking Associates
and Kulbir Ghumman and or Assigns dated August
23, 1984 (371.00 acres)

LEGAL DESCRIPTION:

A parcel of land situated in Section 35 and 36, Township 16
South, Range 20 East, Marion County, Florida, and being more par-
ticularly described as follows:

Beginning at the Northeast corner of Section 35 and the North-
west corner Section 36;

Thence S $87^{\circ} 16' 55''$ W along the North line of Section 35,
1542.52 feet to a point on the Southeasterly Right-of-Way line of
State Road 200;

Thence S $41^{\circ} 39' 25''$ W along said Right-of-Way line, a dis-
tance of 300 feet;

Thence S $51^{\circ} 36' 26''$ E a distance of 1727.49 feet;

Thence S $00^{\circ} 16' 18''$ W a distance of 2571.56 feet to a point
in the Northerly Right-of-Way of County Road No. 484.

Thence along said Right-of-Way line along a curve to the left;
said curve having an arc distance of 132.50 feet, a chord dis-
tance of 132.48 feet and a chord bearing of S $89^{\circ} 07' 58''$ E;

Thence continue along said Northerly Right-of-Way Line
N $89^{\circ} 31' 18''$ E a distance of 4374.34 feet;

Thence along said Right-of-Way line along a curve to the
right, said curve having an arc distance of 489.87 feet, a chord
distance of 486.45 feet and a chord bearing of S $78^{\circ} 44' 50''$ E;

Thence N $89^{\circ} 30' 10''$ E a distance of 679.15 feet;

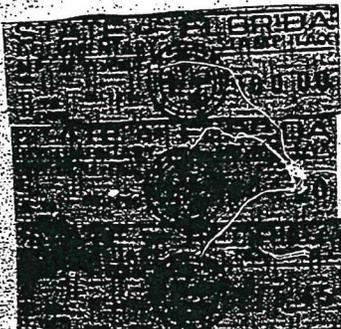
Thence N $00^{\circ} 00' 09''$ W a distance of 1354.47 feet to the
East $\frac{1}{4}$ corner of Section 36;

Thence S $89^{\circ} 12' 34''$ W a distance of 2638.57 feet;

Thence N $00^{\circ} 11' 36''$ E a distance of 2654.52 feet to the
North $\frac{1}{4}$ corner of Section 36;

Thence S $89^{\circ} 20' 36''$ W along the Northerly line of Section
36 a distance of 2633.59 feet to the point of beginning.

Containing within its bounds 370.73 acres more or less
subject to any and all easements of record.



Prepared by McKean & Gallant

Engineers & Surveyors, Inc.

Norman B. Gallant
Norman B. Gallant, P.L.S.
Florida Reg. #1826

EXHIBIT "A"





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

Detail by Entity Name

Florida Limited Partnership
OAK RUN ASSOCIATES, LTD.

Filing Information

Document Number A29298
FEI/EIN Number 59-2977066
Date Filed 12/06/1989
State FL
Status ACTIVE
Last Event LP CERTIFICATE OF CORRECTION
Event Date Filed 03/23/2023
Event Effective Date NONE

Principal Address

31899 Del Obispo Street
Suite 150
San Juan Capistrano, CA 92675

Changed: 03/27/2025

Mailing Address

31899 Del Obispo Street
Suite 150
San Juan Capistrano, CA 92675

Changed: 03/27/2025

Registered Agent Name & Address

REGISTERED AGENT SOLUTIONS, INC.
2894 REMINGTON GREEN LN STE A
TALLAHASSEE, FL 32308

Name Changed: 08/06/2024

Address Changed: 08/06/2024

General Partner Detail

Name & Address

Document Number J17866

DEVELOPMENT & CONSTRUCTION CORP. OF AMERIC
 31899 Del Obispo Street
 Suite 150
 San Juan Capistrano, CA 92675

Annual Reports

Report Year	Filed Date
2023	02/15/2023
2024	03/26/2024
2025	03/27/2025

Document Images

03/27/2025 -- ANNUAL REPORT	View image in PDF format
08/06/2024 -- Reg. Agent Change	View image in PDF format
03/26/2024 -- ANNUAL REPORT	View image in PDF format
03/23/2023 -- LP Statement of Corr.	View image in PDF format
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04/07/2022 -- ANNUAL REPORT	View image in PDF format
03/15/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
07/05/2019 -- Reg. Agent Change	View image in PDF format
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04/10/2001 -- ANNUAL REPORT	View image in PDF format
03/17/2000 -- ANNUAL REPORT	View image in PDF format
05/21/1999 -- Reg. Agent Change	View image in PDF format
11/09/1998 -- ANNUAL REPORT	View image in PDF format
11/03/1997 -- ANNUAL REPORT	View image in PDF format
10/02/1996 -- ANNUAL REPORT	View image in PDF format
12/06/1989 -- Filings Prior to 1996	View image in PDF format

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Florida Department of State, Division of Corporations



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

Detail by Entity Name

Florida Profit Corporation
 DEVELOPMENT & CONSTRUCTION CORPORATION OF AMERICA

Filing Information

Document Number J17866
FEI/EIN Number 22-2302101
Date Filed 06/05/1986
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 09/30/2009
Event Effective Date NONE

Principal Address

31899 Del Obispo Street
 Suite 150
 San Juan Capistrano, CA 92675

Changed: 03/27/2025

Mailing Address

31899 Del Obispo Street
 Suite 150
 San Juan Capistrano, CA 92675

Changed: 03/27/2025

Registered Agent Name & Address

REGISTERED AGENT SOLUTIONS, INC.
 2894 REMINGTON GREEN LN STE. A
 TALLAHASSEE, FL 32308

Name Changed: 07/24/2024

Address Changed: 07/24/2024

Officer/Director Detail

Name & Address

Title President

Miller, Steven
31899 Del Obispo Street
Suite 150
San Juan Capistrano, CA 92675

Title Secretary

Martinson , Bradley C.
31899 Del Obispo Street
Suite 150
San Juan Capistrano, CA 92675

Title Treasurer

Kim, Brian
31899 Del Obispo Street
Suite 150
San Juan Capistrano, CA 92675

Annual Reports

Report Year	Filed Date
2023	02/15/2023
2024	03/26/2024
2025	03/27/2025

Document Images

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06/07/2021 -- Off/Dir Resignation	View image in PDF format
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04/12/2013 -- ANNUAL REPORT	View image in PDF format
03/06/2012 -- ANNUAL REPORT	View image in PDF format
03/15/2011 -- ANNUAL REPORT	View image in PDF format
04/15/2010 -- ANNUAL REPORT	View image in PDF format

11/04/2009 -- ANNUAL REPORT	View image in PDF format
09/30/2009 -- Amendment	View image in PDF format
03/30/2009 -- ANNUAL REPORT	View image in PDF format
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03/24/1997 -- ANNUAL REPORT	View image in PDF format
04/01/1996 -- ANNUAL REPORT	View image in PDF format
02/28/1995 -- ANNUAL REPORT	View image in PDF format

A 29298

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____



300247487483

Special Instructions to Filing Officer:
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Original microfimed record
has been lost or destroyed.
SP 11/19/2015

Office Use Only

DDD/CF0001I

CERTIFICATE OF LIMITED PARTNERSHIP
OF
OAK RUN ASSOCIATES, LTD.

The undersigned, being all of the General Partners of Oak Run Associates, LTD., a Florida limited partnership, do execute this Certificate, and do hereby affirm, under penalty of perjury, that the facts stated hereinbelow are true:

1. The name of the Limited Partnership is:

OAK RUN ASSOCIATES, LTD., a Florida limited partnership.

2. The name and address of the agent for service of process on the Limited Partnership is:

Development & Construction Corporation of America
8865 S.W. 104th Lane
Ocala, FL 32676

3. The name and address of each General Partner is:

Development & Construction Corporation of America
8865 S.W. 104th Lane
Ocala, FL 32676

4. The mailing address for the Limited Partnership is:

8865 S.W. 104th Lane
Ocala, FL 32676

5. The latest date upon which the limited partnership is to dissolve is:

December 31, 2009.

6. This document has been duly executed and is being filed in accordance with Section 620.108 Florida Statutes.

GENERAL PARTNER:

Development & Construction Corporation
of America

By: [Signature]
Kulbir Ghuman, President

FILED
11:40
-6
STATE
SECRETARY
TALLAHASSEE, FLORIDA

DDD/AF0001J

AFFIDAVIT OF CAPITAL CONTRIBUTION

BEFORE ME, the undersigned authority, personally appeared Kulbir Ghuman President, Development & Construction Corp. of America, as General Partner of OAK RUN ASSOCIATES, LTD., a Florida Limited Partnership, hereinafter referred to as the "Partnership", who, upon being duly sworn, certify as follows:

- 1. The amount of capital contribution of the Limited Partners of the Partnership is: \$5,500,000.00.
- 2. The anticipated amount of the capital contributions of the Limited Partners that are allocated for the purpose of transacting business in Florida are: \$ -0-.

Dated this 1st day of December, 1989.

FURTHER AFFIANT SAYETH NOT.

Under penalties of perjury the undersigned declares that he has read the foregoing and that the facts alleged are true to the best of his knowledge and belief.

GENERAL PARTNER:
Development & Construction Corporation
of America

By: [Signature]
Kulbir Ghuman, President

FILED
1989 DEC -6 PM 11:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned officer, a Notary Public authorized to administer oaths and to take acknowledgments in and for the State and County set forth above, personally appeared Kulbir Ghuman Pres., Development & Construction Corp. of America, General Partner of Oak Run Associates, LTD., a Florida Limited Partnership, known to me and known by me to be the person who executed the foregoing Affidavit of Capital Contribution and he swore to and acknowledged to me and before me that he executed this Affidavit as General Partner of said Limited Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 1st day of December, 1989.

Patricia H. Arnold
Notary Public
My Commission Expires: 8-12-90

A 29298

Oak Run Associates, Ltd
 (Requestor's Name)
9915 S.W. 104th Lane
 (Address)
Ocala, FL 34481
 (City, State, Zip) (Phone #)

OFFICE USE ONLY

800001375370
 -01/10/95--0115--011
 *****52.50 *****52.50

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. _____ (Corporation Name) _____ (Document #)
2. _____ (Corporation Name) _____ (Document #)
3. _____ (Corporation Name) _____ (Document #)
4. _____ (Corporation Name) _____ (Document #)

FILED
 1995 DEC 23 10 59 01
 TALLAHASSEE
 STATE OF FLORIDA

- Walk in Pick up time _____ Certified Copy
 Mail out Will wait Photocopy Certificate of Status

A 29298

NEW FILINGS	AMENDMENTS
Profit	Amendment
NonProfit	Resignation of R.A., Officer/Director
Limited Liability	Change of Registered Agent
Domestication	Dissolution/Withdrawal
Other	Merger

OTHER FILINGS	REGISTRATION/ QUALIFICATION
Annual Report	Foreign
Fictitious Name	Limited Partnership
Name Reservation	Reinstatement
	Trademark
	Other

Examiner's Initials dec

CERTIFICATE OF AMENDMENT

TO
CERTIFICATE OF LIMITED PARTNERSHIP
OF

OAK Run Associates, LTD

(insert name currently on file with Florida Dept. of State)

Pursuant to the provisions of section 620.109, Florida Statutes, this Florida limited partnership, whose certificate was filed with the Florida Department of State on 12-6-89, adopts the following certificate of amendment to its certificate of limited partnership:

FIRST: Amendment(s): (indicate article number(s) being amended, added, or deleted)

Amend General Partner From
H-12489 Development & Construction Corporation of America
TO
J-17806 Development & Construction Corporation of America
Due to Statutory merger

SECOND: This certificate of amendment shall be effective at the time of its filing with the Florida Department of State.

THIRD: Signature(s)

Signature of current general partner:
Development & Construction Corporation of America

James A. Bell, Sec/Treas.

Signature(s) of new general partner(s), if applicable:

Development & Construction Corporation of America

James A. Bell, Sec./Treas.

FILED
DEC 21 AM 9:00
1989

File Now! Due on or before January 1, 1990

LIMITED PARTNERSHIP
ANNUAL REPORT
1990



STATE OF FLORIDA
DEPARTMENT OF REVENUE
OFFICE OF REVENUE ADMINISTRATION

DO NOT WRITE IN THIS SPACE

See to ...
See to ...

Read Instructions on Other Side Before Making Entries
Filing Fee Required—Make Checks Payable To: Department of State

A29298

OAK RUN ASSOCIATES, LTD.
8865 S.W. 104th Lane
Ocala, Florida 32676

I have attached a copy of the 1989
Federal Form 990-B

12-6-89 Florida
\$5,500,000

FOR FISCAL USE ONLY

LIMITED PARTNERSHIP
ANNUAL REPORT
1990

Partnership information for 1989
including the name of the partnership,
the address of the partnership,
the date of formation, and the date
of termination, if any.

59-2977066

Development & Construction
Corporation of America

8865 S.W. 104th Lane

Ocala, Florida 32676-

Note: General Partners MAY NOT be changed on this form; an Amendment must be filed to change a General Partner.

REGISTERED AGENT INFORMATION

OFFICE USE ONLY

Development & Construction Corporation of America
8865 S.W. 104th Lane
Ocala, Florida 32676

RCP 12-19-89
RCP
#250.00

Note: The Registered Agent MAY NOT be changed on this form; an Amendment must be filed.

[Signature]

December 11, 1989

Kulbir Ghuman

President

(904) 854-6210

Florida

marion

Kulbir Ghuman

Lith

December

89

8-12-90

[Signature]

File Now! Due on or before January 1, 1992

ANNUAL REPORT
1992



DEPARTMENT OF REVENUE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

APPROVED AND FILED

1992 JAN -6 PM 3:14

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DO NOT WRITE IN THIS SPACE

DOCUMENT # A29298

OAK RUN ASSOCIATES, LTD.
8865 S.W. 104TH LANE
OCALA, FL

32676

12/06/1989

FLORIDA

\$5,500,000.00

FOR FISCAL USE ONLY

01/01/92--01/12/91
LTD PARTNERSHIP

59-2977066

Name and Business Address of Each General Partner

DEVELOPMENT & CONSTRUCTION
CORP OF AMERICA

8865 S.W. 104TH LANE

OCALA, FL

Note: General partners MAY NOT be changed on this form; an amendment must be filed to change a general partner.

REGISTERED AGENT INFORMATION

DEVELOPMENT & CONSTRUCTION CORPORATION OF AMERICA
8865 S.W. 104TH LANE
OCALA, FL

32676

FL

Development & Construction Corporation of America
By: James A. Bell, Secretary

JAMES A. Bell, Secretary
FLORIDA

(904) 854-6210

James A. Bell

MARION

DECEMBER

Carol O. Armbuster

91

NOT VALID: USE IN OR BEFORE DECEMBER 31, 1993

1994



1a. DOCUMENT #
A29298

1. OAK RUN ASSOCIATES, LTD.
8865 S.W. 104TH LANE
OCALA FL 32676-3448

2. 34481

2a. 8865 S.W. 104TH LANE

OCALA FL 32676 34481

3. 12/06/1989

3a. 12/24/1992 FL

5a. \$5500000.00

5b. FLORIDA 5,500,000.00

4. THE STATE GENERAL REPORT FILING FEE IS FIGURED AT THE RATE OF \$7.00 PER THOUSAND ON THE ACTUAL CAPITAL CONTRIBUTION. SUPPLEMENTAL FEE OF \$150 IS PURSUANT TO § 207.193 FLORIDA STATUTES EFFECTIVE 7/1/92. THE FEE IS PER SHARE. FEES ARE IN U.S. DOLLARS. MAIL TO: MAIL ROOM, DIVISION OF REVENUE, 15455 E. 1ST ST., SUITE 200, MIAMI, FL 33133. For questions concerning filing fees, please call (904) 487-6956. Payment should be made by check payable to U.S. Taxes through a U.S. bank to the Secretary of State.

592977066

REGISTERED AGENT INFORMATION

8. Name and Address of Current Registered Agent

DEVELOPMENT & CONSTRUCTION CORPORATION OF AMERICA
8865 S.W. 104TH LANE
OCALA FL 32676-3448

9. Additional Filings for a Certificate of Change

FL 34481

10. A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.

11a. DEVELOPMENT & CONSTRU 11b. 8865 S.W. 104TH LANE 11c. Ocala FL H12489

Note: General partners MAY NOT be changed on this form; an amendment must be filed to change a general partner.

Signature
Development & Construction Corporation of America
11-26-93
104 8865/6000

FILE ON OR BEFORE DECEMBER 31, 1995 OR PARTNERSHIP WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE

LIMITED PARTNERSHIP ANNUAL REPORT 1996



FLORIDA DEPARTMENT OF STATE Sandra Morfitt Secretary of State DIVISION OF CORPORATIONS

FILED

96 JAN 31 PM 2:54

SECRETARY OF STATE TALLAHASSEE FLORIDA

DO NOT WRITE IN THIS SPACE

1. Name of Limited Partnership

1a. DOCUMENT # A29298

OAK RUN ASSOCIATES, LTD.

2. New Mailing Address, if Applicable

State, Apt #, etc

City, State & Zip

2a. New Principal Office Address, if Applicable

State, Apt #, etc

City, State & Zip

Mailing Address

8865 S.W. 104TH LANE OCALA FL 34481

Principal Office Address

8865 S.W. 104TH LANE OCALA FL 34481

If these addresses are incorrect in any way, file through the correct information and enter correct address in Block 2 and/or 2a

3. Date Entered or Registered to Do Business in FLORIDA

12/06/1989

3a. Date of Last Report

12/23/1994

4. State or Country of Formation

FL

5a. Capital Contributions as Shown on Record

\$5,500,000.00

5b. Amount of Capital Contributions in FLORIDA to date

5,500,000.00

C. FEI Number

59-2977066

Applied For

Not Applicable

7. CERTIFICATE OF STATUS REQUIRED

25.00 Annual Fee imposed by a Certificate of Status

8. FEES: 1) Filing Fee: Computed at a rate of \$7 per \$1,000 on amount entered in 2b or 5a if 5b block, with a minimum filing fee of \$32.50 and a maximum of \$437.50. 2) Supplemental Fee: \$139.75 (pursuant to section 807.193, F.S.) THE AMOUNT DUE SHALL BE NO LESS THAN \$191.25 (\$52.50 + \$138.75) AND NO MORE THAN \$578.25 (\$437.50 + \$140.75). IF THE amount entered in 5b is greater than amount entered in 5a, a supplemental affidavit must be submitted along with a separate and appropriate filing fee. MAKE CHECK PAYABLE TO FLORIDA DEPT. OF STATE.

9. Name and Address of Current Registered Agent

DEVELOPMENT & CONSTRUCTION CORPORATION OF AMERICA 8865 S.W. 104TH LANE OCALA FL 34481

10. If changed, new Registered Agent/Office

Name: 600001704786 Street Address (P.O. Box Number is Not Accepted): 03/02/96-DIV17-011 ***576.25 ***576.25 State, Apt #, etc: City: FL Zip Code

10a. Pursuant to the provisions of sections 701.1051 and 620.192, Florida Statutes, the above named limited partnership organized or registered under the laws of the State of Florida, submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. Such change was authorized by its general partner(s). I hereby accept the appointment of registered agent. I am familiar with, and accept the obligations of section 620.197, Florida Statutes.

I, the undersigned, Registered Agent, Accepting Appointment

DATE

A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY

11. Name(s) of General Partner(s)

DEVELOPMENT & CONSTRUCTION C

11a. Address of Each General Partner (Do NOT use P.O. Box for Mailing Address)

8865 S.W. 104TH LANE

11b. City, State & Zip Code

OCALA FL

11c. FIDELITY AND SURETY BOND NUMBER

J17888

AR - \$437.50 SF - \$138.75

1-31-96

Note: General partners MAY NOT be changed on this form; an amendment must be filed to change a general partner.

12. The person(s) who file this report are voluntarily assuming and accepting liability to the corporation, partnership, limited partnership, or other entity for the accuracy of the information supplied and the consequences of such information. In the event that the information supplied is determined to be false or misleading, the person(s) who file this report shall be held liable for the consequences of such information. The person(s) who file this report shall be held liable for the consequences of such information. The person(s) who file this report shall be held liable for the consequences of such information.

SIGNATURE: James A. Bell, Treasurer Development & Construction Corp. of America

DATE: 1-16-96 901-854-6210

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
Real Estate

7000-000-000

[GOOGLE Street View](#)

Prime Key: 1931771

[MAP IT+](#)

Current as of 5/2/2025

Property Information

OAK RUN ASSOCIATES LTD
 8825 SW 110TH ST
 OCALA FL 34481-7827

Taxes / Assessments:

Map ID: 114

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 48

Acres: 9.13

More Situs

Situs: 11437 SW 90TH TER OCALA

2024 Certified Value

Land Just Value	\$92,213
Buildings	\$1,036,384
Miscellaneous	\$72,534
Total Just Value	\$1,201,131
Total Assessed Value	\$1,201,131
Exemptions	\$0
Total Taxable	\$1,201,131

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$92,213	\$1,036,384	\$72,534	\$1,201,131	\$1,201,131	\$0	\$1,201,131
2023	\$92,213	\$1,102,025	\$72,534	\$1,266,772	\$1,266,772	\$0	\$1,266,772
2022	\$92,213	\$1,017,788	\$72,534	\$1,182,535	\$1,174,143	\$0	\$1,174,143

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
2414/0646	09/1997	43 R-O-W	0	U	V	\$100
1255/0266	12/1984	07 WARRANTY	0	U	V	\$701,325

Property Description

SEC 35 TWP 16 RGE 20
 BEG AT THE SW COR OF TRACT F OF OAK RUN NIEGHBORHOOD 1 PLAT
 BOOK X PAGE 100 TH S 00-16-18 W 1168.24 FT MORE OR LESS TO
 THE N BDY OF HWY 484 TH E TO THE W BDY OF OAK RUN
 NEIGHBORHOOD 8B PLAT BOOK 1 PAGE 86 TH N 00-16-18 E 1168.24
 FT TH W 345 FT TO THE POB

Parent Parcel: 35345-000-00

Land Data - Warning: Verify Zoning

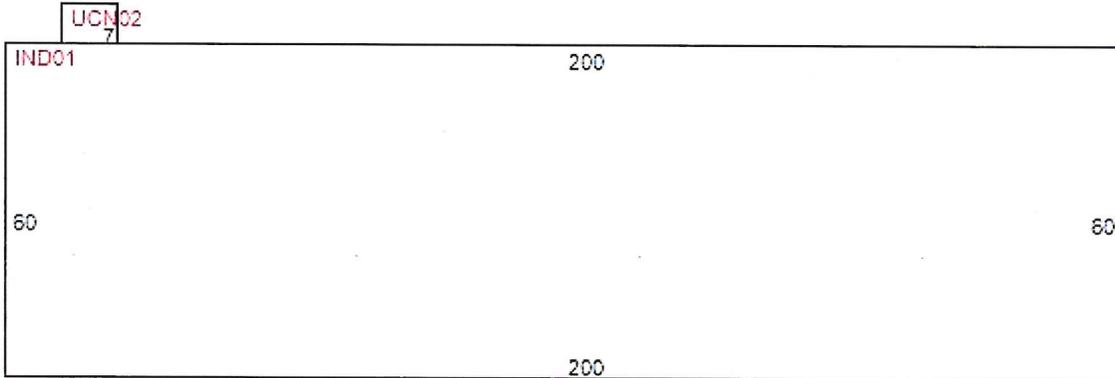
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
4800		345.0	1,153.0	PD16	9.13	AC							

Neighborhood 9902 - COMM ZONING OR LAND USE SW
Mkt: 2 70

Traverse

Building 1 of 5

IND01=L200D60R200U60.L190
 UCN02=U7R10D7L10.
 MZS03=856.
 856



Building Characteristics

Structure	1 - WH STL FR	Year Built 1986
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%

Quality Grade 500 - FAIR
Inspected on 12/16/2024 by 117

Obsolescence: Locational 0%
Base Perimeter 520

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	1986	0	12,000	F48 WAREHOUSE/DISTRIBUTE	96 %	N	N
						F48 WAREHOUSE/DISTRIBUTE	4 %	N	Y
2	7.0	1.00	1986	0	70	UCN CANOPY UNFIN	100 %	N	N
3	8.0	1.00	1986	0	856	MZS MEZZANINE STOR	100 %	N	N

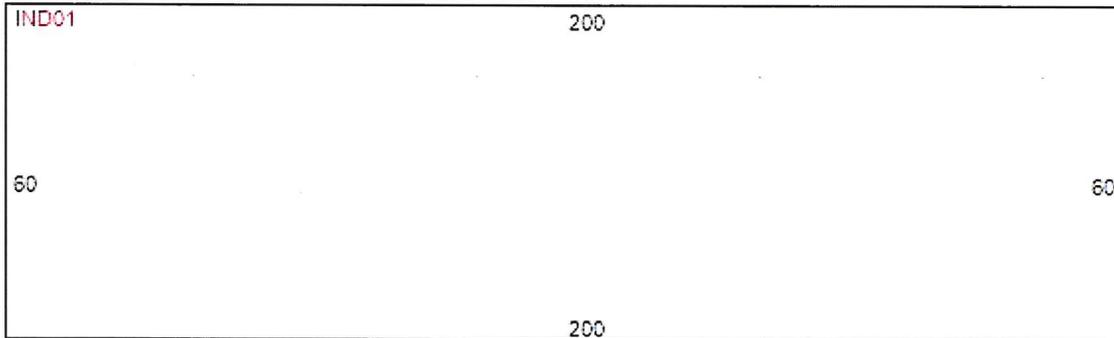
Section: 1

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

[Traverse](#)

Building 2 of 5

IND01=L200D60R200U60.
MZS02=1972.
1972



[Building Characteristics](#)

Structure 1 - WH STL FR
Effective Age 5 - 20-24 YRS
Condition 3
Quality Grade 500 - FAIR
Inspected on 12/16/2024 by 117

Year Built 1986
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 520

Exterior Wall 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	16.0	1.00	1986	0	12,000	F48 WAREHOUSE/DISTRIBUTE	87 %	N	N
						F48 WAREHOUSE/DISTRIBUTE	13 %	N	Y
2	8.0	1.00	1986	0	1,972	MZS MEZZANINE STOR	100 %	N	N

Section: 1

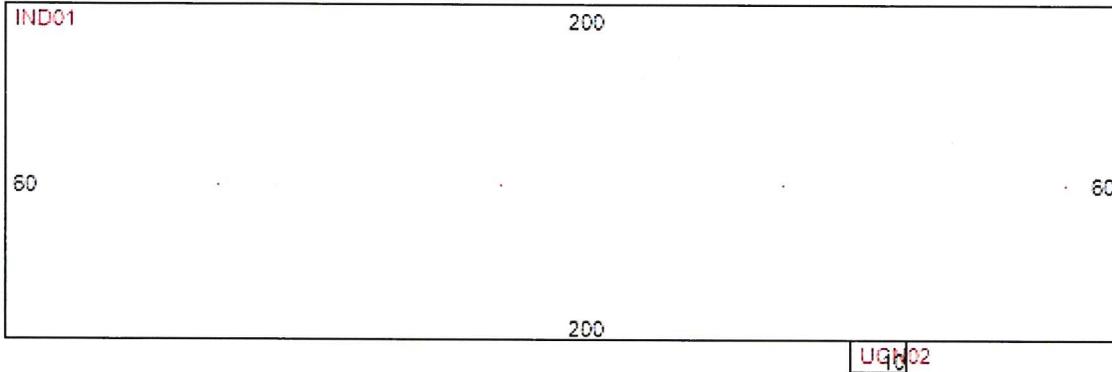
Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 0 **4 Fixture Baths:** 0 **2 Fixture Baths:** 0
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 0 **Extra Fixtures:** 2

[Traverse](#)

Building 3 of 5

IND01=L200D60R200U60.D60L49
 UCN02=D6R10U6L10.

MZS03=2254.
2254



Building Characteristics

Structure 1 - WH STL FR
 Effective Age 5 - 20-24 YRS
 Condition 3
 Quality Grade 500 - FAIR
 Inspected on 12/16/2024 by 117

Year Built 1986
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 520

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	1986	0	12,000	F48 WAREHOUSE/DISTRIBUTE	75 %	N
						F48 WAREHOUSE/DISTRIBUTE	25 %	N
2	7.0	1.00	1986	0	60	UCN CANOPY UNFIN	100 %	N
3	8.0	1.00	1986	0	2,254	MZS MEZZANINE STOR	100 %	N

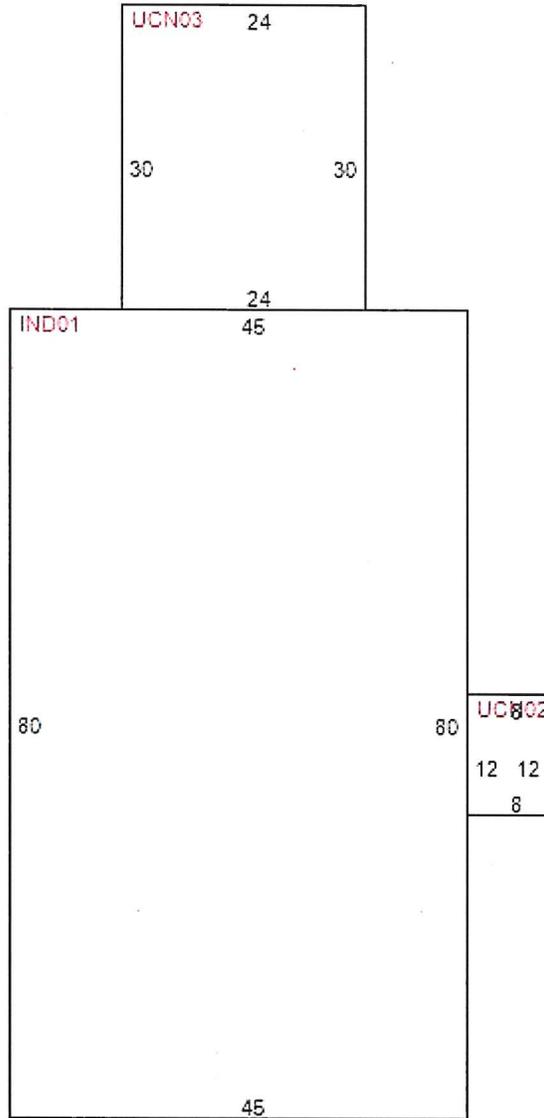
Section: 1

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

Traverse

Building 4 of 5

IND01=L45U80R45D80.U30
 UCN02=R8U12L8D12.U50L10
 UCN03=L24U30R24D30.
 MZS04=900.
 900



Building Characteristics

Structure 1 - WH STL FR
Effective Age 5 - 20-24 YRS
Condition 3
Quality Grade 500 - FAIR
Inspected on 12/16/2024 by 117

Year Built 1986
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 250

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	1986	0	3,600	G27 AUTO REPAIR	75 %	N	N
						F48 WAREHOUSE/DISTRIBUTE	8 %	N	Y
						F48 WAREHOUSE/DISTRIBUTE	17 %	N	N
2	8.0	1.00	1998	0	96	UCN CANOPY UNFIN	100 %	N	N

3	12.0	1.00	1998	0	720 UCN CANOPY UNFIN	100 %	N	N
4	8.0	1.00	1986	0	900 MZS MEZZANINE STOR	100 %	N	N

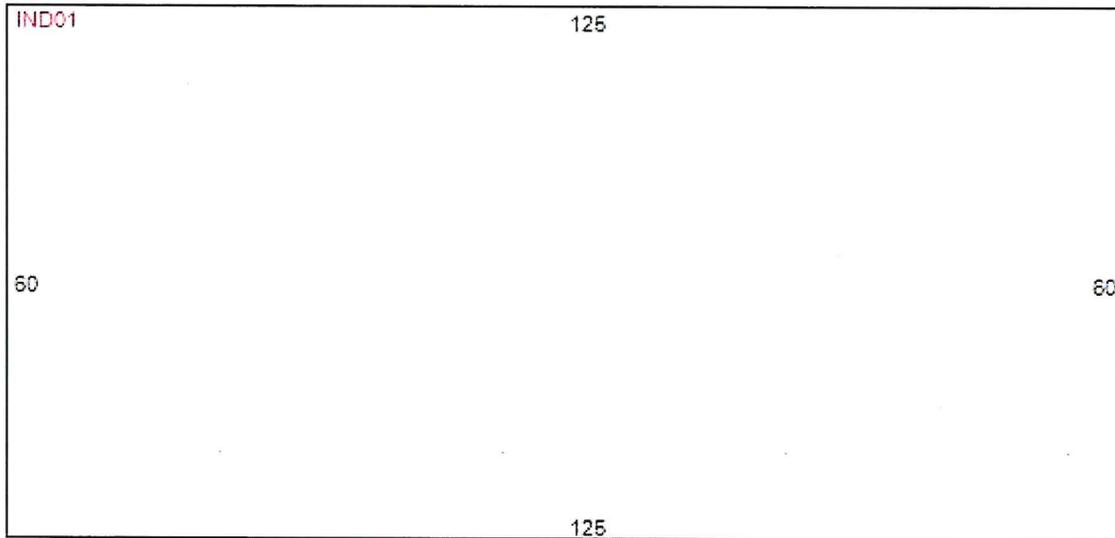
Section: 1

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

Traverse

Building 5 of 5

IND01=R125U60L125D60.



Building Characteristics

Structure	1 - WH STL FR	Year Built 1981
Effective Age	3 - 10-14 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	12/16/2024 by 117	Base Perimeter 370

Exterior Wall 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	12.0	1.00	1981	0	7,500	F48 WAREHOUSE/DISTRIBUTE F17 OFFICE	79 %	N	N
							21 %	N	Y

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: 7

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	86,111.00	SF	5	1986	3	0.0	0.0
105 FENCE CHAIN LK	2,598.00	LF	20	1986	3	0.0	0.0
GRH GUARDHOUSE	24.00	SF	40	1986	1	4.0	6.0
048 SHED OPEN	180.00	SF	15	1986	2	18.0	10.0
048 SHED OPEN	240.00	SF	15	1986	2	12.0	20.0
170 LOADING WELL	320.00	SF	20	1986	3	20.0	16.0
170 LOADING WELL	320.00	SF	20	1986	3	20.0	16.0
114 FENCE BOARD	16.00	LF	10	1986	4	0.0	0.0
159 PAV CONCRETE	7,882.00	SF	20	1986	3	0.0	0.0

Appraiser Notes

BLDG 1= CABINET SHOP
 BLDG 2= ADMINISTRATION AND STORAGE
 BLDG 3= CONSUMER SERVICES
 BLDG 4= MAINTANCE SHOP
 BLDG 5= OAK RUN SUPPORT SERVICES / THATCHER HALL (RENOVATED 2018)

Planning and Building

** Permit Search **

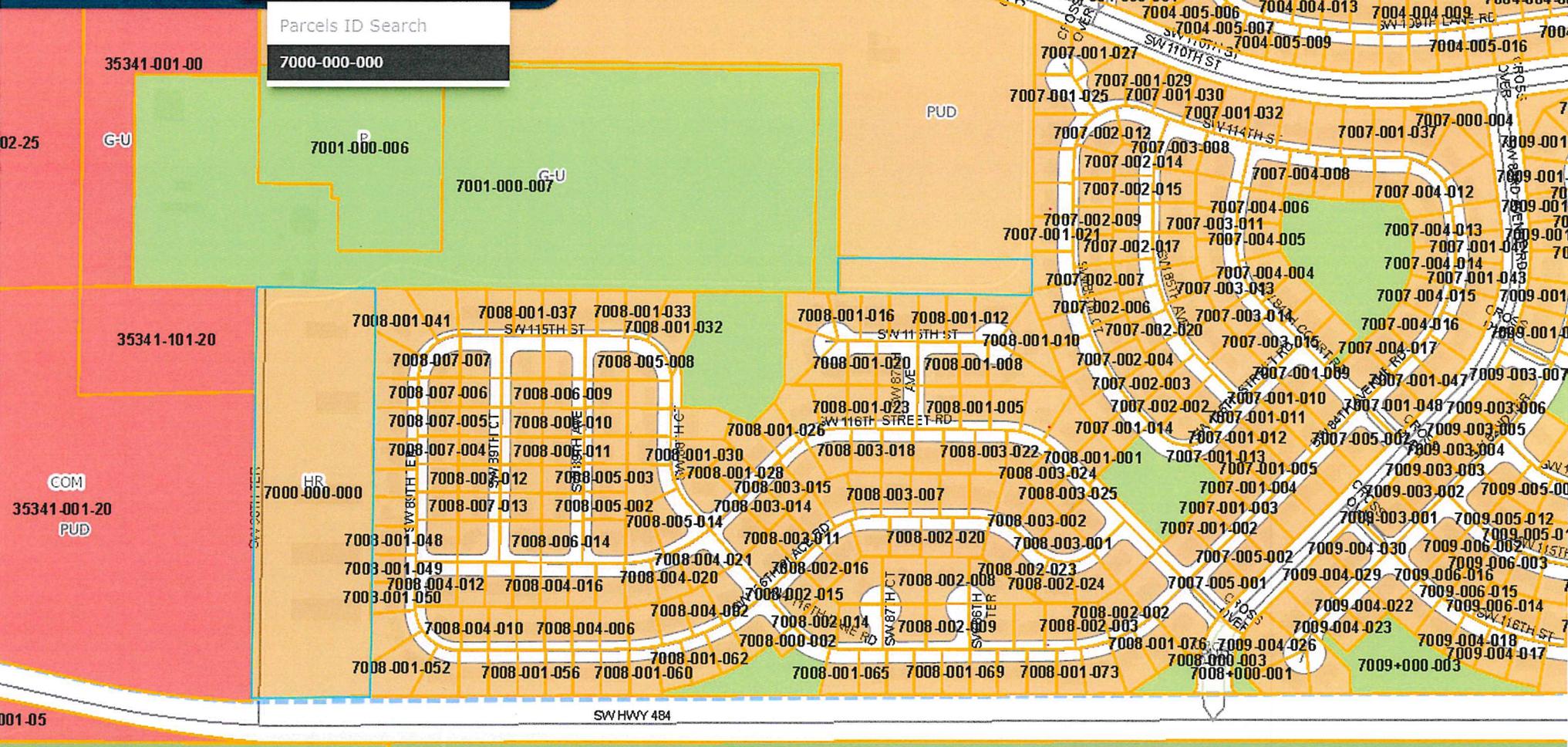
Permit Number	Date Issued	Date Completed	Description
2017091418	4/13/2018	4/13/2018	WAREHOUSE RENOVATION/ REPL SKIN ROOF AND WINDOWS
MA48723	1/1/1992	2/1/1992	SFAL - REST RM CONST OFF.
MA27309	10/1/1989	-	60X125 BLD.(USED)

EMPLOYEE USE ONLY

7000-000-000 X Q

Parcels ID Search

7000-000-000



RESOLUTION NO. 86-R-293A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF MARION COUNTY, FLORIDA
ADOPTING A DEVELOPMENT ORDER FOR THE OAK
RUN DEVELOPMENT OF REGIONAL IMPACT.

WHEREAS, on November 22, 1985, Development and Construction Corporation of America (DECCA) on behalf of itself and Chanrai Investments, Inc. (Chanrai), together referred to as the Developers which term also includes the successors and assigns of DECCA and Chanrai, filed a Development of Regional Impact Application for Development Approval (ADA) with the Marion County Board of County Commissioners (Marion County or the County), in accordance with Section 380.06, Florida Statutes (1986); and

WHEREAS, the Developers propose either individually or jointly to develop 4,926 dwelling units on 1,081.1 acres of residential use, 10 acres for institutional use, 30 acres of commercial use, 10 acres of office use, 51 acres of recreation area, 30 acres for a wastewater treatment site, 77 acres of water retention area, 9.5 acres for an interim construction site (to be converted to commercial use after the build-out of the Oak Run Development), and further propose to set aside 40 acres of wildlife reserve and to dedicate approximately 16.4 acres of dedicated road right-of-way on an approximately 1,355 acre site, hereinafter referred to as Oak Run or the development constituting a Residential Development of Regional Impact under Rule 27F-2.073, Florida Administrative Code, on real property located in Marion County and described on the attached Exhibit "A"; and

WHEREAS, the Developers consider themselves responsible members of the corporate business community of Marion County and recognize their responsibilities to the region and further realize the desirability of providing the general public with adequate transportation beyond that which would be required to satisfy their own needs with respect to their property, and

WHEREAS, Developers have indicated their intention to provide additional wildlife reserves and transportation facilities beyond that which they might otherwise be obligated to provide, and

WHEREAS the Board of County Commissioners of Marion County in adopting this Development Order has taken into consideration and accepted the proposed transfers, and

WHEREAS, the Board of County Commissioners, as governing body of the local government having jurisdiction, is authorized and empowered to consider Applications for Development Approval for Developments of Regional Impact; and

WHEREAS, the public notice requirements of Marion County and Section 380.06(10), Florida Statutes (1986), have been satisfied and notice has been given to the Department of Community Affairs, hereinafter referred to as "DCA", and the Withlacoochee Regional Planning Council, hereinafter referred to as "WRPC", initially on June 27, 1986; and

WHEREAS, Marion County has held duly noticed public hearings on the Development of Regional Impact Application for Development Approval, and has heard and considered the testimony and documents received therein; and

WHEREAS, Marion County has received and considered the report and recommendations of the WRPC.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, THAT THE DEVELOPMENT OF REGIONAL IMPACT APPLICATION FOR DEVELOPMENT APPROVAL SUBMITTED BY THE DEVELOPERS IS HEREBY APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS, RESTRICTIONS AND AGREEMENTS:

I. FINDINGS OF FACT

- A. That the real property which is the subject of the Oak Run Application for Development Approval is legally described as set forth in Exhibit "A", attached hereto and by reference made a part hereof.
- B. That the Developers submitted to Marion County an Application for Development Approval, and Sufficiency Responses, together referred to as the Composite ADA, which is attached hereto as Exhibit "B", and by reference made a part hereof, to the extent that it is not inconsistent with the terms and conditions of this Development Order.

- C. That the proposed development is not located in an area of critical state concern as designated pursuant to Section 380.05, Florida Statutes (1986).
- D. That a comprehensive review of the impact generated by the development has been conducted by the County's departments and the WRPC.
- E. The development proposal comprises a total 4,926 dwelling units on 1,081.1 acres of residential use, 10 acres for institutional use, 30 acres of commercial use, 10 acres of office use, 51 acres of recreation area, 30 acres for a wastewater treatment site, 77 acres of water retention area, 9.5 acres for an interim construction site (to be converted to commercial use after the build-out of the Oak Run Development), and further comprises the proposed set aside of 40 acres of wildlife reserve and dedication of approximately 16.4 acres of dedicated road right-of-way on an approximately 1,355 acre site to be developed in accordance with the Composite ADA.

II. CONCLUSIONS OF LAW

- A. Based on the above Findings of Fact and subject to the provisions of Paragraph B below, it is the opinion of the County that the project is consistent with all local land development regulations and the adopted Local Comprehensive Plan, that this Development Order is consistent with the

report and recommendations of the WRPC, and that the development will not unreasonably interfere with the achievement or objectives of the adopted State Land Development Plan applicable to the area.

- B. The provisions of this Development Order shall not be construed as a waiver or exception of any rule, regulation or ordinance of Marion County or its departments, agencies or commissions.
- C. This Development Order constitutes final DRI approval of the Oak Run development as described above.
- D. These proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record in this proceeding, the Developers and the various departments of the County are authorized to conduct development as described herein, subject to the conditions, restrictions and agreements set forth herein.
- E. The impacts of the Oak Run development are adequately addressed pursuant to the requirements of Chapter 380, Florida Statutes (1986), within the terms and conditions of this Development Order and the Composite ADA.
- F. The development shall be developed in accordance with all applicable County ordinances, rules, and regulations pertaining to land Development within Marion County, specifically including, but without limitation, subdivision

regulations, land use and zoning regulations, utility ordinances, and any other ordinance regulating developments within Marion County; provided, however, that the development shall be developed to be consistent with and in accordance with this Development Order; and further provided any rights vested prior to or by this development order shall not be affected.

III. CONDITIONS AND AGREEMENTS

The development of Oak Run shall be in conformity with the Provisions of the Composite ADA, except as same may be modified by this Development Order. Unless specifically stated herein, the conditions and agreements set forth in the Development Order shall be in addition to, and not in lieu of, the provisions of the Composite ADA.

A. VEGETATION AND WILDLIFE

In recognition of the magnitude of the impact this development will have on habitat for nongame wildlife species listed as endangered, threatened and species of special concern, the Developers have individually and jointly offered and agreed to the following:

1. DECCA has proposed and hereby agrees to acquire from Chanrai a total of 40 acres to be reserved in perpetuity through recorded restrictive covenants as a wildlife preservation area. This area will include the 25-acre preserve depicted on

Exhibit "F" to the Preliminary Development Agreement entered into between the Developers and DCA on July 23, 1985, referred to hereafter as Tract A, and an additional 15-acre parcel immediately adjacent to the western boundary of Tract A. The northernmost boundary of the additional 15 acre parcel will be the road running along the northernmost boundary of Tract A. The westernmost boundary shall be defined by a line running parallel to the easternmost boundary of Tract A. Together these two parcels will total 40 acres and shall be referred to as the Preserve Area. The 40-acre Preserve Area is in lieu of, not in addition to, the 50 acres of preservation area required in the Preliminary Development Agreement entered into between the Florida Department of Community Affairs and the Developers on July 23, 1985.

2. The Preserve Area may be used for passive recreational purposes provided such use does not impair the Preserve Area's function as a wildlife preserve. DECCA, within 90 days of the effective date of this Development Order, shall submit to the Florida Game & Fresh Water Fish Commission (GFWFC) a management plan detailing the intended use of the Preserve Area which plan shall include provision for a fence around the Preserve Area. DECCA shall comply with all requirements of the GFWFC and shall modify the management plan accordingly.
3. In addition to the foregoing, DECCA has offered, within six months of the effective date of this Development Order, to provide or donate to the GFWFC pursuant to Section 372.12,

Florida Statutes (1986), a warranty deed to 150 acres of property as follows:

- (a) The warranty deed shall convey unencumbered title to 150 acres of property with the recording instrument deeding the property to the GFWFC for nongame wildlife management purposes;
- (b) The vegetative characteristics shall be representative of a mature longleaf pine-turkey oak-wiregrass association;
- (c) The property shall be contiguous with state and/or federal conservation land;
- (d) DECCA will give highest priority to sites with a known history of red-cockaded woodpecker utilization;
- (e) DECCA will give highest priority to property within Marion County and second priority to property within the WRPC planning area.

Additionally, the six-month time period within which the property shall be conveyed may be extended by Marion County and DCA for good cause shown. Good cause shall be interpreted to include situations beyond the good faith control of DECCA and shall include, but not be limited to delays due to statutory or administrative procedures in accepting the property. The determination of whether the 150 acres meets the above criteria shall be made by the GFWFC.

4. Paragraph 3 above is a condition which DECCA has voluntarily proffered to the County for inclusion in this Development Order and is not to be considered for credit or offset against any impact fees the County may by future ordinance impose against the Oak Run development.

B. WASTEWATER TREATMENT

The Developers shall supply a map to Marion County Engineering Department which indicates the boundaries of each neighborhood within each development phase of the Oak Run development.

Documentation shall also be provided by the Developers which indicates the status of all permits applied for and issued by the Florida Department of Environmental Regulation (DER) in accordance with the established neighborhood boundaries within each development phase. As each phase of the development progresses, the Developers shall advise the County of all permit applications and proceedings related thereto and shall not object to the County providing comments to the DER or participating in any proceedings.

C. DRAINAGE

The drainage system of the Oak Run development shall comply with the Marion County Public Works Manual.

D. WATER SUPPLY

1. Water conservation measures for the Oak Run development shall include use of water conservation devices as described within

the Water Conservation Act, restrictions of landscape irrigation to the hours between 5:00 p.m. and 9:00 a.m. after the establishment of landscaping, and use of non-potable water sources and/or reuse for irrigation where possible.

2. All water transmission lines for the Oak Run development shall be sized in accordance with the Marion County Master Water Plan as it exists at the time of installation of each particular line.
3. In addition to the permitting requirements of the Southwest Florida Water Management District, the water system for the Oak Run development shall also be designed in accordance with applicable local ordinances of Marion County.

E. FIRE

1. Within 90 days of the effective date of this Development Order, the Developers and the Marion County Public Safety Director shall enter into a plan to address the impacts of the Oak Run development on the fire and rescue resources of the County. This 90-day time period may be extended by mutual written agreement of both parties.
2. The fire and rescue resource plan shall have as its eventual goal over the life of the plan the provision of County fire services within a reasonable, average response time and the

provision of County rescue services within a three-minute average response time.

3. Any contributions by the Developers of funds, equipment, or real property required pursuant to the fire and rescue resource plan may be credited or offset against any fire and/or rescue impact fees the County may impose by future ordinance against the Oak Run development in accordance with Subsection 380.06(16), Florida Statutes (1986) or any other applicable statutes, ordinances or regulations.
4. Failure of the Developers and Marion County Public Safety Director to timely enter into the above plan shall trigger substantial deviation review pursuant to Paragraph I(7)(a) herein.

F. TRANSPORTATION

Exhibit "C", attached hereto, contains a schedule through completion of the Oak Run development which addresses the construction of those public transportation facilities currently deemed necessary for maintenance of acceptable levels of service on substantially impacted regionally significant roadways.

1. The Developers shall pay a voluntary impact fee based on the total fair share contribution attributed to Oak Run for transportation impacts to the regionally significant roadways. This fee is based on \$455 per housing unit, \$231 per

congregate care bed and \$8.78 per square foot of commercial and office gross leasable area. The impact fee shall be paid at the time of issuance of each certificate of occupancy and shall be paid to Marion County to be used for improvements to the impacted regionally significant road network as described in Exhibit "C". Marion County shall use said monies to cooperate with the Florida Department of Transportation (FDOT) in moving improvements to SR-200 forward in FDOT's 5-year work program and to put into place the signalization referred to in Exhibit "C", Phase I. Within 10 days after the effective date of this Development Order, Developers shall pay Marion County an amount calculated using the aforementioned rate for each certificate of occupancy issued prior to and including the effective date of this Development Order.

DECCA may proceed to complete Phase I of Oak Run as described in Exhibit "B". In the event the traffic improvements described in Exhibit "C", Phase I, are not actually in place by the time the Developers receive occupancy permits for 1,890 dwelling units and 200 congregate care beds or by December 31, 1991 whichever comes later, the County shall not issue any further building permits or certificates of occupancy for any improvements located within or on the property described in Exhibit "A". In the event the required traffic improvements are in place, the Developers shall proceed pursuant to Paragraphs 3 and 4 below.

2. If Marion County implements an impact fee ordinance for transportation improvements, the voluntary impact fee in Paragraph 1 above shall cease and the Developers shall pay impact fees in accordance with the adopted impact fee ordinance. Credit will be given to the Developers in accordance with Subsection 380.06(16), Florida Statutes (1986) or any other applicable statutes, ordinances and regulations.

3. Prior to the initiation of any development activity in Phase II, the Developers shall conduct a trip generation/ distribution study. The study area shall be limited to roadway segments and intersections identified in Exhibit "C". The results of these studies shall be forwarded to Marion County, WRPC, DCA and the FDOT for approval.

The purpose of the studies shall be to determine:

- (a) If any improvements, in addition to those specified in Exhibit "C", are necessary to maintain designated acceptable levels of service in the project impact area. Designated acceptable levels of service are LOS D peak hour for SR 200 north of CR 484, LOS D peak hour for SR 200 south of CR 484, and LOS C peak hour for CR 484. If Marion County adopts levels of service for the roadways identified in Exhibit "C" in its approved comprehensive plan pursuant to Chapter 163, Florida Statutes (1986), the designated acceptable levels of service for the Oak Run development shall conform to those in the comprehensive plan.

- (b) Whether the Developers' share of cost improvements has changed from what is indicated in this Development Order.

- (c) When the level of service of roadways and key intersections in the project impact areas is estimated to exceed the designated acceptable levels of service.
4. On the basis of the trip generation/distribution studies and prior to commencement of Phase II, the Developers shall supply to Marion County, WRPC, DCA and FDOT a proposal for funding the construction of the required improvements. Such proposal shall specify the amount of funding necessary for the required construction of improvements, identify the proposed sources of funds, and identify the agreements necessary to implement the proposal. Upon agreement of the various parties, a final plan shall be prepared and approved by the respective parties.
 5. Marion County shall not issue any building permits or certificates of occupancy for any development within Phase II until such time as the County, WRPC, DCA, FDOT and the Developers have entered into the necessary agreements to implement the final approved plan described in Paragraph 4 above.
 6. The process described in Paragraphs 3, 4 and 5 above shall be repeated for Phase III and again for Phase IV.
 7. The cost of the access improvements listed in Exhibit "D" shall be born solely by the Developers.

8. DECCA shall be required to dedicate 25 feet of additional right-of-way adjacent to CR 484 along the southerly boundary of the development from the southwest corner of the development to a point where CR 484 turns southerly; and 75 feet of right-of-way shall be dedicated from this point easterly to the proposed right-of-way for S.W. 80th Avenue. The deed for right-of-way dedication shall contain a reverter clause in case Marion County does not utilize the dedicated land for improvements to CR 484. The fair market value of the right-of-way at the time of transfer may be credited or applied against the voluntary impact fee to be paid or any impact fee to be paid pursuant to ordinance. The fair market value shall be determined at the time of contribution and shall be equal to an amount either agreed to by DECCA and the County or, if the parties are unable to agree, each party shall select an appraiser to value the property transferred and if there is less than a 10% difference in the appraisals, the fair market value shall be the average of the two appraisals. If there is a greater difference, the two appraisers shall select a third appraiser to value the property to be transferred, whose determination shall be binding on the parties, provided that the third appraiser's determination is not more or less than the other two appraisals. In that event, the fair market value shall be the average of all three appraisals. Each appraiser selected

shall be a member in good standing of a nationally recognized appraisal organization such as SREA or MAI.

9. DECCA has offered and agreed to dedicate the necessary right-of-way for S.W. 80th Avenue as determined through the PUD approval process. DECCA shall be responsible for dedicating the right-of-way for S.W. 80th Avenue which lies adjacent to and through this development. A portion of this right-of-way is 75 feet wide and represents one half of a 150-foot right-of-way and the other portion of this right-of-way is the full 150-foot width.

G. ANNUAL REPORT

By January 31st of each year following the issuance of this Development Order and until such time as completion of all development, the Developers shall provide an Annual Report as required in Subsection 380.06(18), Florida Statutes (1986). Requirements for the content and dissemination of this report shall be as follows:

1. Dissemination:

- (a) The Annual Report shall be sent to the following agencies: Marion County Department of Planning and Development, or any successor thereto; WRPC; DCA or any successor thereto; and other agencies as may be appropriate.

- (b) By January 31st of each year, the Developers shall provide Marion County with a list of all persons and agencies receiving a copy of the Annual Report.

2. Content:

The Developers shall include the following information in the Annual Report:

- (a) Changes in the plan of development or phasing for the reporting year and for the next year;
- (b) A summary comparison of development activity proposed and actually conducted for the year;
- (c) Undeveloped tracts of land, other than individual single family lots, that have been sold to a separate entity or developers;
- (d) Identification and intended use of lands purchased, leased or optioned by the Developers adjacent to the original DRI site since the development order was issued;
- (e) An assessment of the development's and local government's compliance with conditions of approval contained in the DRI development order;
- (f) Any known incremental DRI applications for development approval or requests for a substantial deviation

determination that were filed in the reporting year and to be filed during the next year;

- (g) An indication of a change, if any, in local government jurisdiction for any portion of the development since the development order was issued;
- (h) A list of significant local, state and federal permits which have been obtained or which are pending by agency, type of permit, permit number and purpose of each;
- (i) A statement that all persons have been sent copies of the Annual Report in conformance with Subsection 380.06(18), Florida Statutes (1986); and
- (j) A copy of any notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the development pursuant to Subsection 380.06(15)(f), Florida Statutes (1986).

H. MONITORING

1. The County Administrator or authorized designees shall be responsible for insuring compliance with this Development Order.
2. Data necessary for monitoring shall be generated by building permits, certificates of occupancy, approval of plats and

offering statements, the annual report and on-site observations.

3. Enforcement of the terms of this Development Order shall be through such means as are authorized and envisioned by Chapter 380, Florida Statutes (1986), and through Marion County Development Regulations, including but not limited to plat approval, building permits, utility hookups and certificates of occupancy. The County may also cease inspection of ongoing construction until the Developers comply with the terms of this Development Order. Provided however, that, except as to matters involving immediate threats to the public health, safety or welfare, prior to proceeding under the above enforcement authority, the County shall first notify the Developers in writing with respect to any alleged violation of the terms of this Development Order and the Developers shall have 5 days from receipt of said notice to either cure said alleged violation or explain in writing why they believe they are not in violation of this Development Order. In the event that the alleged violation cannot be settled between Developers and the County Administrator or authorized designees responsible for insuring compliance with this Development Order, the issue shall be placed before the Marion County Board of County Commissioners at its next regularly scheduled meeting and the necessity for enforcement shall be determined at that time. Provided further that nothing contained herein shall preclude the County from taking

whatever legal action it may deem appropriate including, but not limited to, seeking injunctive relief.

I. GENERAL TERMS AND CONDITIONS

1. This Order shall constitute the Development Order of Marion County in response to the Development of Regional Impact Application for Development Approval filed by the Developers.
2. The definitions found in Chapter 380, Florida Statutes (1986), shall apply to this Development Order.
3. This Development Order shall be binding upon the Developers and their heirs, assignees, or successors in interest and inure to the benefit of the Developers' assigns, successors in interest or transferees of the property described in Exhibit "A".
4. In the event any portion or section of this Development Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Development Order, which shall remain in full force and effect.
5. A certified true copy of this Development Order shall be filed and recorded in the Public Records of Marion County, Florida, in accordance with Subsection 380.06(15), Florida Statutes

(1986), and this Development Order shall govern the development of Oak Run.

6. Marion County agrees that the approved development of regional impact shall not be subject to down zoning, density reduction, or intensity reduction after the effective date of the Development Order, unless Marion County can demonstrate that substantial changes in the conditions underlying the approval of the Development Order have occurred, or that the Development Order was based on substantially inaccurate information provided by the Developers, or that the change is clearly established by Marion County to be essential to the public health, safety or welfare.

7. Further review pursuant to Chapter 380, may be required if a substantial deviation, as defined in Subsection 380.06(19), Florida Statutes (1986), occurs. The Developers shall be given due notice of, and an opportunity to be heard at any hearing to determine whether or not a proposed change to the development is a substantial deviation. Substantial deviation may occur by failure to comply with the conditions herein or failure to follow the plans and specifications submitted in the Composite ADA.

Substantial changes to the approved plan of development shall be considered as additional regional impact and shall constitute a substantial deviation and shall cause the

development to be subject to further development-of-regional impact review. Substantial changes include, but are not limited to:

- (a) An increase in land area for office development by 5 percent or 6 acres, whichever is greater, or an increase of gross floor area of office development by 5 percent or 60,000 gross square feet, whichever is greater.
- (b) An increase in the number of dwelling units by 5 percent or 50 dwelling units, whichever is greater.
- (c) An increase in commercial development by 6 acres of land area, or by 50,000 square feet of gross floor area, or of parking space provided for customers for 300 cars or 5 percent, whichever is greater.
- (d) A decrease in the areas set aside for open space of 5 percent or 20 acres, whichever is less.
- (e) Net changes to two or more types of development which cumulatively meet or exceed 100 percent of the criteria set forth herein.
- (f) A 15 percent increase in the number of external vehicle trips generated by the development above that which was projected during the original development-of-regional impact review.

- (g) A change proposed for 15 percent or more of acreage of the approved development of regional impact to a land use not previously approved in the Development Order.
- (h) Any change which would result in development of any area which was specifically set aside in the Application for Development Approval or in the Development Order for preservation, buffers, or special protection, including habitat for plant and animal species, archaeological and historical sites, dunes and other such special areas.
- (i) An extension of the date of build-out of a development by 5 or more years shall be presumed to create a substantial deviation subject to further development-of-regional impact review.
- (j) Any change in the proposed occupancy of the development which would place children in the public schools of Marion County.

8. This Development Order shall become effective upon its adoption, provided, however, that filing of a notice of appeal pursuant to Section 380.07, Florida Statutes (1986), will stay the effectiveness of this Development Order. Developers must begin construction no later than 1 year after the date of this Order. This Development Order will expire on December 31, 2008.

9. Copies of this Development Order shall be transmitted immediately by certified mail to DCA, WRPC, and the Developers.
10. Developers have designated Planning & Engineering Resources, Inc. as its resident agent for purposes of this Development Order. Any change to this designation must be made in writing and provided by certified mail to the County in order to be effective.
11. Wherever, in this Development Order, a condition or agreement has been designated as the responsibility of one Developer, it is intended that the other Developer shall have equal responsibility, obligations and liability with respect to said condition or agreement.
12. It is further understood that all of the transfers which are specified herein and which are the basis upon which this Development Order is being executed are applicable to the development of the property owned by DECCA, irrespective of any future development of the property owned by Chanrai. Nothing in this Paragraph shall be construed to relieve either DECCA or Chanrai of any of the requirements or conditions of the Composite ADA or this Development Order.
13. The Development Order has referred to the entire development as the Oak Run development. Such reference shall not preclude either DECCA or Chanrai from separately developing each phase

under one or more names other than Oak Run as long as all other conditions of this Development Order are met.

ADOPTED, in Regular Session this 21st day of October, 1986, by the Marion County Board of County Commissioners.

MARION COUNTY
BOARD OF COUNTY COMMISSIONERS

ATTEST: Frances E. Thigpin BY: Steve H. Gilman, M.D.
Clerk Chairman
Frances E. Thigpin Steve H. Gilman, M. D.

EXHIBITS

- Exhibit "A" - Legal Description of 1,355 acres
- Exhibit "B" - ADA and Sufficiency Responses
- Exhibit "C" - Schedule of Transportation Improvements to Regional Roadways
- Exhibit "D" - Oak Run Access Improvements

EXHIBIT "A"

APPLICANT

Development and Construction Corporation of America (DECCA)
8865 S.W. 104th Lane
Ocala, Florida 32676
(904) 854-6210

AUTHORIZED AGENT

Jackson E. Sullivan
Planning & Engineering Resources, Inc.
P. O. Box 2019
1515 E. Silver Springs Blvd., Suite N-210
Ocala, Florida 32678
(904) 629-0211

NAMES AND ADDRESSES OF ALL PERSONS HAVING A FEE SIMPLE
OR LESSER ESTATE IN THE SITE

Development and Construction Corporation of America (DECCA)
8865 S.W. 104th Lane
Ocala, Florida 32676

Chanrai Investments, Inc.
c/o Tom Allen
359 Carolina Avenue
P. O. Box 1570
Winter Park, Florida 32790

LEGAL DESCRIPTION OF THE DEVELOPMENT SITE

Parcel No. C-1:

A parcel of land situated in Sections 35 and 36,
Township 16 South, Range 20 East, Marion County, Florida,
and being more particularly described as follows:

Beginning at the Northeast corner of Section 35 and the
Northwest corner of Section 36, run thence S.89°16'55"W.
along the North line of Section 35, 1542.52 ft. to a point
in the Southeasterly r/w line of State Road 200; thence
S.41°39'25"W. along said r/w line a distance of 300 ft.;
thence S.51°36'26"E. a distance of 1727.49 ft.; thence
S.00°16'18"W. a distance of 2571.56 ft. to a point in the
Northerly r/w of County Road No. 484; thence along said r/w
line along a curve to the left, said curve having an arc
distance of 132.50 ft. a chord distance of 132.48 ft. and a
chord bearing of S.89°07'58"E.; thence continue along said
Northerly r/w line N.89°31'18"E. a distance of 4374.34 ft.;
thence along said r/w line along a curve to the right, said
curve having an arc distance of 489.87 ft., a chord distance

of 486.45 ft. and a chord bearing of S.78°44'50"E.; thence N.89°30'10"E. a distance of 679.15 ft.; thence N.00°00'09"W. a distance of 1354.47 ft. to the East 1/4 corner of Section 36; thence S.89°12'34"W. a distance of 2638.57 ft.; thence N.00°11'36"E. a distance of 2654.52 ft. to the North 1/4 corner of Section 36; thence S.89°20'36"W. along the Northerly line of Section 36 a distance of 2633.59 ft. to the Point of Beginning. Containing within its bounds 370.55 acres more or less.

Subject to all easements, right of way and restrictions of record, if any.

Parcel No. C-2:

A parcel of land situated in Sec. 36, Twp. 16S., Rge. 20E., Marion County, Florida, said parcel being the NE 1/4 of Section 36 and being more particularly described as follows:

Beginning at the N.E. corner of Section 36, run thence S.00°07'11"W. along the East line of Section 36 a distance of 2647.38 ft. to the East 1/4 corner; thence S.89°12'34"W. along the South line of the NE 1/4 a distance of 2638.57 ft.; thence N.00°11'36"E. along the West line of the NE 1/4 a distance of 2654.52 ft. to the North 1/4 corner; thence N.89°21'48"E. along the North line of Section 36 a distance of 2635.05 ft. to the P.O.B.

Containing within said bounds 160.45 acres, more or less. Subject to all easements, rights of way and restrictions of records.

PARCEL "A": A parcel of land lying in Sec. 30, 31 and 32, Twp. 16 S., Rge. 21 E., Marion County, Fla. described as follows: Begin at the N.W. corner of said Section 32 for the Point of Beginning and run N. 89°51'41"E. along the Northerly boundary line of said Section 32, a distance of 2551.57 ft. to a concrete monument; thence S.00°15'53"W., 1634.06 ft. to a point intersecting the Northerly r/w line of Aqueduct Boulevard of Kingsland County Estates, Forest Glenn Subdivision, as recorded in Plat Book "P", Pages 1 through 9 of the Public Records of Marion County, Fla. leaving said line run S.10°38'56"E., 80.00 ft. to the P.C. of a curve intersecting the Southerly r/w line of Aqueduct Blvd. and Westerly r/w line of Villamor Dr. of said subdivision, remaining with said westerly r/w line run the following 6 (six) courses; thence Southeasterly along the arc of a curve concave Southwesterly and having a radius of 25.00 ft. through a central angle of 89°59'59" an arc distance of 39.27 ft. to the end of said curve; thence S.10°38'56"E., 1108.52 ft. to the beginning of a curve concave Northeasterly and having a radius of 850.00 ft.; thence Southeasterly along the arc of said curve, through a central angle of 57°24'46" a distance of 851.74 ft. to the

end of said curve; thence S.68°03'42"E., 319.52 ft. to the beginning of a curve concave Southwesterly and having a radius of 570.00 ft.; thence Southeasterly along the arc of said curve through a central angle of 47°42'05" a distance of 474.55 ft. to the end of said curve; thence S.20°21'37"E., 83.19 ft. to a P.R.M.; thence leaving said r/w run S.89°50'05"W., 1320.83 ft. to a concrete monument; thence S.89°50'39"W., 2648.50 ft. to the West line of said Section 32; thence N.89°45'26"W., 2651.65 ft. to a concrete monument; thence N.89°44'49"W., 2786.10 ft. to the West line of said Section 31; thence N.0°00'09"W., 1354.47 ft. to the West 1/4 Corner of said Section 31; thence N.0°07'11"E. along the West line of said Section 31, a distance of 946.84 ft.; thence S.89°32'27"E., 4086.44 ft. to a concrete monument marked R.L.S.2311; thence N.0°27'26"E. 3193.99 ft. to a concrete monument marked R.L.S.2311; thence S.89°22'41"W., 233.74 ft.; thence N.0°06'07"E., 868.83 ft. to the Southerly line of the 100 ft. wide r/w of Hialeah Blvd., as described in O.R.BK. 977, Pages 446 to 453, inclusive, Public Records of Marion County, Fla.; thence Easterly along said Southerly r/w the following (5) five courses S.74°58'53"E., 146.74 ft. to the beginning of a curve concave Northerly and having a radius of 868.45 ft.; thence Easterly along the arc of said curve through a central angle of 10°44'37" a distance of 162.84 ft. to the end of said curve; thence S.85°43'30"E., 1277.36 ft. to the beginning of a curve concave Northerly and having a radius of 622.28 ft.; thence Easterly along the arc of said curve through a central angle of 0°34'00" a distance of 6.15 ft. to the end of said curve; thence S.86°17'30"E., 1.66 ft. to the East line of said Section 30; thence S.0°04'09"W. along the East line of said Section 30, a distance of 2208.65 ft. to the Point of Beginning. Containing 670.87 Ac.

PARCEL C-1: A parcel of land lying in Sec. 25, Twp. 16 S., Rge. 20 E., Marion County, Fla. described as follows: Begin at the S.W. corner of said Sec. 25, run thence N.0°04'55"W., 1711.33 feet to the Southeasterly r/w of St. Rd. 200, said r/w being 50 feet from when measured at right angles to the centerline of said road; thence N.41°39'48"E., along said r/w 298.53 ft.; thence S.48°20'12"E., 660.0 ft.; thence N.41°39'48"E., 330.00 ft.; thence S.48°20'12"E., 948.89 ft.; thence N.89°17'35"E., 3652.66 ft. to the East line of said Section 25; thence S.0°04'21"W. along said line to the Southeast corner of said Section 25; thence S.89°21'48"W., 2635.05 ft. to the South 1/4 corner of said Section 25; thence S.89°20'36"W., 2633.59 ft. to the Point of Beginning Containing 150.47 Acres.

All of the above subject to all easements, rights of way and restrictions of record, if any.

EXHIBIT C : SCHEDULE OF ROADWAY IMPROVEMENTS

Improvement Needed	Date Needed	Party Responsible	Cost of Improvement	Oak Run Fair Share	Desired LOS
PHASE I 1986-1991					
1. 4-Ln SR 200 I-75 to SW 66	1990	FDOT	\$5,200,000	\$208,000	D - Existing LOS at time of ADA
2. Sgnlize Intr sctn of SR 200 /SW 80th Ave.	1989	FDOT/Marion County	30,000	5,700	C/D Peak Hour
3. Sgnlize Intr sctn of SR 200 /CR 484	1987	FDOT/Marion County	30,000	3,300	C/D
PHASE II & III 1992 - 1997					
1. 4-Ln SR200					
a. SW66/SW80	1993	FDOT	2,600,000	312,000	C/D
b. SW80/SW105	1993	FDOT	1,950,000	175,500	C/D
c. SW105/CR484	1993	FDOT	1,950,000	214,500	C/D
2. Intrsctn Im- prvmnt SR200/ CR484 for sep- ate SB left turn	1992	FDOT/Marion County	13,000	2,340	C/D
3. Intrsctn Im- prvmnt SR200/ CR484 for WB lft trn In and NB lft trn In	1994	FDOT/Marion County	26,000	6,500	C/D

EXHIBIT C : SCHEDULE OF ROADWAY IMPROVEMENTS

Improvement Needed	Date Needed	Party Responsible	Cost of Improvement	Oak Run Fair Share	Desired LOS
PHASE IV 1998-2003					
1. SR200 4 lane frm CR484 to 1 mile south	2002	FDOT	2,600,000	468,000	C/D
2. SR200 6 lane					
a. SW80/66th	1999	FDOT	2,600,000	702,000	C/D
b. SW66/I-75	1998	FDOT	5,200,000	364,000	C/D
3. CR484 4 lane frm SR200 to east proj. entr.	2000	Marion Cty	1,300,000	221,000	C
4. CR484 4 lane					
a. SR200 w. 1mi	2001	Marion Cty.	2,600,000	312,000	C
b. Mtn Ok/I-75	1999		1,300,000	39,000	C
5. Int. Imp. SR 200/CR484, EB l. & r. trn lns WB & NB r. trn lns	1998	FDOT/Marion County	52,000	13,000	C/D
6. Int. Imp. CR 484/SW80, NB lft trn ln	1998	Marion Cty.	13,000	5,590	C
7. Int. Imp. SR 200/SW80, NB r. trn. ln., EB & WB l. & r. trn lns.	1998	FDOT/Marion County	65,000	26,650	C/D
TOTAL COST			27,529,000	3,079,080	

EXHIBIT "D" SCHEDULE OF SITE ACCESS IMPROVEMENTS

Intersection	Improvement	Estimated Cost
- SR-200/North Entrance	- SB left turn storage	\$25,000
	- NB right turn deceleration lane	\$15,000
	- Separate right and left turn lanes on site	\$40,000
	- Dual lanes ingressing the site	\$30,000
	- Signalization	\$30,000
- SR-200/South Entrance	- SB left turn storage	\$25,000
	- NB right turn storage	\$15,000
	- Separate right and left turn lanes on site	\$40,000
	- Dual lanes ingressing the site	\$30,000
	- Signalization	\$30,000
- CR-484/Project Entrance	- Separate SB right turn lane	\$15,000 *
	- Separate WB right turn lane	\$15,000 *
- CR-484/Project Entrance	- Separate SB right turn lane	\$15,000 *
	- Separate WB right turn lane	\$15,000 *
- S.W.-80th/Site Entrance	- Signalization	\$30,000
TOTAL		<u>\$370,000</u>

* The need for these improvements will be studied at the end of each phase to determine if sufficient traffic is present or projected to warrant installation.

ORIGINAL EXHIBIT "B"

COMPOSITE ADA

Oak Run DRI File drawer

FILED IN ~~BOOKCASE IN FRONT HALLWAY COMING INTO~~
~~CLERK'S COMMISSION RECORDS OFFICE.~~

(LARGE BOOKLET ENTITLED: OAK RUN
A DEVELOPMENT OF REGIONAL IMPACT
MARION COUNTY, FLORIDA)

OAK RUN NEIGHBORHOOD 8-B

SECTIONS 35 AND 36, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS:

THAT DEVELOPMENT & CONSTRUCTION CORPORATION OF AMERICA, A FLORIDA CORPORATION, HEREINAFTER REFERRED TO AS "DEDICATOR", HAS CAUSED TO BE MADE THE ATTACHED PLAT OF OAK RUN, NEIGHBORHOOD 8-B, SUBDIVISION OF THE LAND HEREIN DESCRIBED, THAT THE STREET RIGHT-OF-WAY EASEMENTS DESIGNATED HEREON SHALL BE AND REMAIN PRIVATE PROPERTY IN WHICH THE OWNERS OF EVERY LOT, TRACT OR PARCEL CONTAINED IN THIS SUBDIVISION OWN A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR THEMSELVES, THEIR GUESTS AND INVITEES, SUBJECT, HOWEVER, TO ANY LIMITATIONS CONTAINED IN ANY PROTECTIVE DEED COVENANTS IMPOSED UPON THE REAL PROPERTY, THE SUBJECT OF THIS PLAT, AND ALL SANITATION, FIRE, LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICE PERSONNEL AND VEHICLES PROVIDING SERVICES TO THE SUBDIVISION AND THE RESIDENTS THEREIN SHALL HAVE A PERPETUAL RIGHT OF EASEMENT, HEREIN GRANTED, FOR INGRESS AND EGRESS, THAT DRAINAGE RETENTION AREAS AND DRAINAGE EASEMENTS HEREON SHALL BE AND REMAIN PRIVATE PROPERTY, SUBJECT, HOWEVER, TO THE LIMITATION, HEREIN MADE, THAT THE SAME SHALL BE USED FOR THE COLLECTION AND DISPOSAL OF STORM WATER DRAINAGE AND FOR NO USE INCONSISTENT THEREWITH, THAT THE SEWER/WATER EASEMENTS AND UTILITY EASEMENTS SHOWN OR NOTED ON THE PLAT ARE RESERVED EXCLUSIVELY FOR SUCH USES BY THE UTILITIES (MUNICIPAL AND PRIVATE) TO WHOM RIGHTS AND SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST, THAT NEITHER THE EASEMENTS HEREIN GRANTED NOR THE LIMITATIONS HEREIN MADE SHALL CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR MARION COUNTY AND THAT NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENTS OR MAINTENANCE OF THE STREET RIGHT-OF-WAY EASEMENTS, STORM WATER DRAINAGE FACILITIES OR EASEMENTS.

THAT DEDICATOR SHALL FILE IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, RESTRICTIVE DEED COVENANTS TO RUN WITH THE REAL PROPERTY, THE SUBJECT TO THIS PLAT, WHICH SAID PROTECTIVE DEED COVENANTS SHALL PROVIDE THAT THE STREETS, STREET RIGHT-OF-WAY EASEMENTS, DRAINAGE RETENTION AREAS, AND DRAINAGE RIGHTS-OF-WAY, DEPICTED AND NOTED ON THE PLAT SHALL REMAIN IN PRIVATE OWNERSHIP AND SHALL NEVER BE DEDICATED, CONSTRUCTED, IMPROVED, OR MAINTAINED, BY MARION COUNTY OR ANY OTHER PUBLIC BODY.

IN WITNESS WHEREOF THE DEDICATOR, DEVELOPMENT & CONSTRUCTION CORPORATION OF AMERICA, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS PRESIDENT AND SECRETARY, AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED BY ITS SECRETARY ON THIS 27 DAY OF September, 1988, ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

(CORPORATE SEAL)
DEVELOPMENT & CONSTRUCTION CORPORATION OF AMERICA
By K. Ghuman
KABIR GHUMAN, PRESIDENT
ATTEST: Patricia Andrew
SECRETARY

STATE OF FLORIDA,
COUNTY OF MARION,

I HEREBY CERTIFY THAT ON THIS 27th DAY OF September, 1988, BEFORE ME PERSONALLY APPEARED KABIR GHUMAN, PRESIDENT, AND Patricia Andrew, SECRETARY, RESPECTIVELY OF DEVELOPMENT & CONSTRUCTION CORPORATION OF AMERICA, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING, 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 OCALA, MARION COUNTY, FLORIDA, THE DAY AND YEAR LAST AFORESAID.

Carol D. Anderson
NOTARY PUBLIC

MY COMMISSION EXPIRES: February 28, 1993

APPROVAL OF OFFICIALS

APPROVED:
By [Signature]
COUNTY ROAD DEPARTMENT
By Dwight D. Hane
COUNTY RIGHT-OF-WAY DEPARTMENT
By [Signature]
COUNTY ENGINEERING DEPARTMENT
By [Signature]
COUNTY BUILDING DEPARTMENT
By [Signature]
COUNTY ZONING DEPARTMENT
By [Signature]
COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
By [Signature]
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
By [Signature]
COUNTY PLANNING DEPARTMENT

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA DOES HEREBY APPROVE THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS.

ATTEST: [Signature]
FRANCES E. THIGPIN
CLERK OF THE CIRCUIT COURT
[Signature]
THOMAS W. NEEDHAM
CHAIRMAN BOARD OF COUNTY COMMISSIONERS

CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID PLAT WAS FILED FOR RECORD IN PLAT BOOK 1, PAGES 86-91 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AT 4:30PM ON THE 9 DAY OF October, 1988.

By [Signature]
FRANCES E. THIGPIN
CLERK OF CIRCUIT COURT

ASSESSMENT NOTIFICATION

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF PROPERTY SHOWN ON THIS PLAT THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF A CENTRAL WATER SYSTEM AND SEWER SYSTEM AND/OR TRAFFIC SAFETY IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO TURN LANES, BY-PASS LANES AND TRAFFIC SIGNALS. WHEN IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION, SUCH FACILITIES BECOME NECESSARY IN ORDER TO PROTECT THE ENVIRONMENT AND THE HEALTH, SAFETY AND WELFARE OF THE GENERAL PUBLIC.

[Signature]
THOMAS W. NEEDHAM
CHAIRMAN BOARD OF COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF OAK RUN, NEIGHBORHOOD 8-B IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN WERE IN PLACE ON THE 22nd DAY OF SEPT., 1989, AND THAT THIS PLAT COMPLES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND CHAPTER 21-11-6, FLORIDA ADMINISTRATIVE CODE.

FARMER, BARLEY & ASSOCIATES, INC

[Signature]
REGISTERED LAND SURVEYOR
STATE OF FLORIDA NO. 3815



NOTES

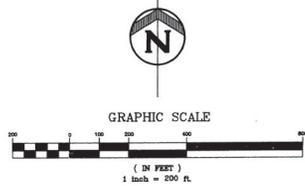
1. THE STREET RIGHT-OF-WAY EASEMENTS DEPICTED HEREON SHALL PROVIDE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES SERVING THE PROPERTY, THE SUBJECT OF THIS PLAT.
2. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES ON THE ATTACHED PLAT. ALL UTILITY COMPANIES SERVING THIS DEVELOPMENT ARE GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES IN THE EASEMENTS.
3. NO LOT OR TRACT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RE-SUBDIVIDED UNLESS PORTIONS THEREOF ARE USED TO INCREASE THE SIZE OF ADJACENT LOTS OR TRACTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY WHICH REPLAT COMPLES WITH THE PROVISIONS OF THE PUBLIC WORKS MANUAL. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
4. PERMANENT CONTROL POINTS (P.C.P.) TO BE SET WITHIN 1 YEAR FROM DATE THIS PLAT IS RECORDED.
5. BEARINGS BASED ON AN ASSUMED MERIDIAN.
6. THIS PLAT CONTAINS: 94 LOTS, 1 TRACT, 0.91 MILES OF ROADWAY (PRIVATE) AND 24.89 ACRES.
7. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, COUNTY PUBLIC WORKS DEPARTMENT AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES, AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
8. THE STREET RIGHT-OF-WAY EASEMENTS, D.R.A.'S DRAINAGE, UTILITY, PEDESTRIAN, INGRESS AND EGRESS, EASEMENTS AND TRACT "D" ARE "COMMON AREAS" AS DEFINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF OAK RUN, NEIGHBORHOOD 8-B, AS RECORDED IN O.R. BOOK , PAGES THRU OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
9. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

OAK RUN NEIGHBORHOOD 8-B

SECTION 35 AND 36, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

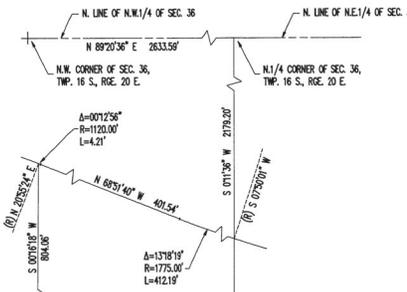
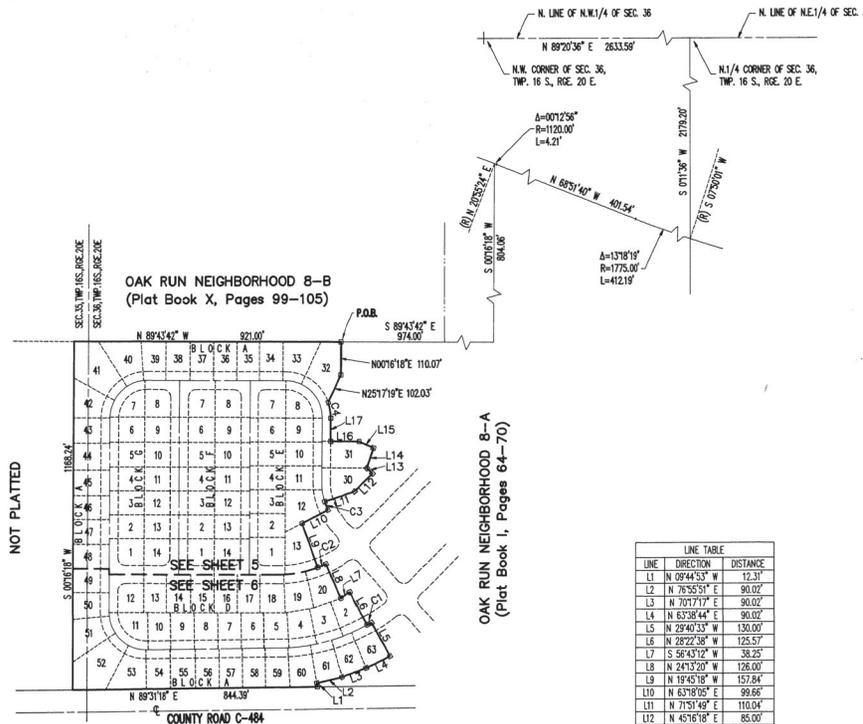
KEY MAP



DESCRIPTION

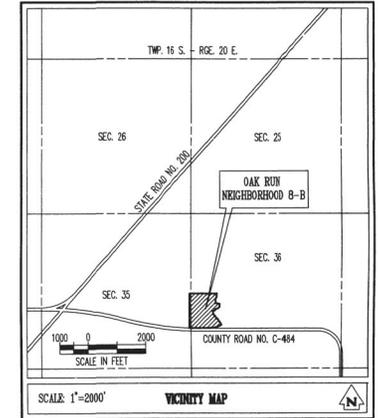
A PARCEL OF LAND IN SECTIONS 35 & 36, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 36; RUN THENCE N89°20'36"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 36 A DISTANCE OF 2633.59 FEET TO THE NORTH 1/4 CORNER OF SECTION 36; THENCE S07°13'57"W ALONG THE EAST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 2179.20 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF OAK RUN NEIGHBORHOOD 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 21 THROUGH 27, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1775.00 FEET TO WHICH RADIAL LINE BEARS S07°50'01"W RUN THENCE NORTHWESTERLY 412.19 FEET ALONG THE ARC OF SAID CURVED BOUNDARY OF OAK RUN NEIGHBORHOOD 7 THROUGH A CENTRAL ANGLE OF 13°18'19" TO THE END OF SAID CURVE; THENCE CONTINUE ALONG THE NORTHERLY AND WESTERLY BOUNDARIES OF OAK RUN NEIGHBORHOOD 7 WITH THE FOLLOWING COURSES: RUN N85°14'47"W 401.54 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1120.00 FEET; THENCE NORTHWESTERLY 4.21 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°02'56"; THENCE LEAVING SAID CURVE RUN S07°16'18"W 804.06 FEET TO THE NORTH BOUNDARY OF OAK RUN NEIGHBORHOOD 8-A ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 64 THRU 70, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID NORTH BOUNDARY OF OAK RUN NEIGHBORHOOD 8-A RUN N89°43'42"W 974.00 FEET FOR THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE SOUTH BOUNDARY OF TRACT 77, OAK RUN NEIGHBORHOOD ONE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK X PAGES 99 THROUGH 105, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING CONTINUE N89°43'42"W ALONG SAID SOUTH BOUNDARY OF TRACT 77 921.00 FEET; RUN S07°16'18"W 1168.24 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD C-484; SAID RIGHT-OF-WAY LINE BEING 75.00 FEET NORTH (BY PERPENDICULAR MEASUREMENT) OF THE CENTERLINE OF COUNTY ROAD C-484; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE RUN N89°31'18"E 844.39 FEET TO THE WESTERLY BOUNDARY OF AFORESAID OAK RUN NEIGHBORHOOD 8-A; THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN ALONG THE WESTERLY BOUNDARY OF OAK RUN NEIGHBORHOOD 8-A WITH THE FOLLOWING COURSES: RUN N04°34'51"W 12.31 FEET; THENCE N76°55'51"E 90.02 FEET; THENCE N70°17'17"E 90.02 FEET; THENCE N63°38'44"E 90.02 FEET; THENCE N29°40'33"W 130.00 FEET TO A POINT ON A CURVE; SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 646.91 FEET TO WHICH A RADIAL LINE BEARS S29°43'25"E; THENCE SOUTHWESTERLY 14.66 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°17'55"; THENCE LEAVING SAID CURVE RUN N28°22'38"W ALONG A RADIAL LINE 125.57 FEET; THENCE S56°43'12"W 38.25 FEET; THENCE N24°13'20"W 126.00 FEET TO A POINT ON A CURVE; SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 400.00 FEET TO WHICH A RADIAL LINE BEARS S24°32'07"E; THENCE RUN SOUTHWESTERLY 31.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°42'02"; THENCE LEAVING SAID CURVE RUN N19°45'18"W ALONG A RADIAL LINE 157.84 FEET; THENCE N63°18'02"E 99.66 FEET TO A POINT ON A CURVE; SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET TO WHICH A RADIAL LINE BEARS S67°19'05"W; THENCE RUN NORTHWESTERLY 29.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°13'44"; THENCE LEAVING SAID CURVE RUN N75°14'49"E ALONG A RADIAL LINE 110.04 FEET; THENCE N46°19'16"E 85.00 FEET; THENCE N44°54'47"W 25.89 FEET; THENCE N17°29'52"E 70.83 FEET; THENCE N45°29'51"W 52.00 FEET; THENCE N89°43'42"W 100.00 FEET; THENCE N00°16'18"E 77.62 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 155.00 FEET; THENCE RUN NORTHWESTERLY 53.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°47'03"; THENCE ALONG A NON-TANGENT LINE RUN N25°17'19"E 102.03 FEET; THENCE N00°16'18"E 110.07 FEET TO THE POINT OF BEGINNING.



LINE	DIRECTION	DISTANCE
L1	N 08°44'53" E	12.31
L2	N 76°55'51" E	90.02
L3	N 70°17'17" E	90.02
L4	N 63°38'44" E	90.02
L5	N 29°40'33" W	130.00
L6	N 28°22'38" W	125.57
L7	S 56°43'12" W	38.25
L8	N 24°13'20" W	126.00
L9	N 19°45'18" W	157.84
L10	N 63°18'02" E	99.66
L11	N 75°14'49" E	110.04
L12	N 45°18'16" E	85.00
L13	N 44°54'47" W	25.89
L14	N 17°29'52" E	70.83
L15	N 63°29'51" W	52.00
L16	N 89°43'42" W	100.00
L17	N 00°16'18" E	77.62

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	646.91	14.66	7.33	14.66	S 60°58'25" W	017°55"
C2	400.00	31.19	15.60	31.18	S 88°00'41" W	04°28'02"
C3	200.00	29.89	14.97	29.86	N 22°50'17" W	08°13'44"
C4	155.00	53.52	27.03	53.26	N 09°37'13" W	19°47'03"



LEGEND	
□ P.R.M.	INDICATES PERMANENT REFERENCE MONUMENT SET (NO. 1571)
⊠ P.R.M.	INDICATES PERMANENT REFERENCE MONUMENT FOUND (NO.)
● P.C.P.	INDICATES PERMANENT CONTROL POINT
P.C.	INDICATES POINT OF CURVE
P.T.	INDICATES POINT OF TANGENT
P.R.C.	INDICATES POINT OF REVERSE CURVE
P.C.C.	INDICATES POINT OF COMPOUND CURVE
P.I.	INDICATES POINT OF INTERSECTION
R	INDICATES RADIUS
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
L	INDICATES LENGTH OF ARC
T	INDICATES TANGENT
C.B.	INDICATES CHORD BEARING
CH	INDICATES CHORD
C/L	INDICATES CENTERLINE
(R)	INDICATES RADIAL LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
D.R.A.	INDICATES DRAINAGE RETENTION AREA
L3	INDICATES REFERENCE TO LINE TABLE
C3	INDICATES REFERENCE TO CURVE TABLE
SEC.	INDICATES SECTION
TWP.	INDICATES TOWNSHIP
RGE.	INDICATES RANGE
N	INDICATES NORTH
E	INDICATES EAST
S	INDICATES SOUTH
W	INDICATES WEST
I.E.	INDICATES AN EASEMENT FOR INGRESS AND EGRESS
P.O.B.	INDICATES POINT OF BEGINNING
R/W	INDICATES RIGHT-OF-WAY
L.S.S.	INDICATES LIFT STATION SITE

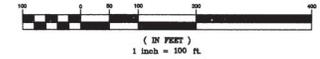
OAK RUN NEIGHBORHOOD 8-B

SECTION 35 AND 36, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

CENTERLINE CONTROL

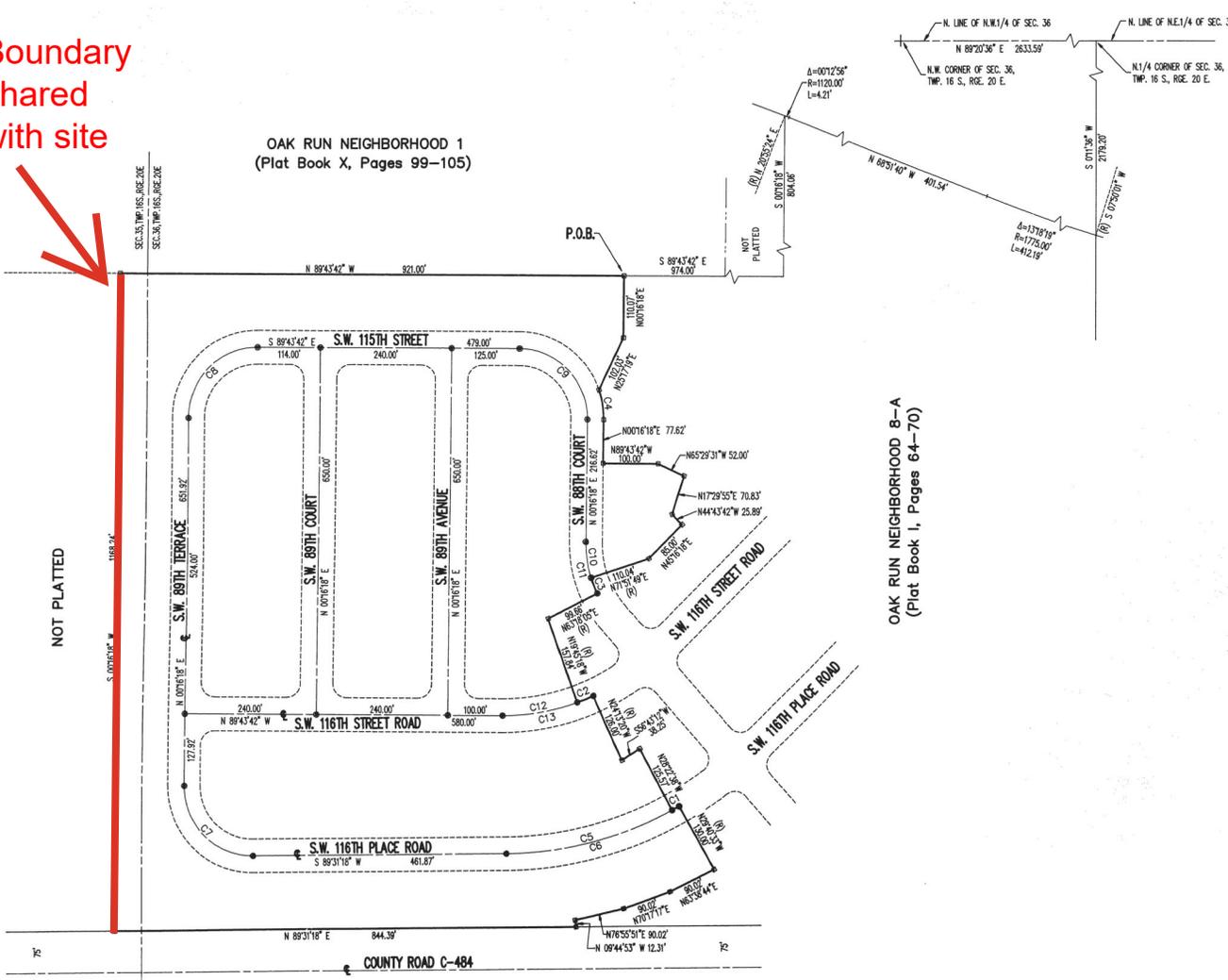


GRAPHIC SCALE



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	646.91'	14.66'	7.33'	14.66'	N 69°58'25" E	017°55'
C2	400.00'	31.19'	15.60'	31.18'	N 68°00'41" E	04°28'02"
C3	200.00'	29.89'	14.97'	29.86'	S 22°25'03" E	08°33'44"
C4	155.00'	53.52'	27.03'	53.26'	N 69°37'13" W	19°47'03"
C5	646.91'	315.00'	160.69'	311.90'	N 75°34'20" E	27°53'56"
C6	646.91'	328.66'	168.49'	326.11'	N 74°55'23" E	29°11'51"
C7	125.00'	197.99'	126.65'	177.93'	S 45°06'12" E	90°45'00"
C8	125.00'	197.92'	126.00'	178.19'	S 45°16'18" W	90°00'00"
C9	125.00'	196.35'	125.00'	176.78'	N 44°43'42" W	90°00'00"
C10	200.00'	64.26'	32.41'	63.98'	S 69°55'37" E	18°24'29"
C11	200.00'	94.14'	47.96'	93.29'	S 13°12'48" E	26°58'13"
C12	400.00'	139.81'	70.63'	139.10'	N 80°15'30" E	20°01'36"
C13	400.00'	171.00'	86.83'	169.70'	N 78°01'29" E	24°29'38"

Boundary shared with site



OAK RUN NEIGHBORHOOD 1
(Plat Book X, Pages 99-105)

OAK RUN NEIGHBORHOOD 8-A
(Plat Book 1, Pages 64-70)

NOT PLATTED

NOT PLATTED

75

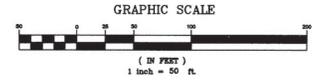
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COUNTY ROAD C-484

OAK RUN NEIGHBORHOOD 8-B

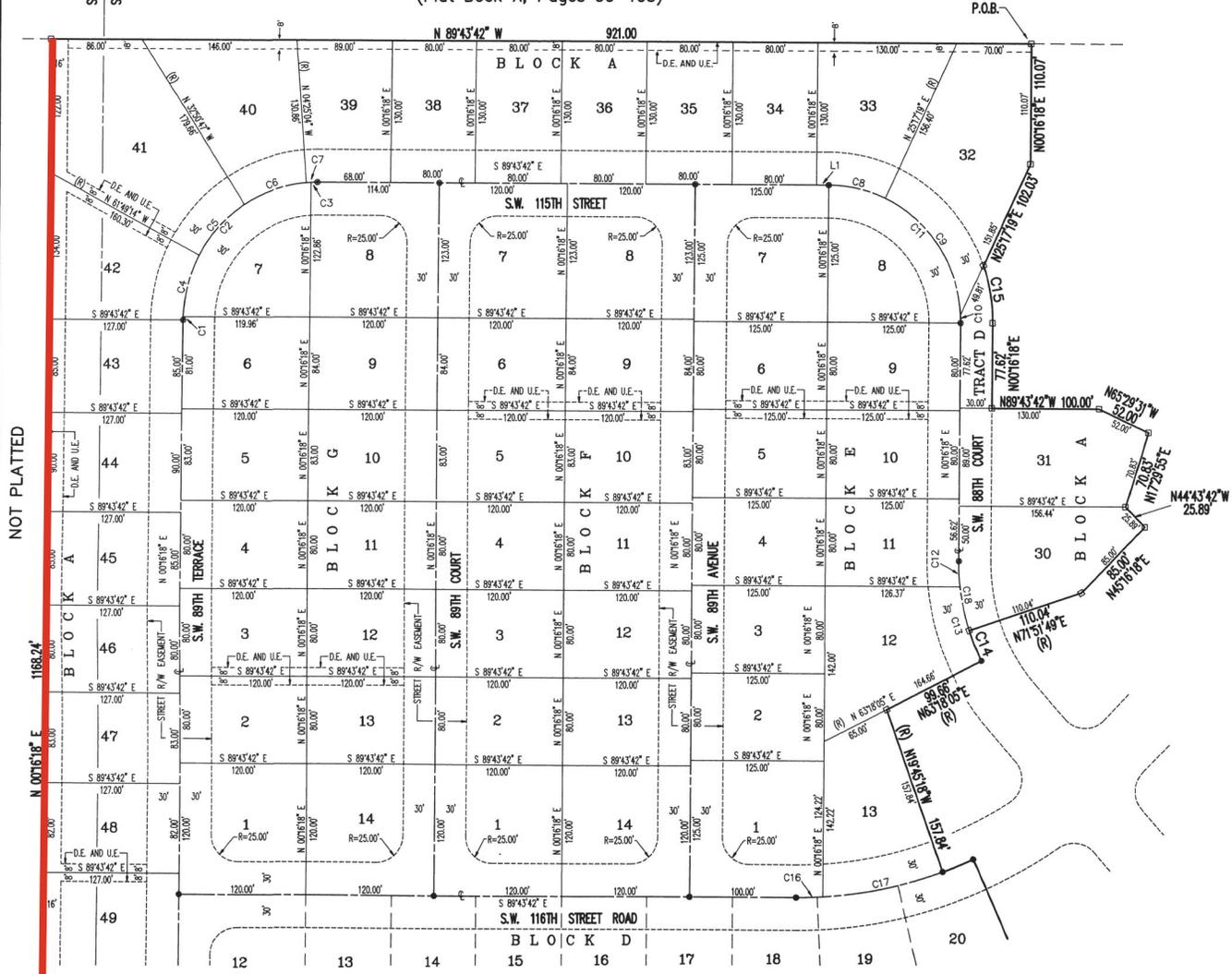
SECTION 35 AND 36, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

OAK RUN NEIGHBORHOOD 1
(Plat Book X, Pages 99-105)



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	126.00	3.00	1.50	3.00	N 00°57'14" E	01°21'52"
C2	126.00	188.92	117.30	171.71	N 44°35'21" E	85°54'23"
C3	126.00	8.00	3.00	8.00	N 88°54'25" E	02°43'46"
C4	126.00	61.37	31.31	60.77	N 14°13'32" E	27°54'28"
C5	126.00	63.72	32.56	63.04	N 42°39'59" E	28°58'27"
C6	126.00	62.52	31.92	61.88	N 71°22'04" E	28°25'43"
C7	126.00	10.31	5.16	10.31	N 87°55'37" E	04°41'22"
C8	126.00	54.58	27.73	54.15	S 77°13'12" E	25°01'01"
C9	126.00	134.44	74.55	128.06	S 33°53'57" E	61°37'28"
C10	126.00	7.33	3.66	7.33	S 01°42'27" E	03°21'51"
C11	126.00	196.35	125.00	176.78	S 44°43'42" E	90°00'00"
C12	200.00	23.44	11.73	23.42	S 03°05'07" E	06°42'51"
C13	200.00	70.71	35.73	70.34	S 16°34'14" E	20°15'22"
C14	200.00	29.89	14.97	29.85	N 22°25'03" W	08°35'44"
C15	155.00	53.52	27.03	53.26	N 09°37'13" W	19°47'03"
C16	400.00	23.02	12.51	23.01	N 88°28'48" E	03°35'00"
C17	400.00	114.80	57.80	114.40	N 78°28'00" E	16°26'36"
C18	200.00	64.26	32.41	63.98	S 08°55'57" E	18°24'29"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°43'42" E	11.00



SEE SHEET 6 OF 6 FOR CONTINUATION

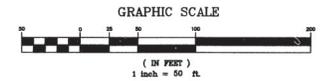
OAK RUN NEIGHBORHOOD 8-A
(Plat Book 1, Pages 64-70)

NOTICE: There may be additional easements that are not recorded on this plat that may be found in the public records of this County.

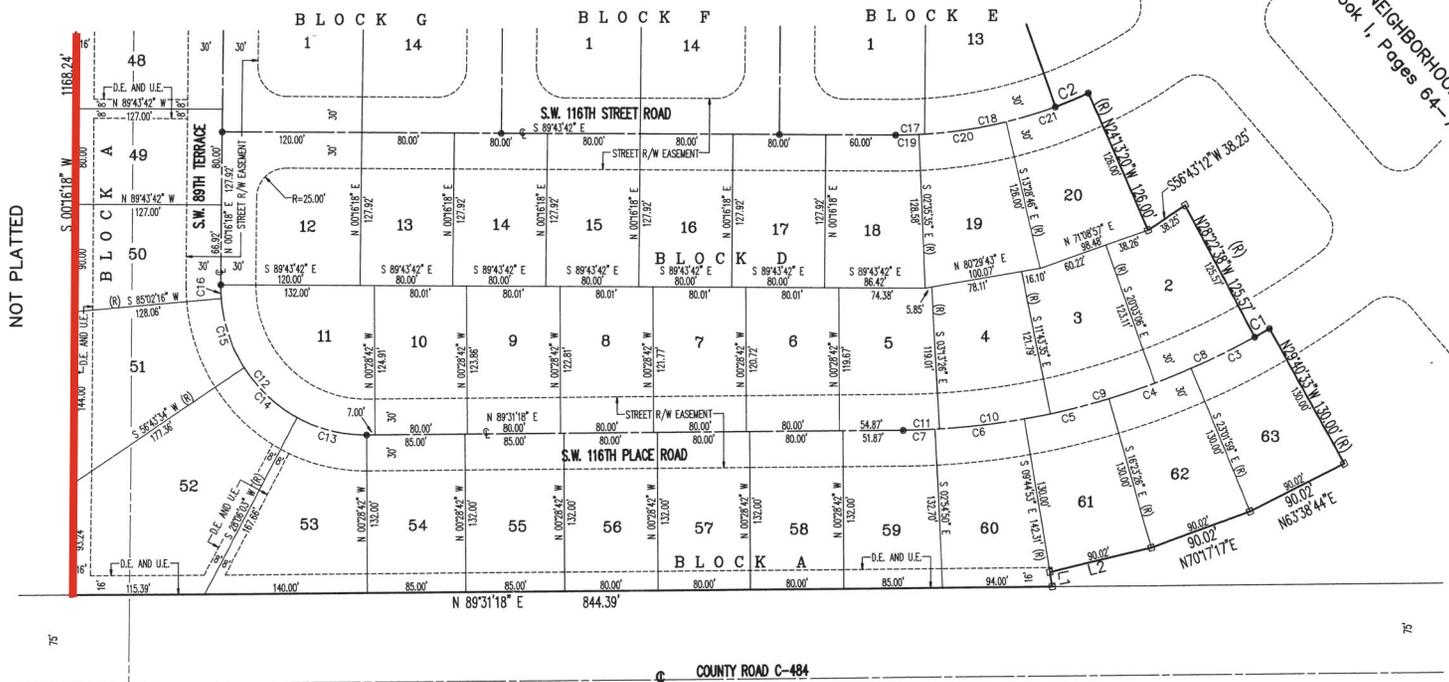
OAK RUN NEIGHBORHOOD 8-B

SECTION 35 AND 36, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

SEE SHEET 5 OF 6 FOR CONTINUATION



OAK RUN NEIGHBORHOOD 8-A
(Plat Book 1, Pages 64-70)



NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

NOT PLATTED

SEC. 35, TWP. 16S., RGE. 20E.
SEC. 36, TWP. 16S., RGE. 20E.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	646.91'	14.66'	7.33'	14.66'	S 67°58'25" W	0117°55'
C2	400.00'	31.19'	15.60'	31.18'	S 68°00'41" W	0428°02'
C3	646.91'	75.00'	37.54'	74.96'	S 63°38'44" W	0638°33'
C4	646.91'	75.00'	37.54'	74.96'	S 70°17'17" W	0638°33'
C5	646.91'	75.00'	37.54'	74.96'	S 76°55'51" W	0638°33'
C6	646.91'	77.16'	38.63'	77.02'	S 83°40'09" W	0650°03'
C7	646.91'	23.50'	13.75'	23.50'	S 88°18'14" W	0228°08'
C8	646.91'	94.00'	47.00'	93.92'	S 65°47'08" W	0819°31'
C9	646.91'	94.00'	47.00'	93.92'	S 74°06'59" W	0819°31'
C10	646.91'	96.00'	48.00'	95.91'	S 82°31'29" W	0830°09'
C11	646.91'	31.00'	15.50'	31.00'	S 88°08'56" W	0244°44'
C12	125.00'	197.99'	126.65'	177.93'	S 45°36'12" E	96°45'00'
C13	125.00'	62.25'	31.84'	61.71'	N 78°11'59" W	2834°45'
C14	125.00'	62.45'	31.89'	61.80'	N 47°35'12" W	2837°30'
C15	125.00'	61.77'	31.53'	61.14'	N 19°07'05" W	2818°42'
C16	125.00'	11.42'	5.71'	11.41'	N 02°20'43" W	0514°02'
C17	400.00'	25.02'	12.51'	25.01'	N 88°28'48" E	0335°00'
C18	400.00'	114.80'	57.80'	114.40'	N 78°28'00" E	1628°36'
C19	400.00'	20.00'	10.00'	20.00'	N 88°50'14" E	0251°53'
C20	400.00'	76.00'	38.11'	75.88'	N 81°51'50" E	1053°10'
C21	400.00'	75.00'	37.61'	74.88'	N 71°08'57" E	1044°35'

LINE	BEARING	DISTANCE
L1	N 02°44'53" W	12.31'
L2	N 76°55'51" E	90.02'



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

July 20, 2025

MARION COUNTY GROWTH SERVICES DEPARTMENT
KEN WEYRAUCH
2710 E SILVER SPRINGS BLVD
OCALA, FL 34470

SUBJECT: STAFF REVIEW COMMENTS LETTER
PROJECT NAME: COMMERCIAL SITE AREA 7000-000-000
PROJECT #2025050007
APPLICATION: COMP PLAN SMALL SCALE MAP AMENDMENT #32806

Dear Ken:

Below are the reviewers' comments for the above referenced project. This project has been scheduled for review by staff on Thursday, July 20, 2025.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Comp Plan Small Scale Map Amendment
STATUS OF REVIEW: INFO

REMARKS: Stormwater is not opposed to the small-scale comprehensive plan amendment. The applicant proposes to change the current land use from HR to COM to match the current use and PUD. Stormwater has no objections. Please ensure LDC 6.13 is met with the Improvement Plans.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Comp Plan Small Scale Map Amendment
STATUS OF REVIEW: INFO

REMARKS: 6/2/25 – DENIED: The existing Oak Run DRI Master Plan indicates this area is reserved for site support systems and not commercial as requested. No traffic information was provided with this application, preventing a comprehensive evaluation of the traffic impacts.

DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Comp Plan Small Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: N/A

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Comp Plan Small Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: Approved

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Comp Plan Small Scale Map Amendment

STATUS OF REVIEW: INFO

REMARKS: N/A

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Comp Plan Small Scale Map Amendment

STATUS OF REVIEW: INFO

REMARKS: no comment

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Comp Plan Small Scale Map Amendment

STATUS OF REVIEW: INFO

REMARKS: The property is located within the Oak Run Neighborhood, which is served by Marion County Utility water and sewer services. If any change of use is proposed as part of the project, capital charges for the parcel will need to be recalculated accordingly.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Comp Plan Small Scale Map Amendment

STATUS OF REVIEW: INFO

REMARKS: Zoning review will be conducted at the time of the reporting process.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Comp Plan Small Scale Map Amendment

STATUS OF REVIEW: INFO

REMARKS: This item remains as NO until BCC grants approval: Two public hearings are required for this application: 1) By the Planning & Zoning commission; and 2) By the Board of County Commissioners. The BCC will approve or disapprove the request.

HR to COM. Zoning: PUD. 9.13 acre.

Staff preliminary review only. Planning review will be conducted during staff analysis and report writing.

If you have any questions, please contact the Development Review Team at (352) 671-8682.

Sincerely,

The Development Review Team

A. Sign



B. Views along W. CR Hwy 484 - looking east then clockwise to west.

1.



2.



3.



4.



5.



6. Entry gate to site.



C. View of homes Oak Run homes backing up to the site from the SW 116th Street Road and SW 89th Terrace intersection, looking south to north.

1.



2.



3.



4.



D. Views from Oak Run internal roadway - SW 89th Terrace - looking west to site between homes, moving from south at SW 116th Place Road north to SW 115th Street.

Photo Guide



1. (View between homes to Hwy 484 south of DRA - 8980 SW 116th Place Road on left, SW 11680 SW 89th Terrace on right.)



2A. 11660 SW 89th Terrace on left, 11640 SW 89th Terrace on right.



2B.



3. 11640 SW 89th Terrace on left, 11620 SW 89th Terrace on right.



4. 11620 SW 89th Terrace on left, 11598 SW 89th Terrace on right.



5A. 11598 SW 89th Terrace on left, 11590 SW 89th Terrace on right.



5B.



6. 11590 SW 89th Terrace on left, 11576 SW 89th Terrace on right.



7. 11570 SW 89th Terrace on left, 11556 SW 89th Terrace on right.



8. 11556 SW 89th Terrace on left, 11542 SW 89th Terrace on right.



9. 11528 SW 89th Terrace on left, 11514 SW 89th Terrace on right.





Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2025-20103

Agenda Date: 8/18/2025

Agenda No.: 1.1.2.

SUBJECT:

25-S11 - Jennifer Ellenburg, Small Scale Land Use Change from High Residential (HR) to Medium Residential (MR), 3.85 Acres, Parcel Account Number 9024-0000-01, No Address Assigned

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Clymer Farner Barley, Inc., on behalf of the property owner, Jennifer Ellenburg, has applied for a small-scale future land use map amendment to change the future land use designation of a ±3.85-acre parcel generally located at the intersection of 7900 BLK Juniper Rd and 100 BLK Walnut Rd from High Residential (HR) to Medium Residential (MR). This request is made pursuant to the provisions of Land Development Code (LDC) Division 2.3 - Comprehensive Plan Amendment. As provided by the Applicant, the proposed use is intended to be five (5) single-family residential lots.

The subject property is Tract A-T in Silver Springs Shores Unit 24. It is located inside of the Urban Growth Boundary and has a Single-Family Dwelling (R-1) zoning classification. The proposed MR land use designation allows a density of 1-to-4 dwelling units per. The property is located within the County's Primary Springs Protection Overlay Zone. There are no concurrent applications associated with this rezoning request, nor are there any code enforcement cases related to the subject property.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Staff recommends approval. Planning and 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**

Public Hearing Dates	P&Z: 07/28/2025	BCC: 08/18/2025
Case Number	25-S11	
CDP-AR	32895	
Type of Case: Small-Scale Comprehensive Plan Amendment	<i>Future Land Use Designation Change:</i> FROM: <u>High Residential (HR)</u> TO: <u>Medium Residential (MR)</u>	
Owner	Jennifer Ellenburg	
Applicant	Clymer Farner Barley, Inc. c/o Beau Clymer	
Street Addresses	No site address assigned. Generally located at intersection of 7900 BLK Juniper Rd and 100 BLK Walnut Rd	
Parcel Numbers	9024-0000-01	
Property Size	±3.85 acres	
Subdivision	Silver Springs Shores Unit 24 (recorded 08/11/1970)	
Existing Future Land Use	High Residential (HR)	
Zoning Classification	Single-Family Dwelling (R-1)	
Overlay Zones / Special Areas	In Urban Growth Boundary (UGB); In Primary Springs Protection Overlay Zone (P-SPOZ);	
Staff Recommendation	APPROVAL	
P&ZC Recommendation	APPROVAL (5-0) ON CONSENT	
Related Cases	N/A	
Code Cases	N/A	
Project Planner	Erik Kramer	

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 (LDC) 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, be compatible with the surrounding uses, and not adversely affect the public interest.

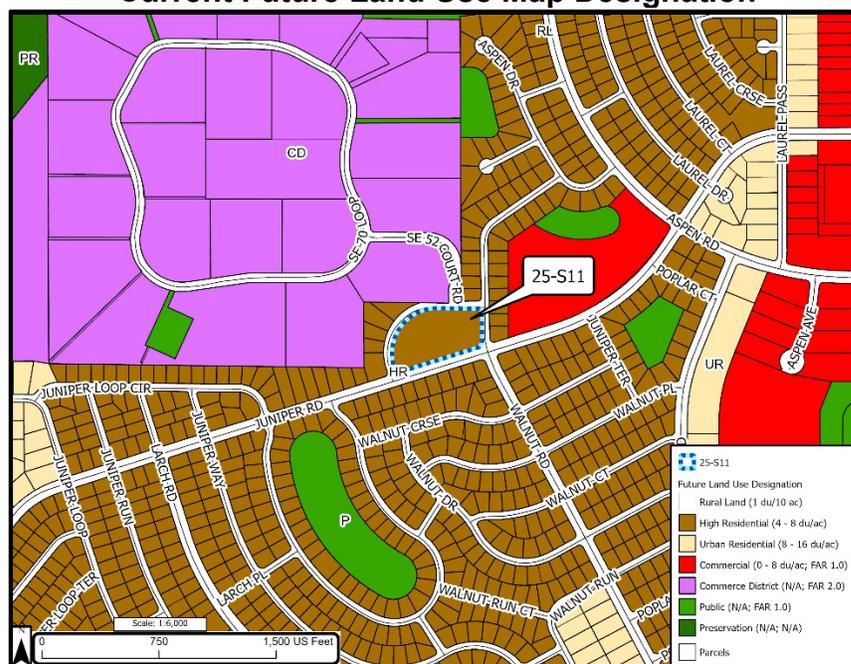
III. NOTICE OF PUBLIC HEARING

Notice of public hearing was mailed to thirty-seven (37) property owners within 300 feet of the subject property on July 11, 2025, pursuant to LDC Section 3.5.3.B(2) (see Attachment B). A public hearing notice sign was posted on the property July 11, 2025, pursuant to LDC Section 3.5.3.B(1)(a) (see Attachment D). A notice of public hearing for the Planning & Zoning Commission hearing was published in the Ocala Star-Banner on July 14, 2025, pursuant to LDC Section 3.5.3.A and 3.5.3.B(1)(b). Evidence of the public hearing notices are on file with the Growth Services Department and are incorporated herein by reference. As of the date of the initial distribution of this Staff Report, no written correspondence in support of or in opposition to the amendment has been received.

IV. BACKGROUND/PROPERTY HISTORY

A. *FLUMS history.* Figure 2 displays the current FLUMS designation of the subject property along with that of the surrounding properties. The subject property has a High Residential (HR) future land use designation which allows residential density between 4 to 8 dwelling units per acre. The property owner seeks to amend the property's future land use designation to Medium Density (MR) which would allow the owner to develop between 1 to 4 dwelling units per acre. There are no historical records for land use amendments associated with this property.

Figure 2
Current Future Land Use Map Designation



**Figure 5
Existing and Surrounding Land Uses**

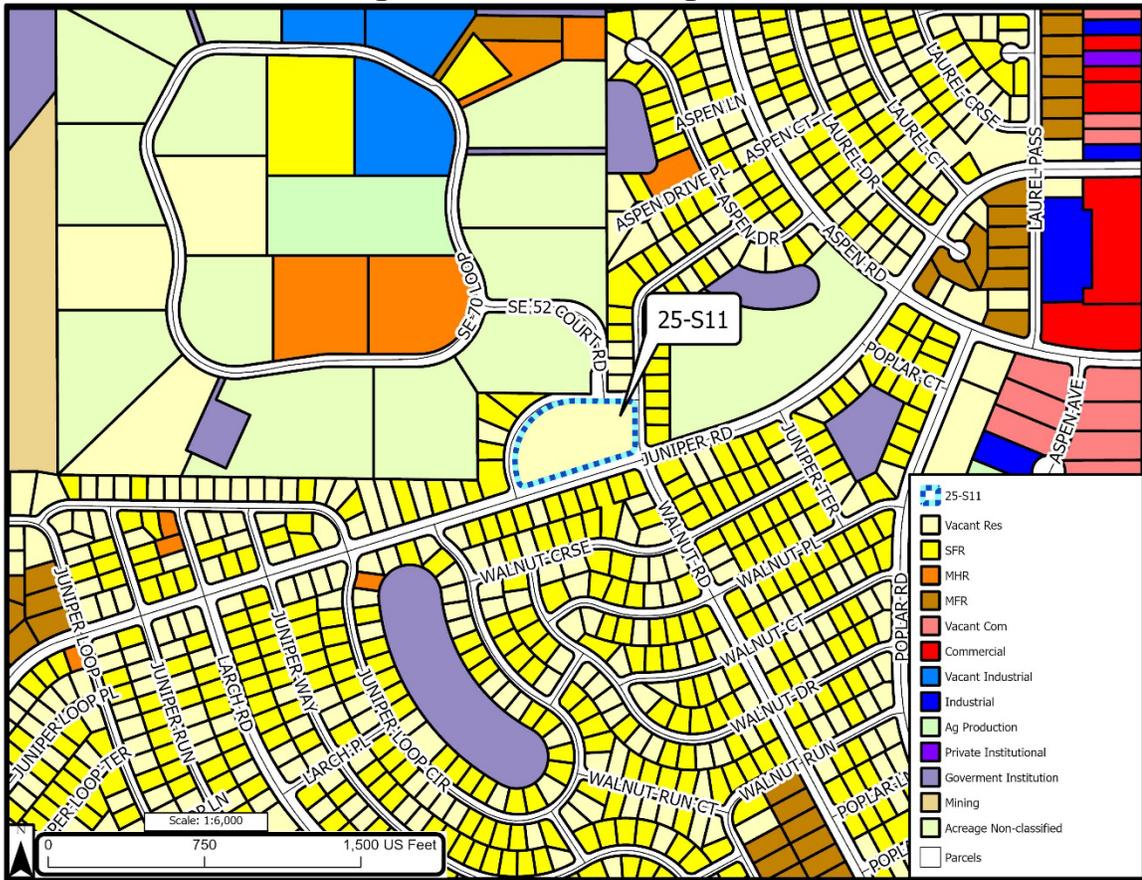


Table A, below, displays the FLUMS, Zoning Classification, and existing uses on the subject site and surrounding uses.

TABLE A. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning Classification	Existing Use Per MCPA Property Code
Subject Property	High Residential (HR)	Single Family Dwelling (R-1)	Vacant Residential
North	High Residential (HR) & Commerce District (CD)	Single Family Dwelling (R-1) & General Agriculture (A-1)	Single Family Residences & Non-Classified Acreage
South	High Residential (HR)	Single Family Dwelling (R-1)	Single Family Residences
East	High Residential (HR)	Single Family Dwelling (R-1)	Single Family Residences
West	High Residential (HR)	Single Family Dwelling (R-1)	Single Family Residences

TABLE B. Density Comparison			
Site FLUMS	Density Range	Minimum Density	Maximum Density
Existing HR on ±3.85 acres	(4 to 8 DU/AC)	15 homes	30 homes
Requested MR on ±3.85 acres	(1 to 4 DU/AC)	3 homes	15 homes
Applicant's Proposed Lot Layout		Intended DU/AC	Intended Density
See Attachment A Pages A-2 & A-4		1.3 DU/AC	5 homes

In summary, staff finds that the proposed small scale land use amendment is **compatible** with the character of the surrounding area.

VI. ANALYSIS

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

A. *Consistency with the Marion County Comprehensive Plan*

1. Future Land Use Element (FLUE).

- a. 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:
 1. Promote the conservation and preservation of natural and cultural resources;
 2. Support and protect agricultural uses;
 3. Protect and enhance residential neighborhoods while allowing for mixed use development within the county;
 4. Strengthen and diversify the economic base of the County;
 5. Promote development patterns that encourage an efficient mix and distribution of uses to meet the needs of the residents throughout the county;
 6. Ensure adequate service and facilities to timely serve new and existing development;
 7. Protect and enhance the public health, safety, and welfare; and
 8. Protect private property rights.

Analysis: This land use amendment is consistent with item 1 and 6 of FLUE Goal 1. The requested land use change from HR to MR would promote the conservation of Silver Springs's integrity

by lowering the density in the Primary Springs Protection Overlay Zone, particularly at a time when central utilities are not available. While this change lowers the overall density of the site, it still permits infill development of urban residential uses within the Urban Growth Boundary. This new development can use existing roadway infrastructure and municipal services. Additionally, the lower density under MR future land use reduce the impact on Marion County's ability to provide adequate service and facilities to existing development within Silver Springs Shores Unit 24 and the surrounding area.

The application is **consistent** with FLUE Goal 1.

- b. FLUE Policy 1.1.1: Marion County Planning Principles - The County shall rely upon the following principles to guide the overall planning framework and vision for the County:
1. Preserve, protect and manage the County's valuable natural resources.
 2. Recognize and protect the rural equestrian and agricultural character as an asset of the County's character and economy while providing clear, fair and consistent standards for the review and evaluation of any appropriate future development proposals.
 3. Support the livability of the existing cities and towns in the County by planning for the logical extension of development in a manner that enhances the scale, intensity and form of these areas through the introduction of sustainable smart growth principles and joint planning activities.
 4. Support economic development through government practices that place a priority on public infrastructure necessary to attract such activities and that foster a local economic development environment that is conducive to the creation and growth of new businesses, the expansion of existing businesses, and is welcoming to private entrepreneur activities.

Analysis: Infill development involves developing vacant or underused parcels of land within existing urban areas that already have established infrastructure and development. The proposed land use change for this site would enable residential infill development on larger lots than the typical quarter-acre lots in the Silver Springs Shores Unit 24 subdivision. Infill development can enhance the livability of the local neighborhoods and overall Marion County community by increasing the customer base for local businesses, optimizing the use of public and Municipal Service Taxing Unit dollars for infrastructure improvements, and helping to reduce outward urban sprawl into rural areas and environmentally sensitive areas. The application is **consistent** with FLUE Policy 1.1.1.

- c. FLUE Policy 2.1.18: Medium Residential (MR) - This land use designation is intended to recognize areas suited for primarily single-family residential units within the Urban Growth Boundary, Planned

Service Areas, and Urban Area. However, the designation allows for multi-family residential units in certain existing

developments along the outer edges of the Urban Growth Boundary or Urban Area. The density range shall be from one (1) dwelling unit per one (1) gross acres to four (4) 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 proposed land use change seeks to establish a Medium Residential designation in an area primarily characterized by a High Residential designation. Silver Springs Shores Unit 24 is within the UGB and the surrounding future land use designations include Urban Area uses such as, High Residential, Urban Residential, Commercial, and Commerce District (see Figure 6). Medium Residential is intended for areas suited primarily for single-family residential units. Most of the surrounding developed properties are currently used for single family residential according to the Marion County Property Appraiser (see Figure 5). The application is **consistent** with FLUE Policy 2.1.19.

- d. FLUE Policy 5.1.2 on Review Criteria – Changes to the 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 decide 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: A market demand and necessity for change analysis was not provided for the request; however, the requested MR designation would allow the Applicant to provide the intended five (5) homes at a density below what is currently allowed in HR. The requested MR designation would decrease the traffic demands on the surrounding transportation system. The residential uses allowed under MR are compatible with the residential character of the surrounding area. Reducing the potential density would create a transitional buffer between existing agricultural uses and future Commerce District development in the Rolling Oak Acre subdivision. Additionally, since there are no existing central water or sewer connections nearby, the lower density would reduce the number of individual on-site wells and septic systems within the Primary Springs Protection Overlay Zone. The application is **consistent** with FLUE Policy 5.1.2.

- e. FLUE Policy 5.1.3: Planning & Zoning Commission (P&Z) - 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: This application is scheduled to appear in front of the Planning & Zoning Commission on July 28, 2025. This application is **consistent** with FLUE Policy 5.1.3.

- f. FLUE Policy 5.1.4: Notice of Hearing - 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.

- g. FLUE Policy 7.4.7: Central Water and Wastewater Service – Central wastewater facilities shall be the preferred method of wastewater treatment for all development in an SPOZ in accordance to Policy 7.2.8 of this element and central water facilities shall be the preferred method of providing water supply.

Where regional and sub-regional centralized wastewater facilities are not available, alternative wastewater facilities, including package plants and community cluster systems, may be used. The County shall establish criteria in its LDC for determining when connection to an existing centralized facility is required, and when

construction of an alternative wastewater facility may be permitted. Consideration shall be given to such factors as project type, size, density, location and other relevant factors. All new and expanded facilities shall comply with the treatment and disposal standard established pursuant to Policy 1.6.1 of the Wastewater Element.

Analysis: The property lies within the City of Belleview's utility service area and the Primary Springs Protection Overlay Zone. The developer intends to provide on-site septic systems (see Attachment A, page A-2), which, due to the property's location within Primary Springs Protection Overlay Zone, are expected to provide enhanced nitrogen filtration. The homes may be expected to connect to the City of Belleview's central utility system at the time of development, subject to Belleview's connection requirements, or when utilities become available in the area.

The application is **consistent** with FLUE Policy 6.1.3.

2. Transportation Element (TE)
 - a. TE Policy 2.1.4: Determination of Impact - All proposed development shall be evaluated to determine impacts to adopted LOS standards.

Analysis: The applicant did not provide a traffic methodology or traffic study for the potential maximum buildout of the amendment's proposed Medium Residential land use designation. However, the County's traffic engineer staff recommended approval because the proposed land use "will result in fewer trips than the current High Residential land use" (see attachment C).

The site is bounded by Juniper Road to the south, Walnut Trail to the north/west, and Walnut Road to the east. The Federal Highway Administration and the Florida Department of Transportation classify Juniper Road as an Urban Minor Collector roadway and Marion County's Office of County Engineer classifies Walnut Trail and Walnut Road as Subdivision Local roadways. These streets do not have an assigned Level of Service standard. As supported by the trip generation analysis in Table C, the proposed land use change would lower this site's development impact on nearby major roadways, such as Maricamp Road and State Road 35.

Traffic engineer staff stated that "driveways for each lot must access Walnut Road or Walnut trail and must comply with corner lot driveway restrictions" (see Attachment C). Attachment A, page A-2, indicates driveways will only access Walnut Road or Walnut Trail, the driveways will not access Juniper Road. The driveway placement will be further reviewed as part of the replatting process.

Based on the existing R-1 zoning, only detached single-family homes are permitted. The peak hour trip generation per single-family

detached unit is 0.94 trips, according to the Institute of Transportation Engineers (version 11).

Single family attached and multi-family housing are not permitted; therefore, are excluded from the trip generation analysis in Table C below. The proposed land use amendment from HR to MR reduces the maximum trip potential by 14 trips.

Land Use & Density Range	Minimum Density & Expected Peak Hour Trips	Maximum Density & Expected Peak Hour Trips
Existing: HR (4 to 8 DU/AC)	15 homes 14 trips	30 homes 28 trips
Proposed: MR (1 to 4 DU/AC)	3 homes 3 trips	15 homes 14 trips
Intended DU/AC	Intended Density & Expected Peak Hour Trips	
1.3 DU/AC	5 homes 5 trips	

Based on Based on the above findings, the application is **consistent** with TE Policy 2.1.4.

3. Sanitary Sewer Element (SSE)
 - a. SSE Policy 1.1.1: "The LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre 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."

Analysis: The level of service standard for residential is 110 gallons per person per day. The Bureau of Economic and Business Research finds, based on the 2020 U.S. Census, that Marion County's average household size is 2.33 persons. The site is within the City of Belleview Service Area and connection requirements the City of Belleview will determine connection requirements at the time of permitting. Table D calculates the expected level of service impact on sewage needs.

Land Use & Density Range	Minimum Density & Expected Gallons of Sewage	Maximum Density & Expected Gallons of Sewage
Existing: HR (4 to 8 DU/AC)	15 homes 3,845 gallons	30 homes 7,689 gallons
Proposed: MR (1 to 4 DU/AC)	3 homes 769 gallons	15 homes 3,845 gallons
Intended DU/AC	Intended Density & Expected Gallons	
1.3 DU/AC	5 homes 1282 gallons	

The application is **consistent** with SSE Policy 1.1.1.

4. Potable Water Element (PWE)
 - a. PWE Policy 1.1.1 provides in part, "[t]he LOS standard of 150 gallons 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."

Analysis: The level of service standard for residential is 150 gallons per person per day. The Bureau of Economic and Business Research finds, based on the 2020 U.S. Census, that Marion County's average household size is 2.33 persons. The site is within the City of Belleview Service Area and the City of Belleview will determine connection requirements at the time of permitting. Table E calculates the expected level of service impact for potable drinking water needs.

Land Use & Density Range	Minimum Density & Expected Gallons of Water	Maximum Density & Expected Gallons of Water
Existing: HR (4 to 8 DU/AC)	15 homes 5,243 gallons	30 homes 10,485 gallons
Proposed: MR (1 to 4 DU/AC)	3 homes 1,049 gallons	15 homes 5,243 gallons
Intended DU/AC	Intended Density & Expected Gallons	
1.3 DU/AC	5 homes 1,748 gallons	

5. Solid Waste Element (SWE)

- a. SWE Policy 1.1.1 provides, "[t]he 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: SWE Policy 1.1.1 adopts a LOS standard of 6.2 pounds of solid waste generation per person per day for residential demand. The Bureau of Economic and Business Research finds, based on the 2020 U.S. Census, that Marion County's average household size is

2.33 persons. The County has identified and arranged for short-term and long-term disposal needs by obtaining a long-term contract reserving capacity with a private landfill in Sumter County. Additionally, the County is looking into a new landfill site within Marion County to satisfy future solid waste demands. Based on the calculations in Table F, Marion County has the capacity to serve the potential new solid waste needs generated from the proposed. Based on these findings, the application is **consistent** with SWE Policy 1.1.1.

TABLE F. Solid Waste Generation.		
Land Use & Density Range	Minimum Density & Expected Pounds of Waste	Maximum Density & Expected Pounds of Waste
Existing: HR (4 to 8 DU/AC)	15 homes 217 pounds	30 homes 433 pounds
Proposed: MR (1 to 4 DU/AC)	3 homes 43 pounds	15 homes 217 pounds
Intended DU/AC	Intended Density & Expected Pounds of Waste	
1.3 DU/AC	5 homes 72 pounds	

6. Stormwater Element (SE).

- a. SE Policy 1.1.4 provides, "[t]he 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: At the time of development order approval, the owner will need to demonstrate that post-development stormwater runoff can be accommodated by the stormwater facilities proposed during development review. 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: The owner is advised they will be responsible for funding the stormwater facilities with sufficient capacity to accommodate the post-development runoff. Based on the above findings, the application is **consistent** with SE Policy 1.1.5.

7. Public School.

- a. The county establishes a level of service standard of 105% for elementary and middle schools' design capacity and 100% for high schools' design capacity (LDC Section 1.8.3.E). Marion County Public Schools provides enrollment figures for the 120th day of enrollment for the 2023-2024 school year: Legacy Elementary (81%), Belleview Middle School (105%), and Belleview High School (117%).

Table F below provides student generation estimates for single-family residential development for the minimum and maximum densities allowed by High Residential and Medium Residential, as well as the intended density provided on Attachment A. The proposed land use amendment decreases the maximum student generation potential for all school types and reduces the demand on Belleview Middle School and Belleview Highschool. Based on the above findings, the proposed development would not adversely affect public interest. Therefore, it is concluded that the application is **consistent** with this section.

Density Range	Min – Max Generation Range					
	Elementary Students		Middle Students		High Students	
(4 to 8 DU/AC) 15 to 30 homes	Min 1	Max 3	Min 0	Max 1	Min 1	Max 2
(1 to 4 DU/AC) 3 to 15 homes	Min 0	Max 1	Min 0	Max 0	Min 0	Max 1
Net Change	-1	-2	0	-1	-1	-1
Intended DU/AC 1.3 DU/AC 5 Homes	0		0		0	

8. Fire Rescue/Emergency

- a. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services. Still, staff evaluate a 5-mile radius around the subject property as evidence of the availability of such services.

Analysis:

Fire Station #17, located at 2122 Pine Road, Ocala, FL 34472 is about 3 miles as the crow flies to the east of the subject property. The travel distance is between 4.3 to 5.4 road miles, depending on the travel path.

The expected, unimpeded travel time from Fire Station #17 to the subject property is between 9 to 13 minutes, depending on time of day and travel path, according to Google Maps. As a formal level of service is not established by the Comprehensive Plan, staff finds 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. Still, staff evaluate a 5-mile radius around the subject property as evidence of the availability of such services.

Analysis: The Sheriff's Silver Springs Shores District Office, located at 501 Water Road, Ocala, FL, 34472, is about 3.15 miles as the crow flies to the east of the subject property. The travel distance is between 4.8 to 5.9 road miles, depending on the travel path. The expected, unimpeded travel time from the sheriff substation to the subject property is between 10 to 14 minutes, depending on time of day and travel path, according to Google Maps. As a formal level of service is not established by the Comprehensive Plan, staff finds the application is **consistent** with this section.

In summary, staff concludes that the application is **consistent** with the Comprehensive Plan. Further, adequate public facilities are in place, or are currently under way to provide urban level services to the site while supporting county efforts related to the Primary Springs Protection Overlay Zone (P-SPOZ).

B. *Consistency with Chapter 163, Florida Statutes (F.S.).*

1. Section 163.3177(6)(a)8, F.S. "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: Section A of this staff report included a detailed analysis of the availability of facilities and services. Services are present in the area, and determinations for providing sanitary sewer and potable water will be made at the time of development review. The site provide infill housing in an area with existing urban infrastructure and services. Based on this information, the application **does comply with and conform to** F.S. Section 163.3177(6)(a)8a.

The analysis of the suitability of the plan amendment for its proposed use was addressed in the "Character of the area" section of this staff reports and it was found that the application **does comply with and conform to** F.S. Section 163.3177(6)(a)8b.

The analysis of the minimum amount of land needed to achieve the goals and requirements of this section was functionally addressed in the analysis of FLUE Policies. Therefore, the application **does comply with and conform to** F.S. Section 163.3177(6)(a)8c.

2. Section 163.3177(6)(a)9 provides, "[t]he future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
 - a. Subsection 'a' provides, "[t]he 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 notes the site is within an Urban Area and residential development on this site would provide infill housing that does not encroach on rural land, while making use of existing infrastructure and County services. Staff finds the application is **consistent** with F.S. Section 163.3177(6)(a)9a.

- b. Subsection 'b' provides, "[t]he 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: Staff notes the site is within the Urban Area. Residential infill on this tract would direct development to the Urban Area and away from rural and agricultural areas. This land use amendment would provide a mix of residential lot sizes in an area generally designated for High Residential density. Consequently, the proposed land use amendment would provide a range of housing choices in the Silver Springs Shores Unit 24 subdivision. New residents will have access to a multimodal transportation system along Juniper Road which accommodates automobile and pedestrian circulation. Residents would be able to use the existing transportation system to satisfy their shopping, employment, and other non-residential needs. Lastly, this subject property is located within the Belleview Service Area and will either connect to central utilities or provide on-site well and enhanced septic consistent with the water quality preservation efforts of the Primary Springs Protection Overlay Zone. Based on this finding, the proposed amendment is **consistent** with F.S. Section 163.3.177(6)(a)9b.

In summary, staff concludes that the application is **consistent** with F.S. Section 163.3177(6)(a).

VII. 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 with findings to the Board of County Commissioners to **DENY** the proposed 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 act to **TABLE OR CONTINUE** 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.
- C. 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 with findings to the Board of County Commissioners to **APPROVE** the proposed small-scale FLUMS amendment.

VIII. 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 for **APPROVAL** of the proposed small-scale FLUMS amendment number 25-S11 based on the following:

- A. The application **is consistent** with the following Comprehensive Plan provisions:
 - 1. FLUE Goal 1, Policies 1.1.1, 2.1.18, 5.1.2, 5.1.3, 5.1.4, and 7.4.7;
 - 2. TE Policy 2.1.4;
 - 3. SSE Policy 1.1.1;
 - 4. PWE Policy 1.1.1;
 - 5. SW Policy 1.1.1; &
 - 6. SE Policies 1.1.4 and 1.1.5.

- B. The application **does comply with and conform** to Florida Statutes, Sections Section 163.3177(6)(a)8 and 163.3177(6)(a)9, subsections a and b, as provided in prior report sections VI.A and VI.B

IX. PLANNING & ZONING COMMISSION RECOMMENDATION

APPROVAL (5-0)
ON CONSENT

X. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

XI. LIST OF ATTACHMENTS

- A. Application Package
- B. Mailing Notice
- C. DRC Staff Review Comments
- D. Site Photos



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 5/27/2025
INITIALS EM
TENTATIVE MEETING DATES 7/28/25 Revised 01/09/2020
P&Z PH 8/18 or 8/19/2025
BCC/P&Z PH 8/18 or 8/19/2025

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

Staff Use Only: Case # 1 - _____

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:	
LARGE-SCALE MAP AMENDMENT _____	SMALL-SCALE MAP AMENDMENT <u>x</u>
TEXT AMENDMENT _____	TEXT AMENDMENT _____ <i>(Text amendment must be associated with submitted small-scale map amendment)</i>

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 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
9024-0000-01	12-16-22	3.82	HR	MR

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
Jennifer Ellenburg 24734 Shetland Trl Sorrento FL 32776	Beau Clymer, Clymer Farner Barley, Inc. 406 E. Silver Springs Blvd, Suite 200 Ocala, FL 34470

Staff Use Only: Application Complete – Yes Received: Date 5/27/25 Time 10: 0 a.m./p.m. Page 1 of 3

AR 32895

Empowering Marion for Success

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

Revised 01/09/2020

EXISTING USE OF SITE:

Vacant Residential

PROPOSED USE OF SITE (IF KNOWN):

Single-Family Residential (5 lots)

WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?

Well Centralized water Provider _____

Septic Centralized sewer Provider _____

DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):

East on Fort King Street to Baseline Road; South on Baseline Road to Juniper Road; West on Juniper Road approximately 0.6 miles to site located on north side of Juniper Road.

PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida
COUNTY OF Lake

BEFORE ME THIS DAY PERSONALLY APPEARED Jennifer Ellenburg,
Property owner's name, printed
WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

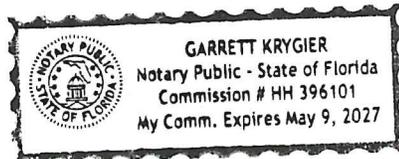
- 1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:
9024-0000-01
- 2. He/she duly authorizes and designates Beau Clymer, P.E., Clymer Farner Barley, Inc. to act in his/her behalf for the purposes of seeking a change to the future land use map designation 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.

Jennifer Ellenburg
Property owner's signature

5/1/2025
Date

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 1 day of May, 2025 (year),
by Jennifer Ellenburg (name of person making statement).
He/she is personally known to me or has produced FL DL as identification. (Driver's license, etc.)

[Signature]
Notary public signature



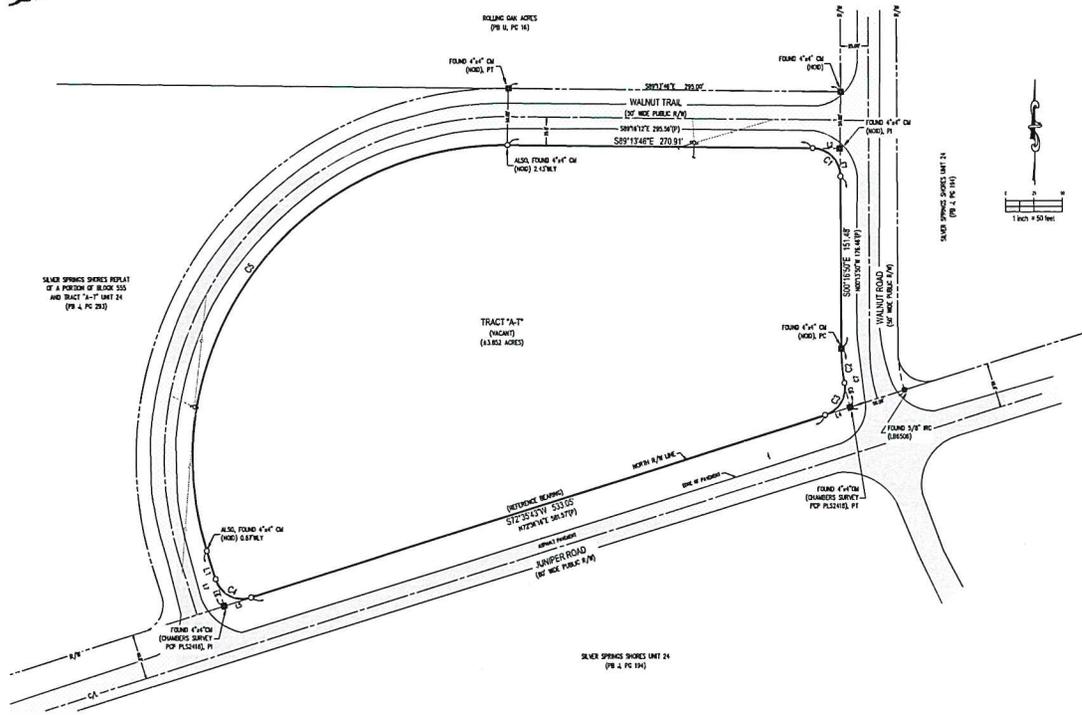
State of FL County of Lake
My commission expires: May 9 2027

BOUNDARY SURVEY -FOR- JENNIFER ELLENBURG

TRACT "A-T"
SILVER SPRING SHORES
REPLAT OF A PORTION OF BLOCK 555 AND TRACT "A-T" UNIT 24
PLAT BOOK J, PAGES 293
SECTION 12, TOWNSHIP 16 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA



PROJECT LOCATION
MARION COUNTY



LEGEND

- S MORE OR LESS
- LB LICENSED BUSINESS
- PG PAGE
- PB PLAT BOOK
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- (C) CALCULATED MEASUREMENT
- (P) PLAT MEASUREMENT
- OH OVERHEAD UTILITIES
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- CM CONCRETE MONUMENT
- IR IRON ROD
- IRC IRON ROD AND CAP
- NOID NO IDENTIFICATION
- NLY, ELY, SLY, WLY GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
- FOUND CONCRETE MONUMENT (AS NOTED)
- FOUND 5/8" IRON ROD & CAP (AS NOTED)
- SET 5/8" IRON ROD AND CAP (LB 8498)
- WOOD UTILITY POLE
- CUT ANCHOR
- SMN
- OVERHEAD UTILITY LINE
- ACTUAL AREA

LEGAL DESCRIPTION:

TRACT "A-T", SILVER SPRING SHORES UNIT 24, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE(S) 189 AS BEING PARTIALLY REPLATED IN PLAT BOOK J, PAGE 293, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 54-17.050 (11) FLORIDA ADMINISTRATIVE CODE.
2. BOUNDARIES SHOWN HEREON NOT IDENTIFIED WITH (P) OR (C) ARE BASED ON GROUND NORTH AS ESTABLISHED BY THE NATIONAL OCEANIC SURVEY (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL OCEANIC SURVEY (NOS). AS A REFERENCE FOR THIS SURVEY, THE NORTH RIGHT-OF-WAY OF JUNIPER ROAD HAS A BEARING OF SOUTH 72°35'43" WEST.
3. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
4. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12053007300, MARION COUNTY, FLORIDA, EFFECTIVE DATE OF AUGUST 28 2009, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X".
5. THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE DESCRIPTION RECORDED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7556, PAGE 500 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT, DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
6. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
7. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
8. UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
9. THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADDRESSEE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
10. RECORDED REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF MARION, FLORIDA.
11. DISTANCES AND ADJEACRES SHOWN HEREON ARE MEASURED IN US SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	109°51"30"	38.81'	S84°09'30"E	26.87'
C2	178.57'	1°48'30"	30.86'	S89°35'30"E	30.87'
C3	25.00'	109°51"30"	38.80'	S51°51'17"W	26.87'
C4	25.00'	109°51'30"	38.82'	N62°24'17"W	26.36'
C5	234.72'	109°03'30"	518.69'	N09°06'30"E	445.05'
C6	178.57'	1°48'30"	21.86'	N12°35'42"W	21.86'
C7	178.57'	1°48'30"	52.64'	S08°51'25"E	52.65'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N72°35'42"E	26.87'
L2	S81°24'17"E	24.95'
L3	S20°24'17"E	24.95'
L4	N72°35'42"E	23.36'
L5	N72°35'42"E	25.00'
L7	N72°35'42"E	51.86'

CURVE TABLE (P)

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH
C1	178.00'	1°58'54"	30.50'
C2	278.00'	1°08'07"	518.96'
C3	178.00'	1°58'54"	21.83'
C7	178.00'	1°58'54"	52.64'

LINE TABLE (P)

LINE	BEARING	DISTANCE
L7	N72°34'17"W	50.84'

CERTIFIED TO:

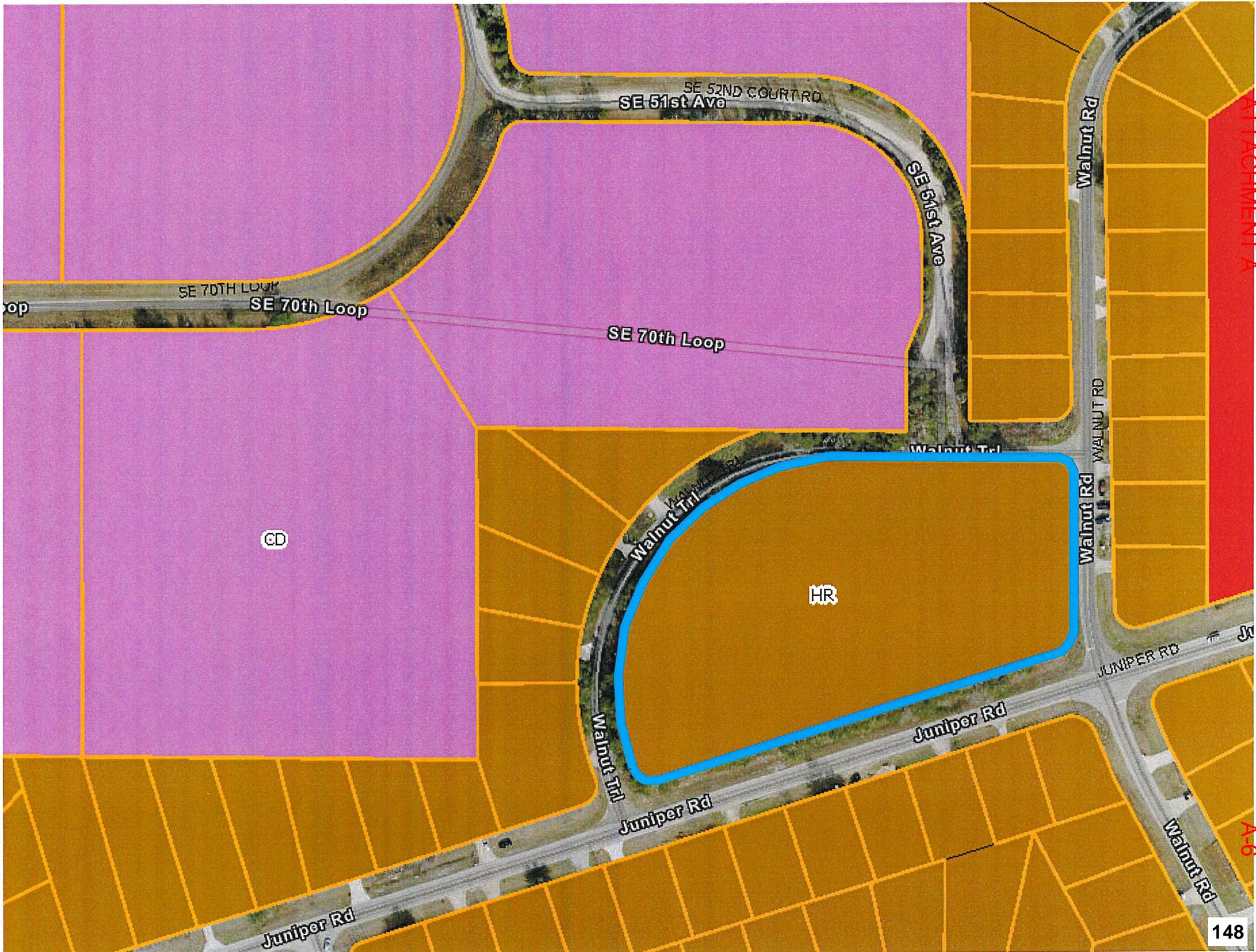
1) JENNIFER ELLENBURG

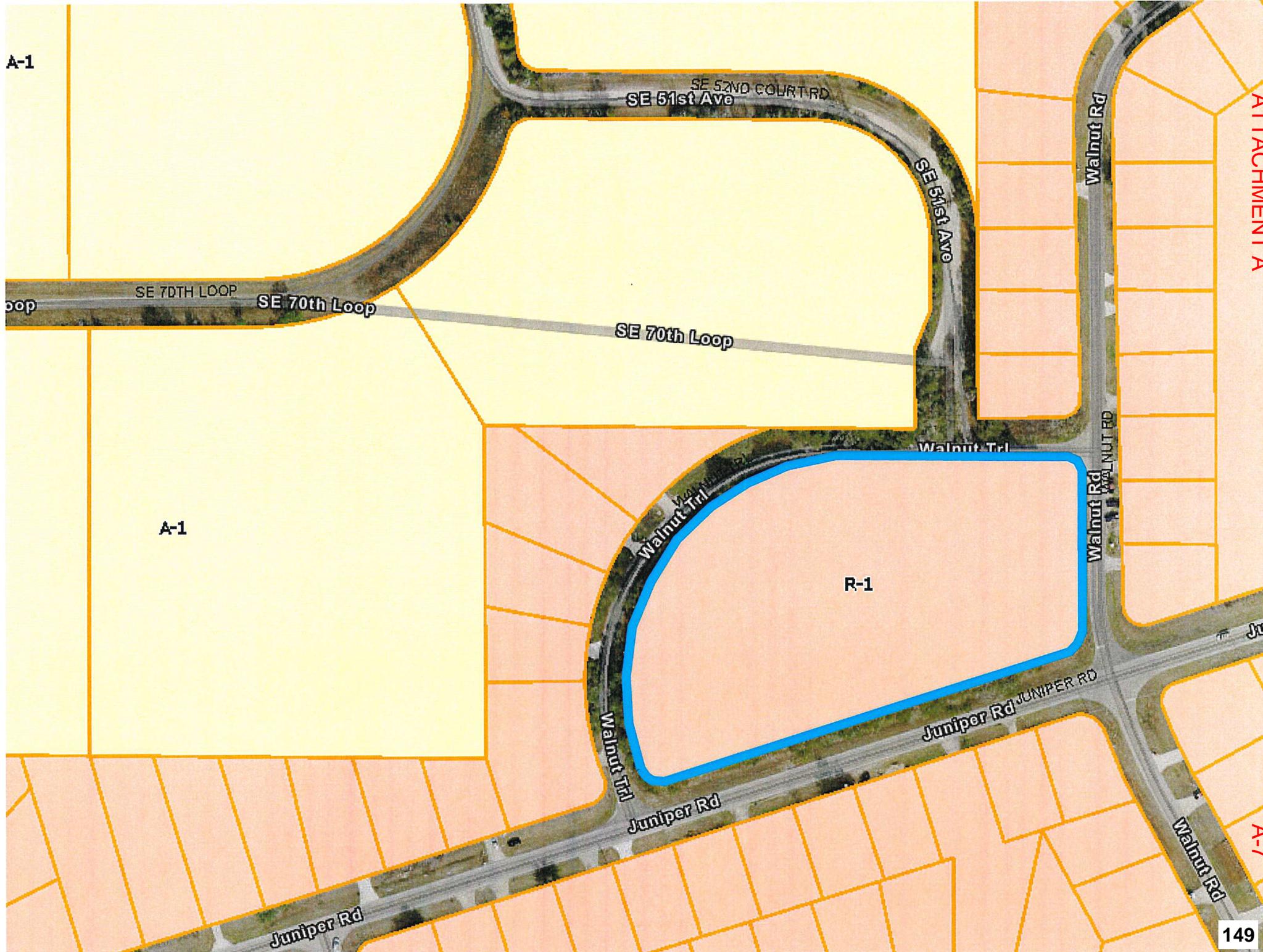
JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917

CFR
FLORIDA
SURVEYING
REGULATION BOARD

BOUNDARY SURVEY FOR JENNIFER ELLENBURG

SHEET 01 OF 01





Prepared by and return to:

Melissa Davis
Infinity Title Insurance Agency, LLC
2508 Northeast 8th Lane
Ocala, FL 34470
(352) 723-0030
File No 2024-361

Parcel Identification NoProperty 1:
9024-0000-01

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **31st day of July, 2024** between **Aaron Fiehn, a single man**, whose post office address is **PO Box 1344, Ocala, FL 34478**, Grantor, to **Jennifer Ellenburg**, whose post office address is **24734 Shetland Trail, Sorrento, FL 32776**, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of **ONE HUNDRED FORTY TWO THOUSAND AND 00/100 (U.S.\$142,000.00)** and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

Tract A-T, SILVER SPRINGS SHORES UNIT NO. 24, according to the map or plat thereof, as recorded in Plat Book J, Page(s) 188 as being partially replated in Plat Book J, Page 293, of the Public Records of Marion County, Florida.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses as to Grantor:

Printed Name: Gregory C. Harrell Jr.
Address: 2508 NE 8th Ln.
Ocala FL 34470

[Signature]
Aaron Fiehn

Printed Name: Melissa Davis
Address: 2508 NE 8th Lane, Ocala, FL 34470

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 31 day of July, 2024, by Aaron Fiehn.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: _____
Type of Identification _____
Produced: DL

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
Real Estate

9024-0000-01

Prime Key: 1434157

[MAP IT+](#)

Current as of 2/26/2025

Property Information

ELLENBURG JENNIFER
 24734 SHETLAND TRL
 SORRENTO FL 32776-8868

Taxes / Assessments:

Map ID: 215

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 00

Acres: 2.35

2024 Certified Value

Land Just Value	\$56,400		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$56,400		
Total Assessed Value	\$38,775	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$17,625)
Total Taxable	\$38,775		
School Taxable	\$56,400		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$56,400	\$0	\$0	\$56,400	\$38,775	\$0	\$38,775
2023	\$35,250	\$0	\$0	\$35,250	\$35,250	\$0	\$35,250
2022	\$32,900	\$0	\$0	\$32,900	\$32,900	\$0	\$32,900

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8387/1598	07/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$142,000
7595/0500	10/2021	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$79,900
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
DOR0/0088	01/1982	S5 DOR-05	0	U	V	\$20,950

Property Description

SEC 12 TWP 16 RGE 22
 PLAT BOOK J PAGE 188
 SILVER SPRINGS SHORES UNIT 24
 TRACT AT

Parent Parcel: 9024-0000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		582.0	176.0	R1	5.00	LT							
Neighborhood 2024 - SILVER SPRINGS SHORES UNIT 24													
Mkt: 6 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



VIA Hand Delivery
May 23, 2025

Elizabeth Madeloni, Dev. Review Coordinator
Marion County Growth Services
2710 E. Silver Springs Blvd.
Ocala FL, 34470

RE: ELLENBURG SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT SUBMITTAL
CFB #EP2025.01649

Dear Ms. Madeloni:

Please find enclosed the following items regarding the above-mentioned project:

1. Small-Scale Comprehensive Plan Amendment Application.
2. Check in the amount of \$3,000.00.
3. Property card and deed.
4. Boundary Survey.
5. Concept Plan.
6. Ellenburg FLU map.
7. Ellenburg Zoning map.

We request that this application be scheduled for the July 28, 2025, P&Z meeting. Please contact Beau Clymer, P.E. at bclymer@cfb-inc.com or Tracy Rayborn at trayborn@cfb-inc.com for notification of meeting date and or placards that need to be posted on site. Should you have any questions or need additional information please feel free to contact our office.

Sincerely,
Clymer Farnner Barley, Inc.

Beau Clymer

Beau Clymer, P.E.
BC/tr

cc: Jennifer Ellenburg (w/encl.)

Development Review Comments Letter

6/27/2025 4:17:49 PM

JENNIFER ELLENBURG 9024-0000-01
 COMP PLAN SMALL SCALE MAP AMENDMENT #32895

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Comp Plan Small Scale Map Amendment	N/A - NO REVIEW NECESSARY	INFO	911
2	Comp Plan Small Scale Map Amendment	Stormwater is not opposed to the small-scale comprehensive plan amendment. The applicant proposes to change the future land use from HR to MR for the purpose of 5 residential lots. Stormwater has no objections. Please ensure LDC 6.13 is met with the Improvement Plans.	INFO	ENGDRN
3	Comp Plan Small Scale Map Amendment	6/10/25 - CONDITIONAL APPROVAL – The proposed Medium Residential land use will result in fewer trips than the current High Residential land use. Driveways for each lot must access Walnut Road or Walnut Trail and must comply with corner lot driveway restrictions.	INFO	ENGTRF
4	Comp Plan Small Scale Map Amendment	Approved	INFO	FRMSH
5	Comp Plan Small Scale Map Amendment	n/a	INFO	LSCAPE
6	Comp Plan Small Scale Map Amendment	The review will be conducted at the time of the reporting process.	INFO	LUCURR
7	Comp Plan Small Scale Map Amendment	Parcel is within the City of Belleview's Service Area. Application states site will be served by well and septic. A letter from the City of Belleview stating service availability and connection requirements, if any, shall be submitted prior to building permit issuance. Insure the City of Belleview has seen and approved utility connections, as they are not part of MCU's review process. Parcel is located within the Urban Growth Boundary and the Silver Springs, Primary Protection Zone.	INFO	UTIL
8	Comp Plan Small Scale Map Amendment	The review will be conducted at the time of the reporting process.	INFO	ZONE

25-S11 Site and Area Photographs

Sign was posted and photos were taken on July 11th, 2025.

Figure 1

Sign #1 Posted at Intersection of Juniper Rd & Walnut Trl (Close Up), Facing N



Figure 2

Sign #1 Posted at Intersection of Juniper Rd & Walnut Trl (Backed Up), Facing N



Figure 3

View of Adjacent Lots & Juniper Rd from Sign #1, Facing W



Figure 4

View of Adjacent Lots & Juniper Rd from Sign #1, Facing S



Figure 5

View of Adjacent Lots & Juniper Rd from Sign #1, Facing E



Figure 6

View of Typical Site Condition, Mid-Block Along Juniper Rd, Facing N



Figure 7

Sign #2 Posted at Intersection of Juniper Rd & Walnut Rd (Close Up), Facing N



Figure 8

Sign #2 Posted at Intersection of Juniper Rd & Walnut Rd (Backed Up), Facing NW



Figure 9

View of Adjacent Lots & Juniper Rd from Sign #2, Facing W



Figure 10

View of Adjacent Lots & Intersection of Juniper Rd & Walnut Rd from Sign #2, Facing S



Figure 11

View of Adjacent Lots & Intersection of Juniper Rd & Walnut Rd from Sign #2, Facing E



Figure 12

View of Adjacent Lots & Walnut Rd from Sign #2, Facing N



Figure 13

View of Site from Intersection of Walnut Rd & Walnut Trl, Facing SW



Figure 14

View of Rolling Acres Entrance, Facing N





Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2025-20097

Agenda Date: 8/18/2025

Agenda No.: 1.2.1.

SUBJECT:

250604ZC - Belleview Property Holdings LLC, Zoning Change from General Agriculture (A-1) to Community Business (B-2), 1.59 Acre Tract, Parcel Account Numbers 45418-000-00 and 45415-000-00, Site Addresses 13210, 13214, and 13170 S US Highway 301, Belleview, FL 34420

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Herb Green with Cadjazz, LLC, on behalf of the property owner, Belleview Property Holdings, LCC (authorized agent Aihab Gerges), has applied to rezone a 1.59-acre property located at 13210, 13214, and 13170 S US HWY 301, Belleview, FL 34420 from General Agriculture (A-1) to Community Business (B-2). This request is made pursuant to the provisions of Land Development Code (LDC) Division 2.7 - Zoning and LDC Section 4.2.18 - Community Business (B-2) Classification. The Applicant states that the intended use is a "convenience store with a gas station."

The subject property is delineated by metes and bounds. It is located within the Urban Growth Boundary and has a Commercial (COM) Future Land Use designation which allows a density of 0-to-8 dwelling unit per acre and intensity up to a maximum floor area ratio of 1.0. Additionally, the property is located within the County's Secondary Springs Protection Overlay Zone. There are no concurrent applications associated with this rezoning request, nor are there any code enforcement cases related to the subject property.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Staff recommends approval. Planning and 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**

Public Hearing Dates	P&Z: 05/28/2025	BCC1: 06/16/2025	BCC2: 08/18/2025
Case Number	250604ZC		
CDP-AR	32609		
Type of Case	Zoning Change: FROM: General Agriculture (A-1) TO: Community Business (B-2)		
Owner	Bellevue Property Holdings, LLC		
Applicant	Cadjazz, LLC c/o Herb Green		
Street Addresses	13210, 13214, & 13170 S US HWY 301 Bellevue, FL 34420		
Parcel Numbers	45418-000-00 & 45415-000-00		
Property Size	±1.59 acres		
Future Land Use	Commercial (COM)		
Existing Zoning Classification	General Agriculture (A-1)		
Overlay Zone/Scenic Area	Secondary Springs Protection Overlay Zone; FEMA Flood Zone 'Unshaded X'; Marion County Flood Prone Area (±0.23-acre portion); City of Bellevue Utilities Service Area		
Staff Recommendation	APPROVAL		
P&ZC Recommendation	APPROVAL		
Project Planner	Erik Kramer		
Related Cases	Policy 120 Letter for Parcel 45415-000-00 allowing "a Bar/Tavern AKA "Annie's Bar"		

I. ITEM SUMMARY

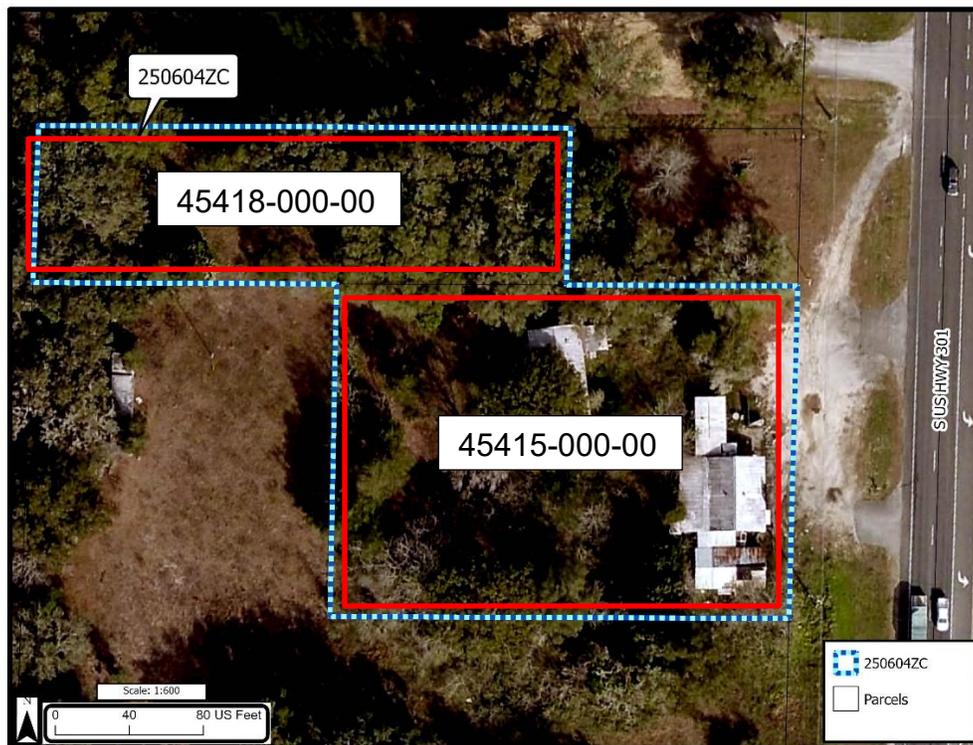
Cadjazz, LLC filed a zoning change application (Attachment A) on behalf of the property owner – Belleview Property Holdings, LLC – to convert a ±1.59-acre site (see Figure 1) from General Agriculture (A-1) to Community Business (B-2) for the intended use of “convenience store with gas station.”

The Parcel Identification Number (PID) for the subject property are 45418-000-00 & 45415-000-00, located at 13210, 13214, & 13170 S US HWY 301, approximately 275 feet northwest from the intersection of S US Highway 301 and SE 132 Street Road. There is a closed-for-business bar and two manufactured home units on the subject property. The subject property is not a part of a subdivision.

The property is located within the Urban Growth Boundary, City of Belleview’s Utility Service Area, and Secondary Springs Protection Zone. According to FEMA’s 2017 Flood Zones designations, the entire property is subject to minimal flood risk (unshaded X).

On 06/16/2025, the Board of County Commissioners tabled this application until 08/18/2025 to allow the applicant time to provide site plans (Attachment F) and a traffic impact analysis methodology (Attachment G).

Figure 1
General Location Map



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL** of the rezoning application. Staff believes B-2 zoning is appropriate for the subject property based on the character of the surrounding uses, impact on the public interest, and consistency with Marion County's comprehensive plan.

III. NOTICE OF PUBLIC HEARING

A notice of the public hearings for this application (Attachment B) was mailed to 5 property owners within 300 feet of the subject property on May 9, 2025. A notice for the public hearings was published in the Ocala Star Banner on May 12, 2025. A public hearing notice sign was also posted on the property on May 9, 2025. As of the date of this Staff Report's initial distribution, no letters of opposition have been received. Evidence of the public hearing notices is on file with the Growth Services Department and is incorporated herein by reference.

IV. ANALYSIS

LDC Section 2.7.3.E.(2) provides that in making a recommendation to the Board of County Commissioners, the Planning and Zoning Commission shall make a written finding that granting the zoning change will not adversely affect the public interest, that the proposed zoning change is consistent with the current Comprehensive Plan, and that it is compatible with land uses in the surrounding area. Staff assesses and analyzes these three criteria for the proposed zoning change in Sections A., B., and C. of this report.

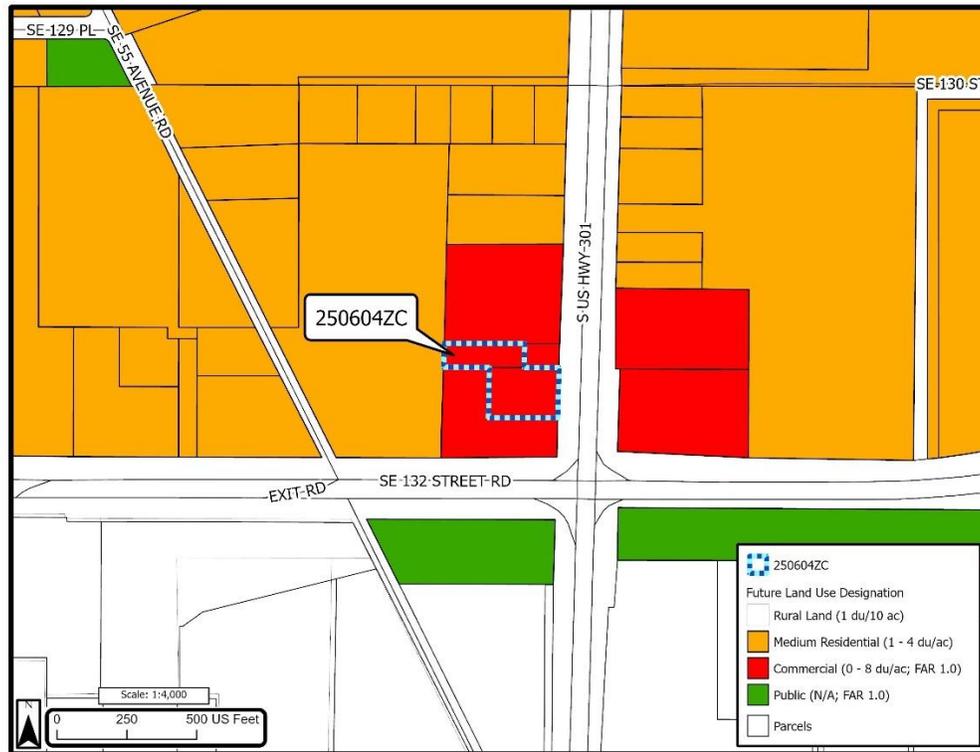
A. How is the Request Compatible with Surrounding Uses?

Compatibility is defined as a condition in which land uses, or conditions can co-exist 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.

Future Land Use

Figure 2 highlights the subject property, which currently holds a COM future land use designation. Adjacent future land uses include Medium Residential (MR), COM, and S US HWY 301 right-of-way. The subject property is a part of an area designated to be a commercial node at the intersection of S US HWY 301 and SE 132 Street Road with residential uses intended to develop north of SE 132 Street Road and rural/agricultural uses intended to remain to the south of 132 Street Road. The COM designation allows office, commercial, public, recreation, residential, campgrounds, and recreational vehicle park uses. COM allows between 0 to 8 dwelling units per acre and up to 1.0 floor area ratio.

Figure 2
Future Land Use Map Series Designation



Zoning

Figure 3 shows the existing A-1 zoning district for the subject property. Figure 4 shows the proposed B-2 zoning district in relation to the existing zoning of the area. The intent of B-2 is to provide “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. All commercial activity involving retail sales or rentals shall take place in a completely enclosed building.”

There are two properties directly adjacent to the north and one property to the south that have B-2 zoning. The property owner, Belleview Property Holdings, LLC, owns the parcel to the south and one of the northern parcels (shown in Figure 4). These are already zoned B-2, so they are not a part of this zoning change request. To the west, the adjacent property designated for MR future land use has a General Agriculture (A-1) zoning classification. To the east (across from S US HWY 301), the adjacent property designated for COM future land use has A-1 zoning as well. The surrounding area is mostly A-1.

Figure 3
Existing Zoning Classification

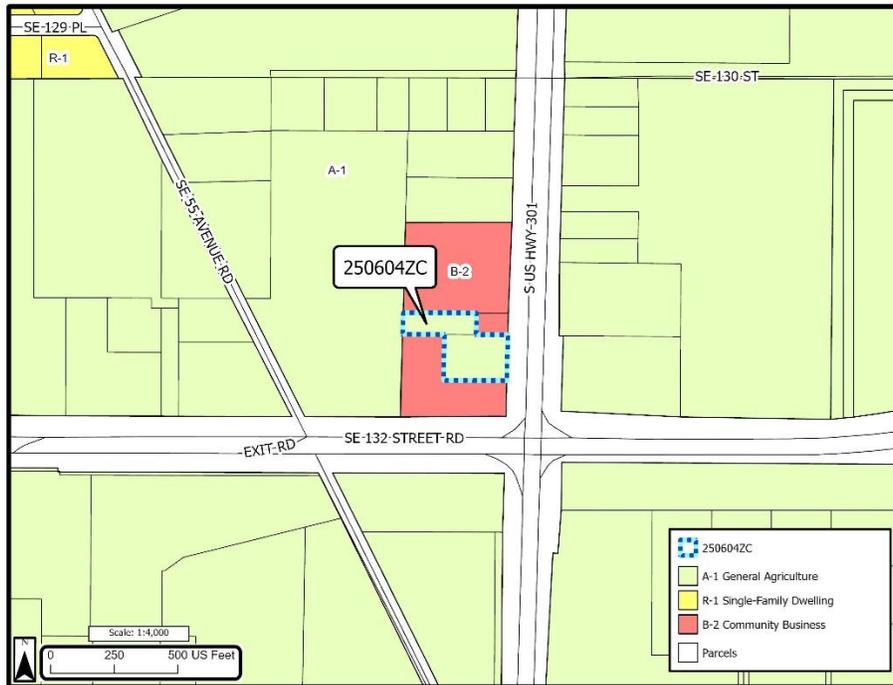
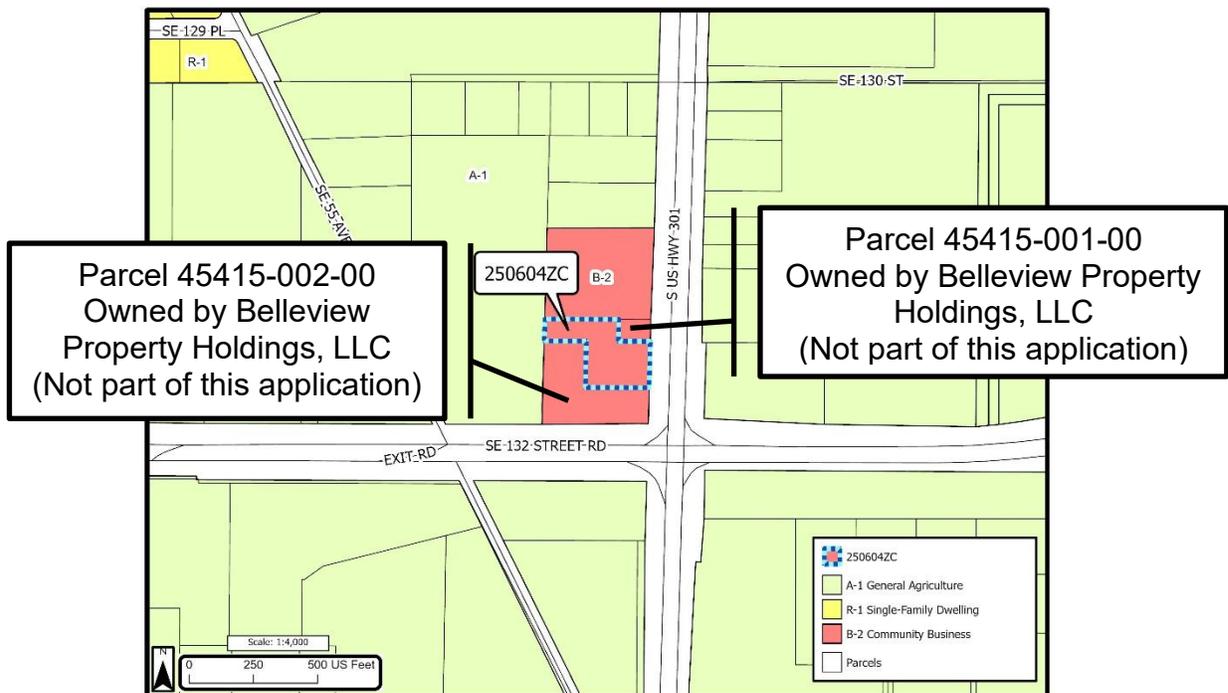


Figure 4
Proposed Zoning Classification



Surrounding Context and Existing Land Uses

Figure 5 shows recent trends in development in the surrounding area. Staff notes that there are no newly permitted developments or developments under review in the immediate vicinity of the subject property.

Figure 6 shows recorded and unrecorded subdivisions in the surrounding area. There are three subdivisions in the area (within 0.3 miles): (1) Belle Lea Acres Phase 2 (Unrecorded – No Date Found); (2) Belle Oaks (Recorded 1991 - Plat Book 2, Page 47); and (3) Summer Oaks (Unrecorded 1993)

Figure 7 depicts Marion County Property Appraiser's (MCPA) data showing the existing land uses in the area surrounding the subject property. According to the MCPA 2025 Property Report Card, subject parcel 45418-000-00 hosts a manufactured home and subject parcel 45415-000-00 hosts a manufactured home and a liquor/lounge/bar. The liquor/lounge/bar use is the now-out-of-business Annie's Full Moon Saloon (also known as Annie's Bar) which was a permitted use under the Policy 1.20 letter issued by Marion County in August 2002. If the zoning change is approved, the Policy 1.20 letter will be voided as the site will have consistent land use and zoning.

Uses directly adjacent to the subject property include commercial (office) and vacant commercial to the north, agricultural production (grazing land) with a single-family residence to the west, a manufactured home residence to the south, and a manufactured home residence to the east across from S US HWY 301.

Within a quarter mile, the surrounding area consists of mainly agriculturally productive properties with single-family residences and large lots primarily used for single-family residences (including site-built and manufactured housing types). Two churches are located nearby to the west and north. The subject property is located near the intersection of two major, high-speed arterials – S US HWY 301 and SE 132nd Street Road.

Table A displays the information of Figures 2, 3, 4 & 7 in tabular form. Consistent with LDC Section 2.7.3.D, staff conducted a site visit to evaluate the existing uses and character of the area. The Annie's Bar building is dilapidated and in poor condition. An office is located directly north of the subject property, with additional commercial sites further north along S US Highway 301 approaching Belleview. Several vacant manufactured homes are located on and near the site. To the west and south, the area consists of large open fields with a predominantly rural character.

Figure 5
Development Orders

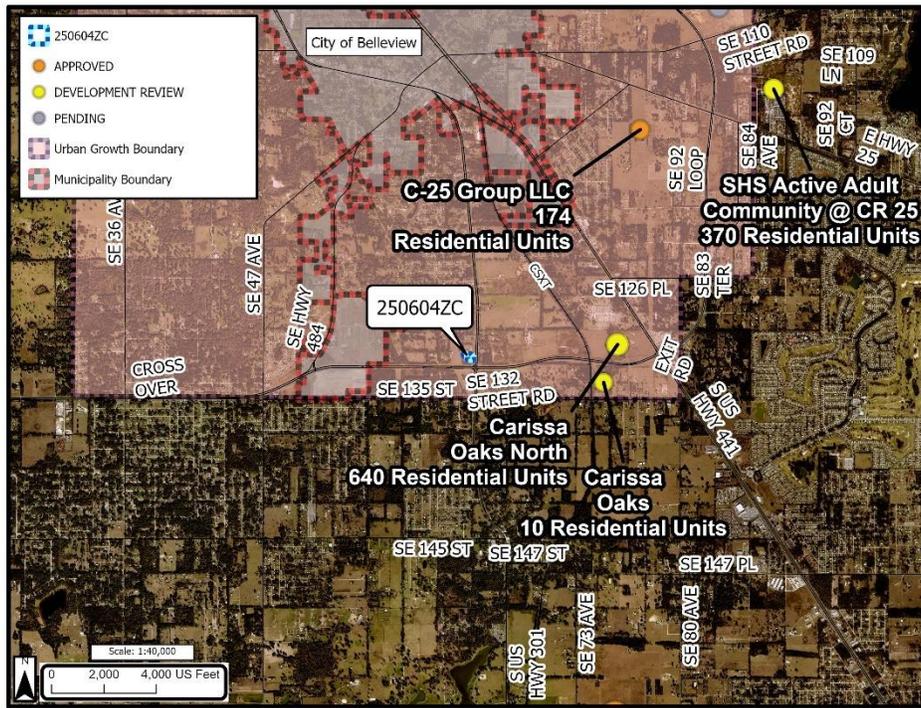


Figure 6
Existing Use per Property Appraiser Property Code



Figure 7
Existing Use per Property Appraiser Property Code

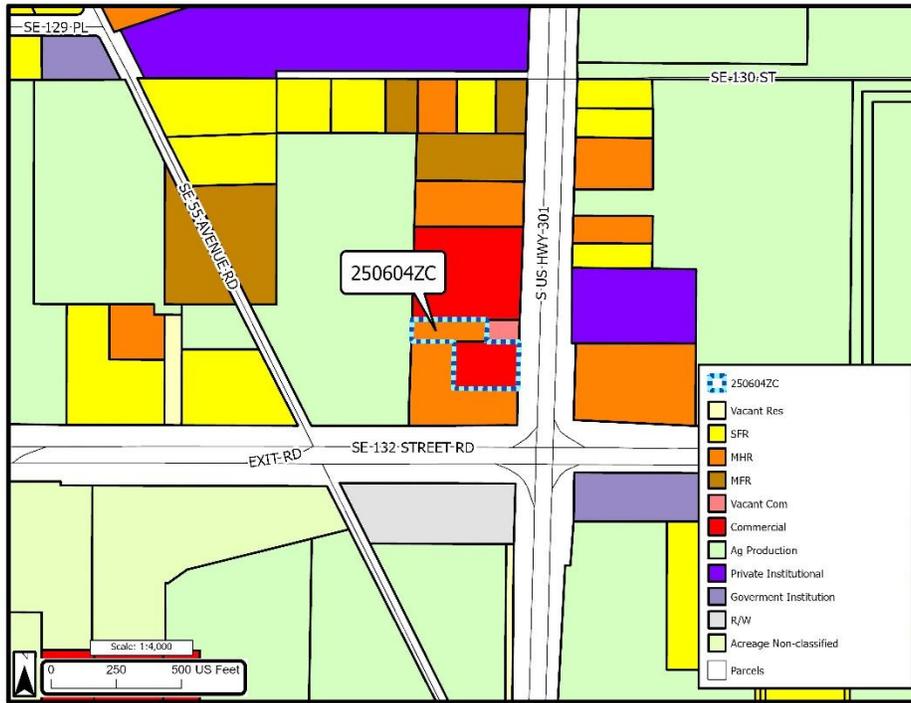


TABLE A.
ADJACENT PROPERTY CHARACTERISTICS

Direction	Current FLUM Designation	Current Zoning Classification	Marion County Property Appraiser Existing Use
Subject Property	Commercial (COM)	From: General Agriculture (A-1) To: Community Business (B-2)	Manufactured Home Residence & Commercial
North	Commercial (COM)	Community Business (B-2)	Vacant Commercial & Commercial
West	Medium Residential (MR)	General Agriculture (A-1)	Agricultural Production
South	Commercial (COM)	Community Business (B-2)	Manufactured Home Residence
East	Medium Residential (MR)	ROW & General Agriculture (A-1)	ROW & Manufactured Home Residence

Considering the future land use designations, zoning classifications, and existing uses of the surrounding area, Staff finds that the proposed zoning change is compatible with the Commercial future land use designation of the subject parcel and B-2 zoning classifications of the adjacent parcels to the north and south. However, the intense commercial nature of the proposed convenience store and gas station raises concerns regarding compatibility with the surrounding area's character, particularly with parcel 45424-000-00 to the west, which is currently used for agricultural production and designated for Medium Residential future land use. Marion County provides buffer regulations to mitigate potential nuisances – any commercial development abutting an agricultural use is required to provide a minimum of a 15-foot wide landscape strip with a buffer wall. Notably, a dense row of mature trees abuts parcel 45424-000-00, which could be integrated into the buffer area to help mitigate nuisances related to commercial uses and protect the adjacent agricultural property.

In summary, approving the zoning change from General Agriculture (A-1) to Community Business (B-2) **is compatible with surrounding future land use designations and zoning classifications**. Potential compatibility concerns for the adjacent existing agricultural use and future residential uses will be addressed by the buffering provisions of the LDC during site plan review of the subject property.

B. How Does the Request Affect the Public Interest?

a. **Transportation Impacts.** These include roadways, public transit, and other mobility features.

i. **Roadways.** The subject property located near the intersection of S US HWY 301 and SE 132nd Street Road and as such would impact traffic patterns on both roadways.

The subject property is located along the segment of S US HWY 301 from SE 147th Street to US HWY 441 which is a four-lane urban arterial with an adopted level of service (LOS) standard D. In 2023, this segment operated at a daily LOS standard C – at about 70% of the adopted LOS standard D roadway capacity.

The subject property is located proximate to the SE 132 Street Road which is a four-lane urban arterial with an adopted LOS standard E. In 2023, this roadway operated at a LOS standard C – at about 40% of the adopted LOS standard E roadway capacity.

A traffic impact analysis or traffic study will be required for the site plan review processes at which time the proposed development's impact on surrounding roadways and the need for roadway improvements will be assessed.

Marion County's Traffic Engineering staff had no comments regarding the proposed zoning change (see Attachment C). Any site development will be subject to Marion County's Land Development Code standards regarding access and any proposed changes affecting S US HWY 301 will require Florida Department of Transportation permitting.

Amended Transportation Impact Analysis for 08/18/2025 BCC hearing:

The applicant submitted a "Traffic Impact Analysis Methodology," dated May 21, 2025, to estimate traffic from a proposed development. The project includes a 5,200 sq. ft. convenience store, 16 fueling spots, and a 1,000 sq. ft. drive-through quick-service restaurant. The methodology is provided as Attachment G.

The analysis estimates the project would generate 4,581 vehicle trips per day. However, 3,351 of those are considered *pass-by* trips—drivers who are already on the road and stop briefly at the site. This means the project would create 1,230 new daily trips. Of those projected trips, 127 would occur during the morning rush hour and 106 during the evening rush hour.

Pass-by trips happen when someone is already traveling and makes a quick stop, like pulling into a gas station on the way to work. These are different from *new* trips, where someone drives specifically to visit the site. *Pass-by* trips are caused by the convenience of the location for drivers already on the road. In contrast, *new* trips bring additional vehicles and can increase congestion on nearby roads.

Because the traffic analysis shows more than 100 trips during peak hours, a full traffic impact study will be required during development review. This study will examine all affected roads and intersections in the area. It will assess whether improvements are needed—such as changes to signal timing, added turn lanes, or new/longer acceleration and deceleration lanes—to handle the *pass-by* and *new* traffic generated by the proposed project.

- ii. **Public Transit.** There are no SunTran routes serving the subject property or operating in the nearby vicinity. Therefore, this zoning change would have no impact on public transit.

- iii. **Other Mobility Features.** There are no existing sidewalk or bicycle facilities along the S US HWY 301 and there are no sidewalks or bicycles in the nearby vicinity. External sidewalks along S US HWY 301 would be required per land development code, but staff would likely support a waiver because no facilities exist nearby. Therefore, this zoning change would have no impact on pedestrian or bicycle facilities.

Based on the above findings, the impact of the proposed zoning change on the transportation system **would not adversely affect the public interest.**

- b. **Potable Water Impacts.** Potable Water Element Policy 1.1.1 adopts a level of service (LOS) standard of 150 gallons per person per day for residential demand and approximately 2,750 gallons per acre per day for nonresidential demand. The site is within the City of Belleview Service Area and connection requirements will be determined at the time of permitting according (see Marion County Utilities comments on Attachment C).

- i. Current A-1 zoning: 1.59 acre * 2,750 gallons = 4372.5 gallons
- ii. Proposed B-2 zoning: 1.59 acre * 2,750 gallons = 4372.5 gallons

Based on the above findings, the impact of the proposed zoning change on potable water **would not adversely affect the public interest.**

- c. **Sanitary Sewer Impacts.** Sanitary Sewer Element Policy 1.1.1 adopts a LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand. The site is within the City of Belleview Service Area and connection requirements will be determined at the time of permitting (see Marion County Utilities comments on Attachment C).

- i. Current A-1 zoning: 1.59 acre * 2,000 gallons = 3180 gallons
- ii. Proposed B-2 zoning: 1.59 acre * 2,750 gallons = 3180 gallons

Based on the above findings, the impact of the proposed zoning change on sanitary sewer **would not adversely affect the public interest.**

- d. **Solid Waste Impacts**. Solid Waste Element Policy 1.1.1 adopts a LOS standard of 6.2 pounds of solid waste generation per person per day for residential demand. Marion County does not currently have a commercial or industrial level of service standard in place. Instead, such operations are required to arrange for individual commercial waste collection, and disposal is managed through alternative provisions within the county.

Based on the above findings, the impact of the proposed zoning change on solid waste **would not adversely affect the public interest**.

- e. **Recreation Impacts**. Recreation Element Policy 1.1.1. adopts a level of service standard to provide two (2) acres of public outdoor parks and recreational facilities per 1,000 persons. A non-residential level of service standard is not currently in place for Marion County.

Based on the above findings, the impact of the proposed zoning change on recreation **would not adversely affect the public interest**.

- f. **Stormwater/Drainage Impacts**. Stormwater Element Policy 1.1.1 adopts varying levels of service standards based on the characteristics of the development site. The site does not include any FEMA flood plain areas but does contain some flood prone areas as determined by Marion County's independent flood risk studies. Marion County's Drainage Engineering staff note that the subject parcels currently have less than 9,000 sq. ft. of impervious coverage and would be subject to a Major Site Plan "when its existing and proposed impervious coverage exceeds 9,000 [sq. ft.]" (see Attachment C). If the proposed development does not trigger major site plan review or stormwater compliance requirements, it will be considered in compliance through Marion County's standard permitting process

Based on the above findings, the impact of the proposed zoning change on stormwater/drainage **would not adversely affect the public interest**.

- g. **Fire Rescue/Emergency Services Impact**. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services. Still, staff evaluate a 5-mile radius around the subject property as evidence of the availability of such services. Fire Station #18, located at 11941 SE 55th Avenue Road, Belleview, FL 34420 is 2.0 road miles northwest of the subject property, based on the most direct route. The expected, unimpeded travel time from Fire Station #18 to the subject property is 5 to 6 minutes during non-peak and peak travel times, according to Google Maps.

Based on the above findings, the impact of the proposed zoning change on fire rescue/emergency services **would not adversely affect the public interest.**

- h. **Law Enforcement Impact.** The Comprehensive Plan does not establish a level of service standard for law enforcement services. Still, staff evaluate a 5-mile radius around the subject property as evidence of the availability of such services. The nearest Sherriff substation is located at 8230 SE 165th Mulberry Lane, The Villages, FL 32162, approximately 6.2 road miles south of the subject property based on the most direct route. The expected, unimpeded travel time from the nearest Sherriff substation to the subject property ranges from 9 to 12 minutes during non-peak travel times and approximately 11 to 16 minutes during peak travel times. While Sherriff services do not satisfy the 5-mile preference it is important to note that Belleview's municipal police services do. The Belleview Police Department is located approximately 2.8 road miles northwest of the subject property at 5350 SE 110th Street, Belleview, FL 34420. The expected, unimpeded travel time from the Belleview Police Department is 6 minutes for non-peak and peak travel times.

Based on the above findings, the impact of the proposed zoning change on law enforcement **would not adversely affect the public interest.**

- i. **Public Schools Impact.** The county establishes a level of service standard for 105% of elementary and middle school's design capacity and 100% of high school's design capacity (LDC Section 1.8.3.E). The following figures are provided for the 120th day of enrollment for the 2023-2024 school year: Belleview Elementary (90.4%), Belleview Middle (104.5%), and Belleview High (117.46%). The proposed zoning change to B-2 does not allow residential uses. Therefore, the zoning change would not generate additional students nor put additional demand on Marion County public schools.

Based on the above findings, the impact of the proposed zoning change on public schools **will not adversely affect the public interest.**

In summary, after considering the impacts on Marion County's infrastructure and services, as discussed above, approving the zoning change from General Agriculture (A-1) to Community Business (B-2) **would not adversely affect the public interest.**

C. How is this Request Consistent with the Comprehensive Plan?

a. FLUE Policy 1.1.6 on Buffering of Uses

“The County shall require new development or substantial redevelopment to provide buffering to address compatibility concerns and reduce potential adverse impacts to surrounding properties, as further defined in the LDC.”

Analysis: The LDC would require appropriate buffering along the adjacent right of way and agricultural property.

Thus, this application is **consistent** with FLUE Policy 1.1.6.

b. FLUE Policy 2.1.6 on Protection of Rural Areas.

“Rural and agricultural areas shall be protected from premature urbanization and a vibrant rural economy shall be encouraged outside the Urban Growth Boundary and Planned Service Areas. Urban and suburban uses incompatible with agricultural uses shall be directed toward areas appropriate for urban development such as within the Urban Growth Boundary and Planned Service Areas.”

Analysis: The subject property is located within the Urban Growth Boundary. Commercial uses are appropriate in the Urban Growth Boundary and the intersection of two major arterials is an appropriate location for a gas station with convenience store.

Thus, this application is **consistent** with FLUE Policy 2.1.6.

c. FLUE Policy 2.1.12 on Agricultural Uses Within an Urban Area.

“The County may allow the continuation of existing agricultural uses on urban designated lands within the Urban Areas including Urban Growth Boundary and Planned Service Areas until the property is utilized for types of development allowed by the Future Land Use designation, as further defined in the LDC. However, such uses shall be not be construed to limit urban development of the surrounding area as authorized within this policy.”

Analysis: The proposed zoning change from A-1 to B-2 is consistent with this policy because, if approved, the subject property would transition from an agricultural zoning classification to a commercial zoning classification that matches the intent of the existing Commercial land use designation. Commercial is considered part of the “Urban Area” according to the FLUE Policy 2.1.22 (further discussed below).

Thus, this application is **consistent** with FLUE Policy 2.1.12.

d. FLUE Policy 2.1.13 on Protection of Rural Neighborhoods.

“Marion County shall recognize “rural neighborhoods” that occur within or outside of the Urban Growth Boundary deserve special protection from the intrusion of urban uses, densities, and intensities where new development occurs within the immediate vicinity. For the purpose of this policy, a rural neighborhood is an existing recorded or unrecorded subdivision where the overall density does not exceed one unit per three acres and the subdivision has a predominant Future Land Use Designation of Rural Land or Low Residential.”

Analysis: There are no adjacent rural neighborhoods.

Thus, this application is **consistent** with FLUE Policy 2.1.13.

e. FLUE Policy 2.1.22 on 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 following zoning districts outlined in the County’s LDC are appropriate for land designated for COM:

(1) General Agriculture (A-1*);

*a. *Appropriate until rezoned to one of the zoning classifications listed below)*

- (2) Residential Office (R-O);
- (3) Neighborhood Business (B-1);
- (4) Community Business (B-2);**
- (5) Recreation Vehicle Park (P-RV);
- (6) Rural Resort (RR);
- (7) Single-Family Dwelling (R-1);
- (8) One and Two-Family Dwelling (R-2);
- (9) Multiple-Family Dwelling (R-3);
- (10) Mixed Residential (R-4); and
- (11) Planned Unit Development (PUD)

This application seeks to rezone the subject property from A-1 to B-2. The intent of A-1 is to “preserve agriculture as the primary use. This classification in the Urban Area may be used for agriculture until it is rezoned to another permitted classification” (LDC, Sec. 4.2.3). In contrast, the intent of B-2 is to provide “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” (LDC, Sec. 4.2.18).

Existing A-1 uses are allowed on COM designated land in the Urban Area until it is rezoned. The proposed zoning change to B-2 is consistent with the intent of the COM future land use designation.

Thus, this application is **consistent** with FLUE Policy 2.1.17.

f. **FLUE Policy 3.1.1 on Establishment of Urban Growth Boundary.**

“The County FLUM Series, Map #1, Marion County 2045 Future Land Use Map, designates an UGB that reinforces the preferred land use patterns of Marion County through policies that are designed to effectively discourage the proliferation of urban sprawl. The establishment and maintenance of the UGB shall be accomplished through the following standards:

1. The UGB shall encompass a sufficient supply of urban designated land to support projected demand for the horizon of the plan, less the supply generated from vested subdivisions (DRIs, FQDs, etc.) and Rural Land

2. All new development within the UGB shall be served by central water and wastewater, whether it is provided by the county, municipality, or private provider;

3. All land contained within an UGB delineated on the Future Land Use Map shall be treated as one single urban area for the purposes of these policies;

4. Any parcel of land that overlaps the UGB by more than 50% by area shall be considered inside the Boundary. Likewise, any parcel that overlaps the UGB by 50% or less shall be considered outside the Boundary;

5. The County shall conduct a review at least every seven (7) years to assess the need to modify the UGB and evaluate the need for public facilities and services within the UGB; and

6. The County shall encourage development to be concentrated within the UGB.”

Analysis: Approving this zoning change request would direct commercial development to the Urban Growth Boundary which is consistent with FLUE Policy 3.1.1.6. At this time however, the Applicant has not provided a letter of availability from the city of Belleview. Marion County Utilities will review connections during site plan review for consistency with 3.1.1.1.

Thus, this application is **consistent** with FLUE Policy 3.1.1.

g. FLUE Policy 5.1.3 on Planning and Zoning Commission.

“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 zoning change is scheduled for the May 28th, 2025 Planning and Zoning Commission public hearing.

Thus, this application is **consistent** with FLUE Policy 5.1.3.

h. FLUE Policy 5.1.4 on Notice of Hearing.

“The County shall provide notice consistent with Florida Statutes and as further defined in the LDC.”

Analysis: Public notice was provided as required by the LDC and Florida Statutes.

Thus, the application was processed **consistent** with FLUE Policy 5.1.4.

i. FLUE Policy 7.4.3 on Permitted Uses [in Springs Protection Overlay Zone].

“The County shall implement and maintain an LDC to identify permitted and special uses to ensure that the function of a protected natural feature will not be materially impaired, diminished, or harmed by development activities and that the quality of the surface waters or groundwater will not be adversely impacted by the development activities.

Analysis: The subject property is within the County-wide Secondary Springs Protection Overlay Zone (S-SPOZ). Gas stations and convenience stores are permitted in the S-SPOZ, as are other uses permitted by the B-2 zoning classification. All site development will need to comply LDC provisions pertaining to stormwater management.

Thus, this application is **consistent** with FLUE Policy 7.4.3.

j. **TE Policy 2.1.4 on Determination of Impact.**

"All proposed development shall be evaluated to determine impacts to adopted Level of Service standards. Land Development Regulations 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, roadways links and intersection analysis will be provided including Average Annual Daily Trips and/or peak hour (AM, PM, Sat/Sun).

Analysis: The determination of impact was discussed earlier in section B of this report.

Thus, this application is **consistent** with TE Policy 2.1.4.

Based on the above findings, the proposed zoning change **is consistent with the Comprehensive Plan.**

V. STAFF RECOMMENDATION

Staff recommends the Board 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** the proposed rezoning because the Zoning Change request is **compatible with surrounding uses, will not adversely impact the public interest, and is consistent with the County's comprehensive plan.**

VI. ALTERNATIVE ACTIONS

A. Deny the Zoning Change Request

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 rezoning amendment.

B. Table the Zoning Change Request

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.

VII. PLANNING & ZONING COMMISSION RECOMMENDATION

Approval.

VIII. BOARD OF COUNTY COMMISSIONERS ACTION

Table – 6/16/2025

TBD – 8/18/2025

IX. LIST OF ATTACHMENTS

- A. Application Package;
- B. Surrounding Property Notification;
- C. Development Review Committee Comments;
- D. Site and Area Photographs; and
- E. Policy 1.20 Letter
- F. Site Plans
- G. Traffic Impact Analysis Methodology

ATTACHMENT A



Marion County Board of County Commissioners

Growth Services ■ Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

APPLICATION COMPLETE
DATE COMPLETED 3/18/2025
INITIALS EM
TENTATIVE MEETING DATES
P&Z PH 5/28/2025
BCC/P&Z PH 6/16 & 6/17/2025

APPLICATION FOR REZONING

Application No.: _____

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from A-1 (General Agriculture)

to B-2 (Community Business), for the intended use of:
Convenience Store with Gas Station

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 45418-000-00 & 45415-000-00

Property dimensions: 292.42' x 85' & 256' x 180' Total acreage: 0.57 & 1.06 = 1.63 acres

Directions: NWC S U.S. 301 and SE 132nd Street Road, Belleview, FL

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

glisa689@gmail.com

Belleview Property Holdings, LLC

Property owner name (please print)
27658 JCashford Circle STE 101

Mailing address
Wesley Chapel, Florida 33544

City, state, zip code
813-263-8168

Phone number (please include area code)

Signature Aihab Gerges

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. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. 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 \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

RECEIVED BY: EM DATE: 3/17/2025 ZONING MAP NO.: 237

FOR OFFICE USE ONLY

AR 32609

Rev. 01/11/2021

Date: February 24, 2025

RE: BELLEVIEW PROPERTY HOLDINGS, LLC
Parcel ID#s 45418-000-00, 45415-000-00, 45415-001-00 & 45415-002-00
LETTER OF AGENT AUTHORIZATION

The purpose of this letter is to authorize CADJAZZ ENGINEERING to act on my behalf and as my trusted agent in processing any Zoning and Site Development Permit Applications for the above referenced project, including all regulatory agencies, departments, and their personnel for State of Florida, Marion County, City of Belleview Florida Department of Transportation, St. Johns River Water Management District, and Florida Department of Environmental Protection in an effort to receive all approvals necessary for the proposed improvements of the parcel located at the NWC of S. US 301 and SE 132nd Street Road Belleview, Marion County Florida.

The undersigned being contractual applicant.

Signature: [Signature] Date: 2-25-2025
Name: Ahmed Georges Title: Manager

BELLEVIEW PROPERTY HOLDINGS, LLC
Parcel ID# 45418-000-00, 45415-000-00, 45415-001-00 & 45415-002-00

Address: 27658 Cashford Circle STE 101
Wesley Chapel, FL 33544

Phone:
Fax:

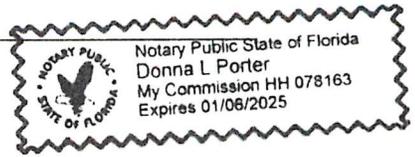
State of Florida
County of pasco

Before me personally appeared Ahmed Georges, who is personally known to me or has provided _____ as identification, known to me to be the person described in and who executed the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 25 day of Feb A.D., 2025.

Notary Public Donna L Porter

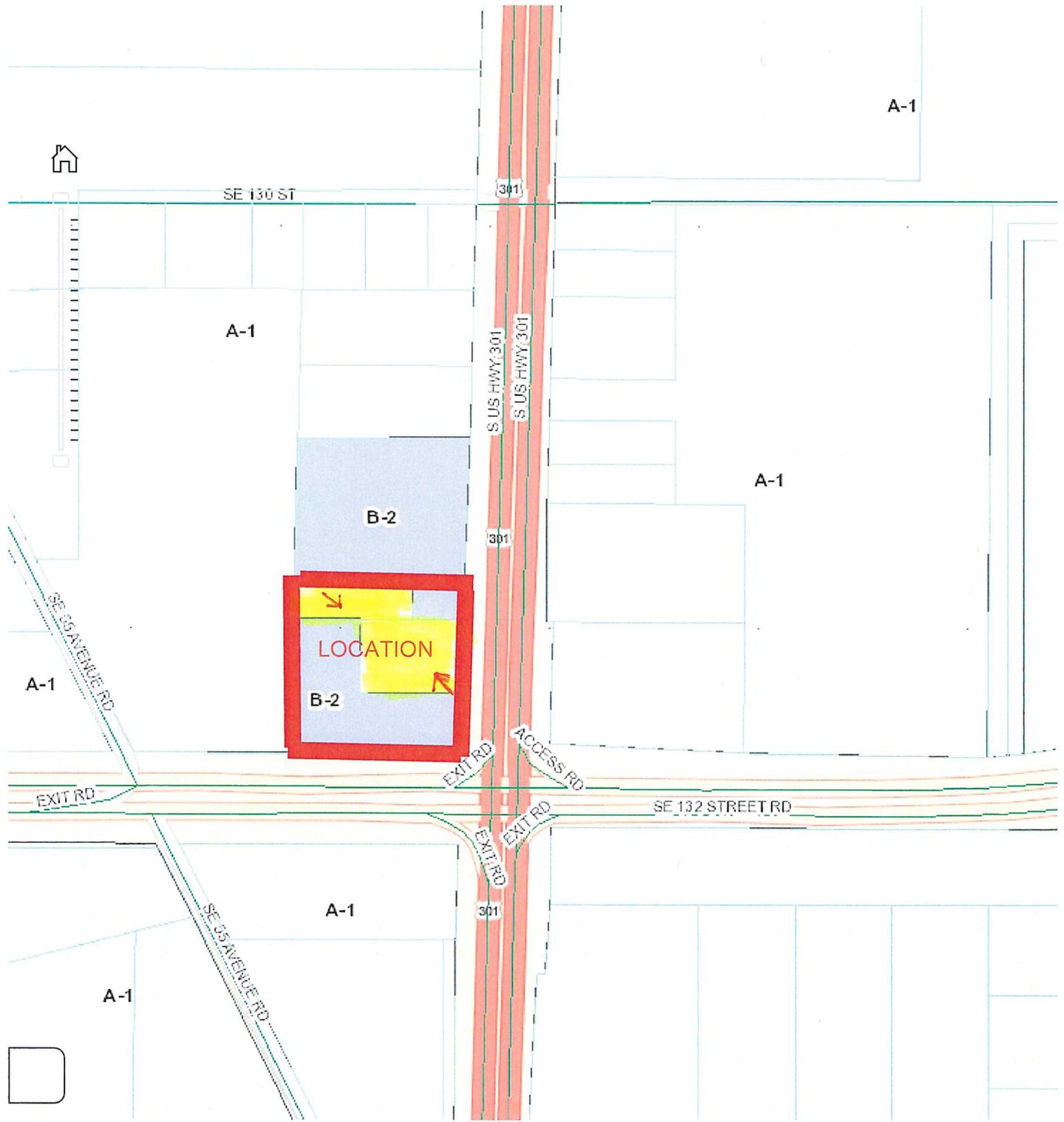
My Commission Expires _____





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

Last Updated 12/12/2024



Property Legal Descriptions from Marion County Property Appraiser

Parcel 45418-000-00

SEC 07 TWP 17 RGE 23

COM 39.8 FT E & N 01-29-40 E 417.56 FT & W 125 FT
FROM SE COR OF NE 1/4 OF NW 1/4 FOR POB S 1-29-40 E 85 FT
W 167.42 FT N 1-29-40 W 10 FT W 125 FT N 1-29-40 W 75 FT
E 292.42 FT TO POB

Parcel 45415-000-00

SEC 07 TWP 17 RGE 23

COM AT THE SE COR OF THE NE 1/4 OF NW 1/4 TH N 89-52-22 E
39.80 FT TO A POINT ON THE WLY ROW OF US HWY 301 (200 FT
WIDE) TH N 01-29-40 E ALONG SAID ROW 152.56 FT FOR THE POB
TH CONT ALONG SAID ROW N 01-29-40 E 180 FT TH S 89-52-22 W
180 FT TH S 01-29-40 W 180 FT TH N 89-52-22 E 180 FT TO THE
POB & COM AT THE SE COR OF THE NE 1/4 OF NW 1/4 TH
N 89-52-22 E 39.80 FT TO A POINT INTERSECTING THE WLY ROW
LINE OF US HWY 301 (200 FT WIDE) TH N 01-29-40 E ALONG SAID
WLY ROW LINE 152.56 FT TH S 89-52-22 W 180 FT TO THE POB TH
CONT S 89-52-22 W 76 FT TH N 01-29-40 E 180 FT TH
N 89-52-22 E 76 FT TH S 01-29-40 W 180 FT TO THE POB

③ 27.00 k
350.00-DS

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

File Number: 19-547

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 05/30/2019 02:48:50 PM
FILE #: 2019055144 OR BK 6975 PGS 1251-1253
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$350.00 MDS: \$0 INT: \$0

45418-000-00

General Warranty Deed

Made this 20 day of May, 2019 A.D. By **Terry Richards and Gail Richards**, Husband and Wife, whose address is: 3656 Shawnee Trail, Jamestown, Oh 45335, hereinafter called the grantor, to **Bellevue Property Holdings LLC, a Florida Limited Liability Company**, whose address is: 27658 Cashford Circle, Ste 101, Wesley Chapel, FL 33544, 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:

SEE ATTACHED SCHEDULE "A"

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

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, 2018.

DEED Individual Warranty Deed - 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: 19-547

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:

Barbara Cannon

Witness 1 Sign:

Barbara Cannon

Witness 1 Print:

Debra Thompson

Witness 2 Sign:

Debra Thompson

Witness 2 Print:

Terry Richards
Terry Richards

Gail Richards
Gail Richards

State of Ohio
County of Greene

The foregoing instrument was acknowledged before me this 20 day of May, 2019, by **Terry Richards and Gail Richards**, who is/are personally known to me or who has produced driver's license as identification.

NOTARY SEAL

Barbara Cannon
Notary Public Signature
Print Name: Barbara Cannon
My Commission Expires: July 5, 2023

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

19-547

SCHEDULE "A"

COMMENCING 39.8 FEET EAST, AND N.01°29'40"E., 417.56 FEET AND WEST 125 FEET FROM THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 FOR THE POINT OF BEGINNING, THENCE S.1°29'40"E., 85 FEET; THENCE WEST 167.42 FEET; THENCE N.1°29'40"W., 10 FEET; THENCE WEST 125 FEET; THENCE N.1°29'40"W., 75 FEET; THENCE EAST 292.42 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 7, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

Together with that certain 1980 Gulf States Mobile home VIN #3G36GL39835A and VIN #3G36GL39835B situated on.

ALSO DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 SECTION 7, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE, BEARING SOUTH 89°49'38" EAST, A DISTANCE OF 39.80 FEET TO A POINT; THENCE, BEARING NORTH 01°40'41" EAST, A DISTANCE OF 417.29 FEET TO A POINT; THENCE, BEARING NORTH 89°56'37" WEST, A DISTANCE OF 125.05 FEET TO THE POINT OF BEGINNING. THENCE, BEARING SOUTH 01°29'40" WEST, A DISTANCE OF 85.03 FEET TO A POINT; THENCE, BEARING NORTH 89°56'37" WEST, A DISTANCE OF 167.37 FEET TO A POINT; THENCE, BEARING NORTH 01°40'41" EAST, A DISTANCE OF 10.03 FEET TO A POINT; THENCE, BEARING NORTH 89°56'37" WEST, A DISTANCE OF 125.07 FEET TO A POINT; THENCE, BEARING NORTH 01°40'41" EAST, A DISTANCE OF 75.00 FEET TO A POINT; THENCE, BEARING SOUTH 89°56'21" EAST, A DISTANCE OF 292.17 FEET TO THE POINT OF BEGINNING.



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 06/19/2017 09:40:27 AM
FILE #: 2017055047 OR BK 6596 PGS 137-139
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$1750.00 MDS: \$0 INT: \$0

Prepared by and after recording return to:
James V. Stewart Esq.
1670 Pelican Creek Crossing
St. Petersburg, FL 33707

45415-000-00

SPECIAL WARRANTY DEED

This is a Special Warranty Deed duly executed as of May 30th, 2017, by **Scherrie A. Gregoire, a/k/a Scherrie O. Gregoire, a/k/a Sherrie A. Gregoire, a single woman**, whose address is 13198 SE US Highway 301, Belleview, FL 34420 (the "Grantor") to **Belleview Property Holdings LLC, a Florida limited liability company**, (the "Grantee"), whose address is 27658 Cashford Circle, Suite 101, Wesley Chapel, FL 33544.

For consideration of Two Hundred Fifty Thousand and no/100 Dollars (\$250,000.00) to Grantor in hand paid by Grantee, the receipt of which is acknowledged, Grantor by this document conveys to Grantee and Grantee's successors and assigns in fee simple forever all that certain real property located in Marion County, Florida, as is described on the attached **Exhibit A** together with all its tenements, hereditaments and appurtenances and with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining (the "**Property**").

The Property Appraiser's Parcel Identification Numbers for the Property are: 45415-000-00 and 45415-001-00

This is commercial property and is **not** the homestead of Grantor or Grantee.

Grantor warrants: that Grantor is lawfully seized of the Property in fee simple; that Grantor has good and lawful authority to convey the Property; that Grantor fully warrants that the title to the Property is free and clear of all encumbrances except those noted in items 1 and 2 below and Grantor shall defend its title and these warranties against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other:

1. Real estate taxes and tax assessments for 2017 and subsequent years, which are not yet due and payable; and
2. Restrictions, conditions, reservations, agreements, limitations and easements of record, if any now exist, but any such interests that may have been terminated or that are otherwise unenforceable are not hereby re-imposed.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed before the undersigned witnesses and notary as of the date stated above

Witnesses:

Grantor:

Scherrie A. Gregoire
a/k/a Scherrie O. Gregoire
a/k/a Sherrie A. Gregoire,



JUDITH KARPADI
(print name beneath witness signature)



By: Scherrie A. Gregoire



KAROLY LOVASZ
(print name beneath witness signature)

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Special Warranty Deed was acknowledged and sworn to before the undersigned Notary on May 30, 2017, by Scherrie A. Gregoire, a/k/a Scherrie O. Gregoire, a/k/a Sherrie A. Gregoire who () is personally known to the undersigned Notary or who (X) provided the undersigned Notary a Florida driver's license as identification.





Notary Public

SEAL

EXHIBIT A

PARCEL 1:

Commencing at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 17 South, Range 23 East, Marion County, Florida; thence North 89°52'22" East, 39.80 feet to a point on the Westerly right of way of U.S. Highway 301 (200 feet wide); thence North 01°29'40" East, along said right of way, 152.56 feet for the Point of Beginning; thence continue along said right of way, North 01°29'40" East, 180.00 feet; thence South 89°52'22" West, 180.00 feet; thence South 01°29'40" West, 180.00 feet; thence North 89°52'22" East, 180.00 feet to the Point of Beginning.

PARCEL 2:

A parcel of land in the Northwest 1/4 of Section 7, Township 17 South, Range 23 East, Marion County, Florida, being more particularly described as follows: Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 7; thence North 89°52'22" East, for 39.80 feet to a point intersecting the Westerly right of way line of U.S. Highway 301 (200 feet wide); thence North 01°29'40" East, along said Westerly right of way line, 152.56 feet; thence South 89°52'22" West, 180.00 feet to the Point of Beginning; thence continue South 89°52'22" West, 76.00 feet; thence North 01°29'40" East, 180.00 feet; thence North 89°52'22" East, 76.00 feet; thence South 01°29'40" West, 180.00 feet to the Point of Beginning.

PARCEL 3:

85 feet North and South by 125 feet East and West in the Northeast corner of the following described land: Beginning at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 17 South, Range 23 East, Marion County, Florida; thence East 39.8 feet to the West right of way line of State Road 35; thence North 1°29'40" East, 417.56 feet along said right of way line; thence West 417.42 feet; thence South 1°20'40" West, 417.56 feet to the South boundary of Northeast 1/4 of Northwest 1/4 of said Section; thence East along said South boundary 377.62 feet to Point of Beginning.



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

Detail by Entity Name

Florida Limited Liability Company
BELLEVIEW PROPERTY HOLDINGS LLC

Filing Information

Document Number L17000115164
FEI/EIN Number 82-2965107
Date Filed 05/24/2017
Effective Date 05/22/2017
State FL
Status ACTIVE

Principal Address

27658 CASHFORD CIR
SUITE 101
WESLEY CHAPEL, FL 33544

Mailing Address

27658 CASHFORD CIR
SUITE 101
WESLEY CHAPEL, FL 33544

Registered Agent Name & Address

GERGES, AIHAB
27658 CASHFORD CIR
SUITE 101
WESLEY CHAPEL, FL 33544

Authorized Person(s) Detail

Name & Address

Title MGR

GERGES, AIHAB
27658 CASHFORD CIR
WESLEY CHAPEL, FL 33544

Title MGR

GERGES, EDWARD
27658 CASHFORD CIR
WESLEY CHAPEL, FL 33544

Annual Reports

Report Year	Filed Date
2023	04/15/2023
2024	02/02/2024
2025	02/06/2025

Document Images

02/06/2025 – ANNUAL REPORT	View image in PDF format
02/02/2024 – ANNUAL REPORT	View image in PDF format
04/15/2023 – ANNUAL REPORT	View image in PDF format
03/22/2022 – ANNUAL REPORT	View image in PDF format
04/07/2021 – ANNUAL REPORT	View image in PDF format
06/30/2020 – ANNUAL REPORT	View image in PDF format
04/04/2019 – ANNUAL REPORT	View image in PDF format
02/19/2018 – ANNUAL REPORT	View image in PDF format
05/24/2017 – 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
Real Estate

45418-000-00

[GOOGLE Street View](#)

Prime Key: 1103657

[MAP IT+](#)

Current as of 3/18/2025

Property Information

BELLEVUE PROPERTY HOLDINGS
 LLC
 27658 CASHFORD CIR STE 101
 WESLEY CHAPEL FL 33544-6959

Taxes / Assessments:

Map ID: 237

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 02

Acres: .53

Situs: 13170 S US HWY 301
 BELLEVUE

2024 Certified Value

Land Just Value	\$23,087
Buildings	\$21,353
Miscellaneous	\$0
Total Just Value	\$44,440
Total Assessed Value	\$44,440
Exemptions	\$0
Total Taxable	\$44,440

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$23,087	\$21,353	\$0	\$44,440	\$44,440	\$0	\$44,440
2023	\$23,087	\$18,873	\$0	\$41,960	\$41,960	\$0	\$41,960
2022	\$17,315	\$26,274	\$0	\$43,589	\$41,325	\$0	\$41,325

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6975/1251	05/2019	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$50,000
6975/1249	01/2009	71 DTH CER	0	U	I	\$100
3962/1168	02/2005	03 LIFE EST	1 LIFE ESTATE	U	V	\$100
3942/1636	04/2004	71 DTH CER	0	U	V	\$100
1005/1187	01/1980	07 WARRANTY	0	Q	V	\$1,500
0563/0339	06/1973	02 DEED NC	0	Q	V	\$1,500

Property Description

SEC 07 TWP 17 RGE 23
 COM 39.8 FT E & N 01-29-40 E 417.56 FT & W 125 FT

FROM SE COR OF NE 1/4 OF NW 1/4 FOR POB S 1-29-40 E 85 FT
W 167.42 FT N 1-29-40 W 10 FT W 125 FT N 1-29-40 W 75 FT
E 292.42 FT TO POB

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

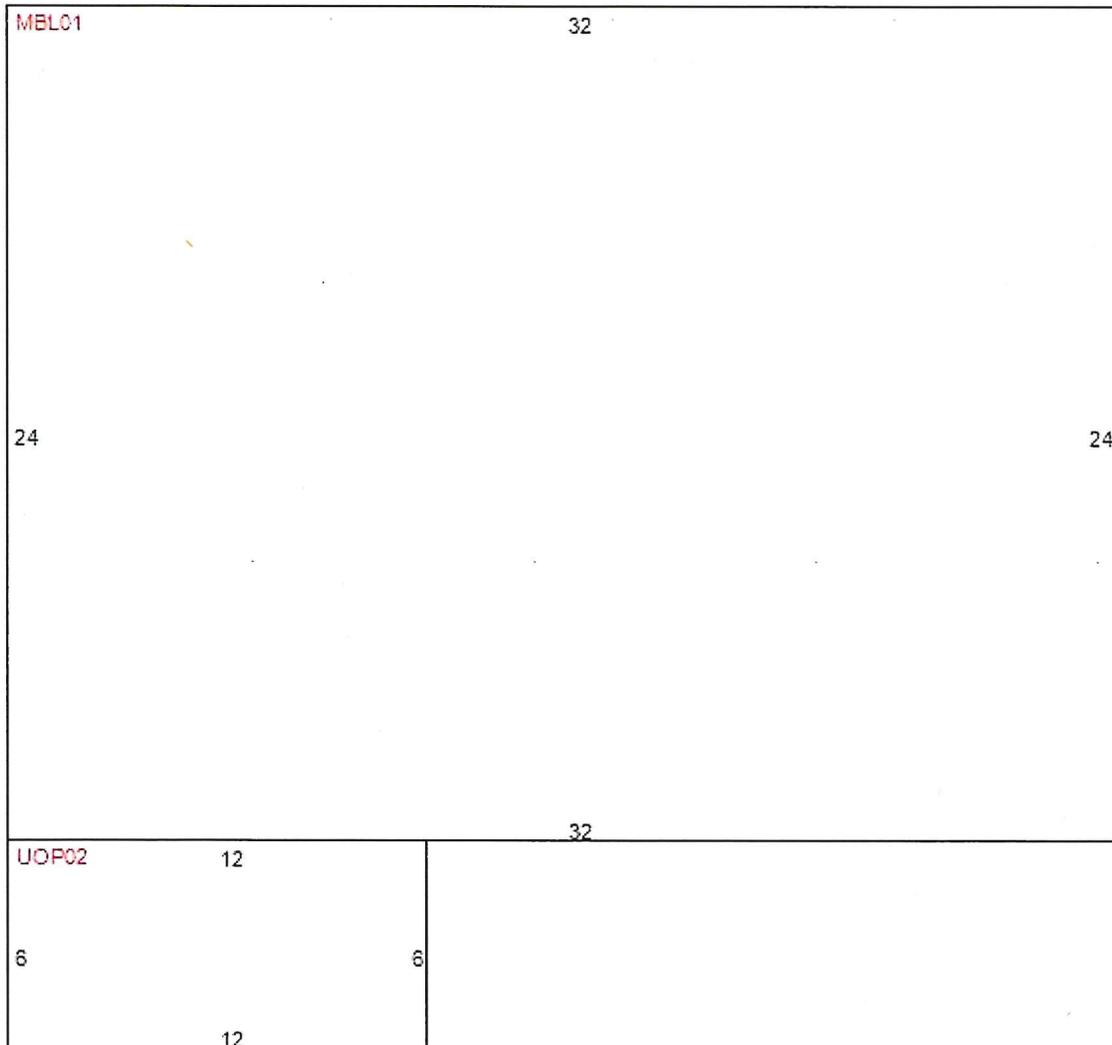
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCNF	0200	.0	.0	A1	23,087.00	SF							

Neighborhood 9949 - COMM US 301 / BELL TO SUMMFLD
Mkt: 2 70

[Traverse](#)

Building 1 of 1

MBL01=L32D24R32U24.L32D24
UOP02=R12D6L12U6.



[Building Characteristics](#)

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 9 - 40-99 YRS
Condition 0

Year Built 1980
Physical Deterioration 0%
Obsolescence: Functional 0%

Quality Grade 600 - AVERAGE
Inspected on 6/22/2020 by 025

Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 112

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0120	- MH ALUM SIDING	1.00	1980	N	0 %	0 %	768	768
UOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	72	72

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 17 KOOL SEAL/MTL	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC	1.00	UT	99	1981	1	0.0	0.0	
256 WELL	1.00	UT	99	1981	1	0.0	0.0	

Appraiser Notes

ADU ON SKIDS 6X10

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
Real Estate

45415-000-00

[GOOGLE Street View](#)

Prime Key: 1103622

[MAP IT+](#)

Current as of 3/18/2025

[Property Information](#)

BELLEVIEW PROPERTY HOLDINGS
 LLC
 27658 CASHFORD CIR STE 101
 WESLEY CHAPEL FL 33544-6959

[Taxes / Assessments:](#)

Map ID: 237

[Millage:](#) 9001 - UNINCORPORATED

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

PC: 33

Acres: 1.06

[More Situs](#)

Situs: 13210 S US HWY 301
 BELLEVIEW

[2024 Certified Value](#)

Land Just Value	\$92,348		
Buildings	\$115,702		
Miscellaneous	\$785		
Total Just Value	\$208,835		
Total Assessed Value	\$161,447	Impact	(\$47,388)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$161,447		
School Taxable	\$208,835		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$92,348	\$115,702	\$785	\$208,835	\$161,447	\$0	\$161,447
2023	\$92,348	\$112,498	\$803	\$205,649	\$146,770	\$0	\$146,770
2022	\$92,348	\$89,256	\$815	\$182,419	\$133,427	\$0	\$133,427

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6596/0137	05/2017	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$250,000
2237/1125	04/1996	08 CORRECTIVE	0	U	I	\$100
2077/1686	10/1994	05 QUIT CLAIM	0	U	I	\$100
1826/0408	04/1992	07 WARRANTY	9 UNVERIFIED	U	I	\$7,000
1819/0130	04/1992	05 QUIT CLAIM	0	U	I	\$100
1629/0386	01/1990	07 WARRANTY	9 UNVERIFIED	U	I	\$115,500

[Property Description](#)

SEC 07 TWP 17 RGE 23
 COM AT THE SE COR OF THE NE 1/4 OF NW 1/4 TH N 89-52-22 E
 39.80 FT TO A POINT ON THE WLY ROW OF US HWY 301 (200 FT
 WIDE) TH N 01-29-40 E ALONG SAID ROW 152.56 FT FOR THE POB
 TH CONT ALONG SAID ROW N 01-29-40 E 180 FT TH S 89-52-22 W
 180 FT TH S 01-29-40 W 180 FT TH N 89-52-22 E 180 FT TO THE
 POB & COM AT THE SE COR OF THE NE 1/4 OF NW 1/4 TH
 N 89-52-22 E 39.80 FT TO A POINT INTERSECTING THE WLY ROW
 LINE OF US HWY 301 (200 FT WIDE) TH N 01-29-40 E ALONG SAID
 WLY ROW LINE 152.56 FT TH S 89-52-22 W 180 FT TO THE POB TH
 CONT S 89-52-22 W 76 FT TH N 01-29-40 E 180 FT TH
 N 89-52-22 E 76 FT TH S 01-29-40 W 180 FT TO THE POB

Land Data - Warning: Verify Zoning

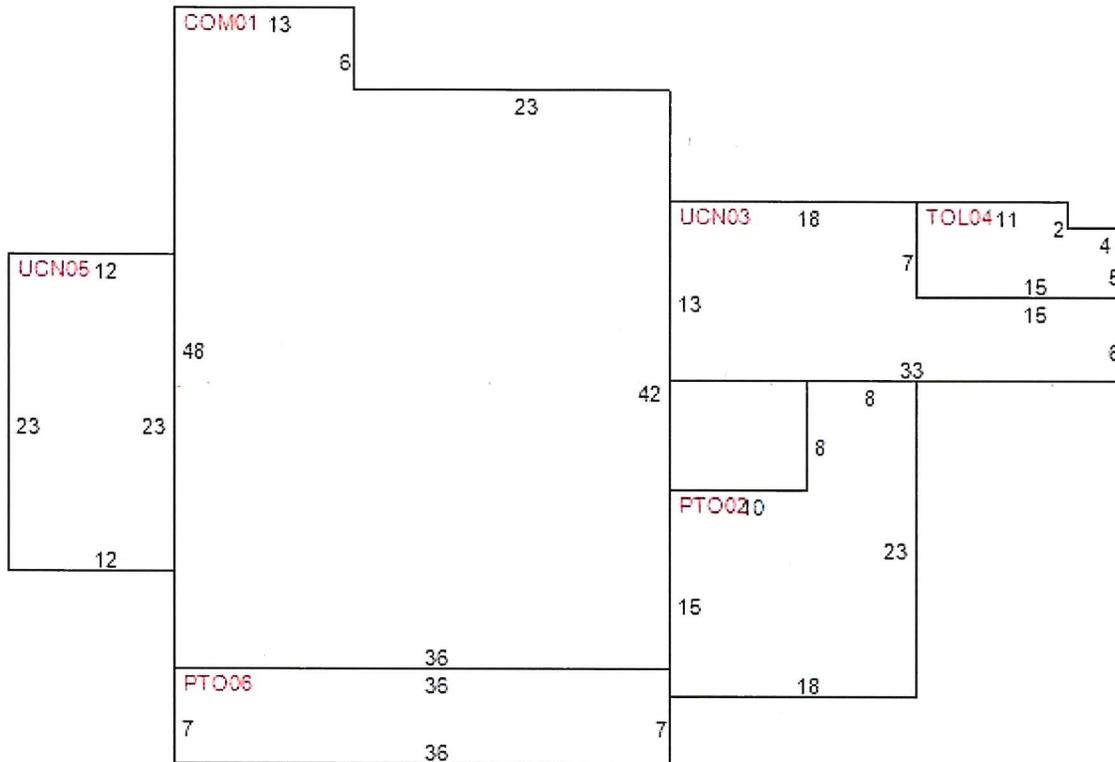
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	3310	180.0	256.0	B2	24,394.00	SF							
GCSF	0200	.0	.0	B2	21,780.00	SF							
Neighborhood 9949 - COMM US 301 / BELL TO SUMMFLD													
Mkt: 2 70													

Traverse

Building 1 of 3

COM01=L23U6L13D48R36U42.D44
 PTO02=R18U23L8D8L10D15.U23
 UCN03=R33U6L15U7L18D13.U13R18
 TOL04=D7R15U5L4U2L11.L54D4
 UCN05=L12D23R12U23.D30R36

PTO06=D7L36U7R36.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 1953
Effective Age	9 - 40-99 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	200 - LOW	Obsolescence: Locational 0%
Inspected on	2/12/2020 by 117	Base Perimeter 212

Exterior Wall 24 CONC BLK-PAINT32 CONC BLK-STUCO38 WD SIDING-SHTG

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.0	1.00	1953	0	1,590	M33 NIGHTCLUB/LOUNGE	100 %	N Y
2	1.0	1.00	1953	0	334	PTO PATIO	100 %	N N
3	8.0	1.00	1953	0	324	UCN CANOPY UNFIN	100 %	N N
4	8.0	1.00	1953	0	97	M00 MINIMUM FINISH	100 %	N N
5	8.0	1.00	2005	0	276	UCN CANOPY UNFIN	100 %	N N
6	1.0	1.00	1953	0	252	PTO PATIO	100 %	N N

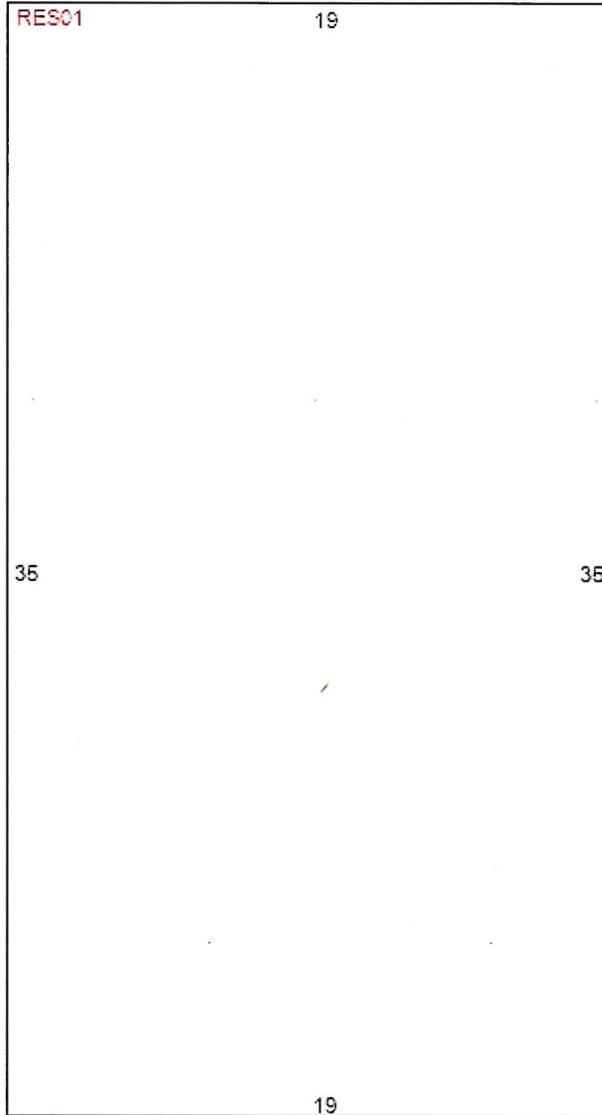
Section: 1

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 3

RES01=L19D35R19U35.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 7 - 30-34 YRS
Condition 1
Quality Grade 200 - LOW
Inspected on 2/12/2020 by 117

Year Built 1977
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 108

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0138	- WD SIDING-SHTG	1.00	1977	N	0 %	0 %	665	665

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 1	Blt-In Kitchen: Y
Roof Cover: 14 CORRUGATED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 06 CONVECTION	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00			Garbage Compactor: N

Foundation: 7 BLK PERIMETER
A/C: N

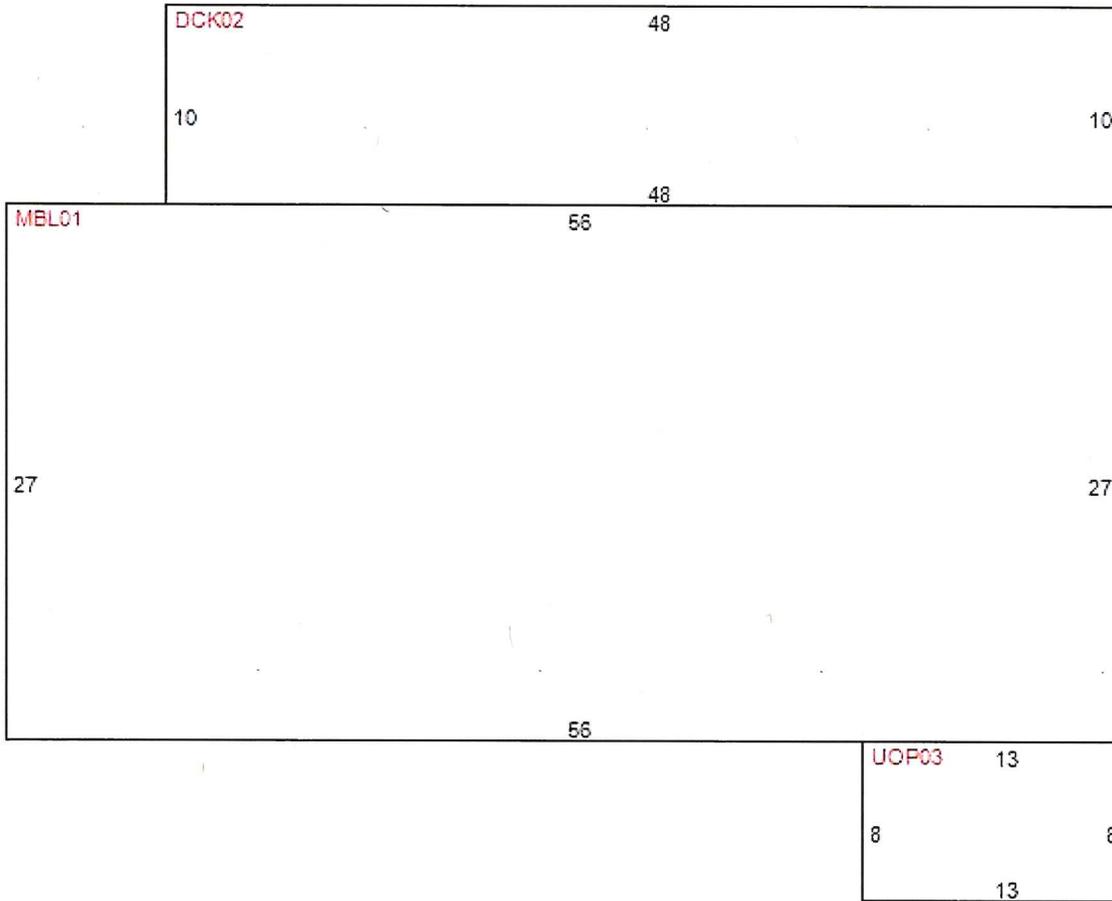
Heat Fuel 2: 00
Fireplaces: 0

2 Fixture Baths: 0 Intercom: N
Extra Fixtures: 2 Vacuum: N

Traverse

Building 3 of 3

MBL01=L56D27R56U27.
DCK02=U10L48D10R48.D27
UOP03=D8L13U8R13.



Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 9 - 40-99 YRS
Condition 2
Quality Grade 600 - AVERAGE
Inspected on 2/12/2020 by 117

Year Built 1982
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 166

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL0121	MH VINYL SIDING	1.00	1982	N	0 %	0 %	1,512	1,512

DCK 0201 - NO EXTERIOR	1.00	1982	N	0 %	0 %	480	480
UOP 0301 - NO EXTERIOR	1.00	1996	N	0 %	0 %	104	104

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 15 MH PAN-AVERAGE	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 1	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1953	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1953	5	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1953	2	0.0	0.0
159 PAV CONCRETE	81.00	SF	20	2004	3	0.0	0.0
105 FENCE CHAIN LK	256.00	LF	20	2004	1	0.0	0.0
105 FENCE CHAIN LK	60.00	LF	20	2004	3	0.0	0.0
114 FENCE BOARD	48.00	LF	10	2004	4	0.0	0.0
ADU UTILITY-ALUM	70.00	SF	40	2000	1	10.0	7.0

Appraiser Notes

BLDG01=ANNIE'S BAR
 BLDG02= RES
 BLDG03=MH

Planning and Building
** Permit Search **

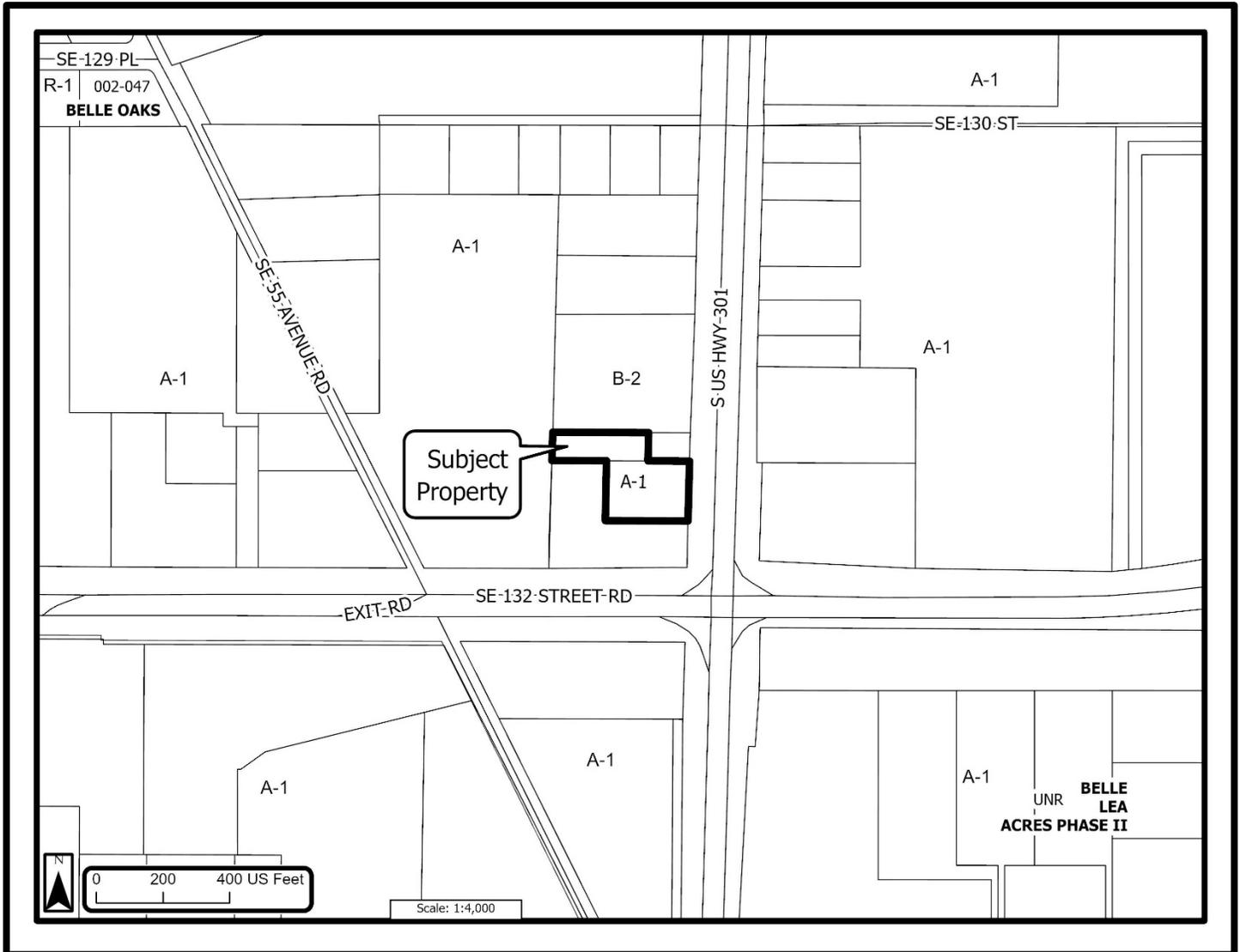
Permit Number	Date Issued	Date Completed	Description
M052409	5/1/2005	8/1/2005	REPAIR WALL

Public Notification for: ZONING CHANGE

ATTACHMENT B

Marion County Growth Services Planning & Zoning (352) 438-2675

250604ZC



First Public Hearing: Planning & Zoning Commission 05/28/2025 @ 5:30 p.m.	Owner(s): Belleview Property Holdings LLC
	Agent(s): CADJAZZ, LLC c/o Herb Green
	Location: 13210, 13214, 13170 S US Hwy 301, Belleview, FL 34420
Second Public Hearing: Board of County Commissioners 06/16/2025 @ 1:00 p.m.	Parcels(s): 45418-000-00 & 45415-000-00
	Zone(s): A-1 (General Agriculture)
	Acre(s): ± 1.59
Public Hearing Location: 601 SE 25 th Avenue, Ocala, FL 34471 - McPherson Governmental Campus Auditorium	
Request Description: Requesting a zoning change from A-1 (General Agriculture) to B-2 (Community Business) for all permitted uses.	
You are receiving this notification because you own property that is located within 300' of the subject parcel(s) If you have any questions, please call (352) 438-2675	
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 visual information, contact the appropriate county department or agency. The information is provided in visual representation only and is not intended to be used as a legal or official representation of legal boundaries.	

Development Review Comments Letter

BELLEVIEW PROPERTY HOLDINGS, LLC
ZO ZONING CHANGE #32609

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Rezoning (non-PUD)	N/A	INFO	911
2	Rezoning (non-PUD)	N/A	INFO	DOH
3	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1 to B-2. Parcels# 45418-000-00 & 45415-000-00 are currently zoned A-1 and are a total of 1.59 acres in size. There is a Flood Prone Area on parcel 45418-000-00. Per the MCPA, parcel 45418-000-00 currently has 840 SF of impervious coverage while parcel 45415-000-00 currently has 5,785 SF of impervious coverage. This site will be subject to a Major Site Plan when the existing and proposed impervious coverage of parcel 45418-000-00 exceeds 35% impervious coverage (8,080 sf) or if the existing and proposed impervious coverage of parcel 45415-000-00 exceeds 9,000 sf.	INFO	ENGDRN
4	Rezoning (non-PUD)	Fire review has been approved for a zone change. A site plan will need to provided that complies with the minimum requirements of the Florida Fire Prevention Code Chapter 18 for access and water supply.	INFO	FRMSH
5	Rezoning (non-PUD)	No tree removal prior to DRC site plan approval	INFO	LSCAPE
6	WILL NOT BE ADVERSE TO THE PUBLIC INTEREST		INFO	LUCURR
7	IS COMPATIBLE WITH SURROUNDING USES		INFO	LUCURR
8	IS CONSISTENT WITH COMP PLAN		INFO	LUCURR

Attachment C

9	FUTURE LAND USE DESIGNATION CORRECT		INFO	LUCURR
10	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	LUCURR
11	Rezoning (non-PUD)	Parcel is within City of Belleview's Service Area. For future site plans with Utility Connection, a letter from the City of Belleview stating service availability and connection requirements shall be submitted prior to building permit issuance. Insure City of Belleview has seen and approved utility connections, as they are not part of MCU's review process.	INFO	UTIL
12	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	ZONE

ATTACHMENT D

Sign was posted and photos were taken on May 9th, 2025.

Figure 1

Sign Posted along S US HWY 301 Street Frontage (Close Up), Facing W

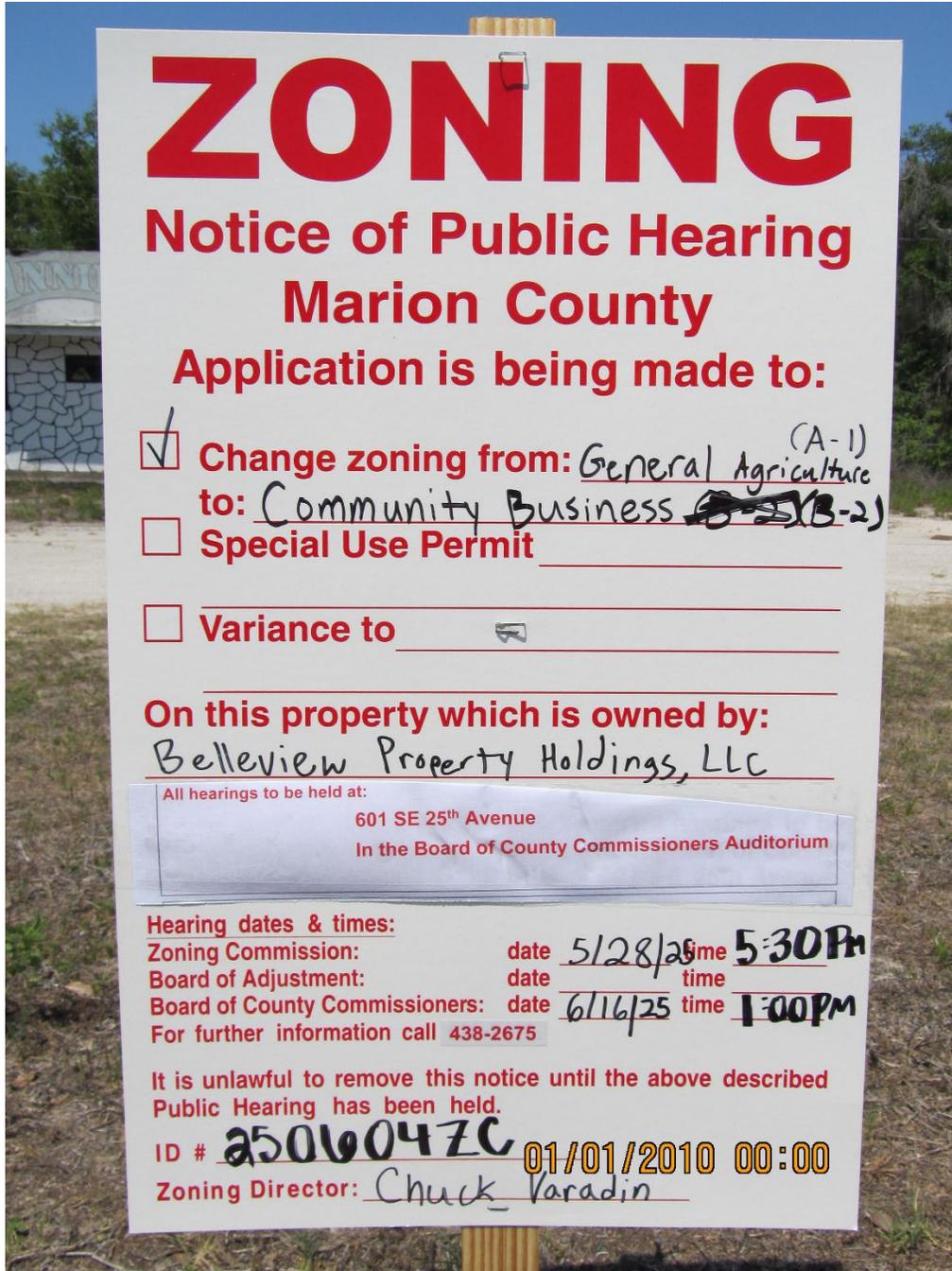


Figure 2

Sign Posted along S US HWY 301 Street Frontage (Street View), Facing W



Figure 3

View of Manufactured Home on Subject Property, Facing SW



Figure 4

View of Neighboring North Lot, Facing NW



Figure 5
View of S US HWY 301 from Posted Sign, Facing N



Figure 6
View of Manufactured House Across S US HWY 301, Facing E



Figure 7

View of Intersection of SE 132nd ST RD & S US HWY 301, Facing S



Figure 8

View of Neighboring South Lot, Facing W



Figure 9
View of Neighboring West Lot, Facing N



Figure 10
View of Neighboring West Lot, Facing NE





Marion County
Board of County Commissioners
Zoning/Development Review Department
2631 S.E. 3rd Street, Ocala, Florida 34471-9101
(352) 620-7410--Suncom 667-7410--Fax (352) 620-7682

ATTACHMENT E

August 16, 2002

Scherrie Gregoire
13214 SE US HWY 301
Bellevue, FL 34420

To Whom It May Concern:

RE: PARCEL ACCOUNT NUMBER 45415-000-00 IS ZONED A-1 (GENERAL AGRICULTURE) AND IS LOCATED IN SECTION 07, TOWNSHIP 17, RANGE 23, AKA ANNIE'S BAR.

In conformance with Policy 1.20 of the Marion County Comprehensive Plan as amended on April 7, 1994, the above described parcel and the existing use of the property for a Bar / Tavern is considered a conforming use in the A-1 (general agriculture) zoning classification. This parcel shall be depicted on the Future Land Use Map at the next map amendment.

You may continue this use of the property until such time as you wish to abandon the use. At that time you may choose any other use allowed by the zoning classification.

By copy of this letter and a zoning map to be forwarded to the Planning Department, we will request that your property be shown on the Future Land Use Map.

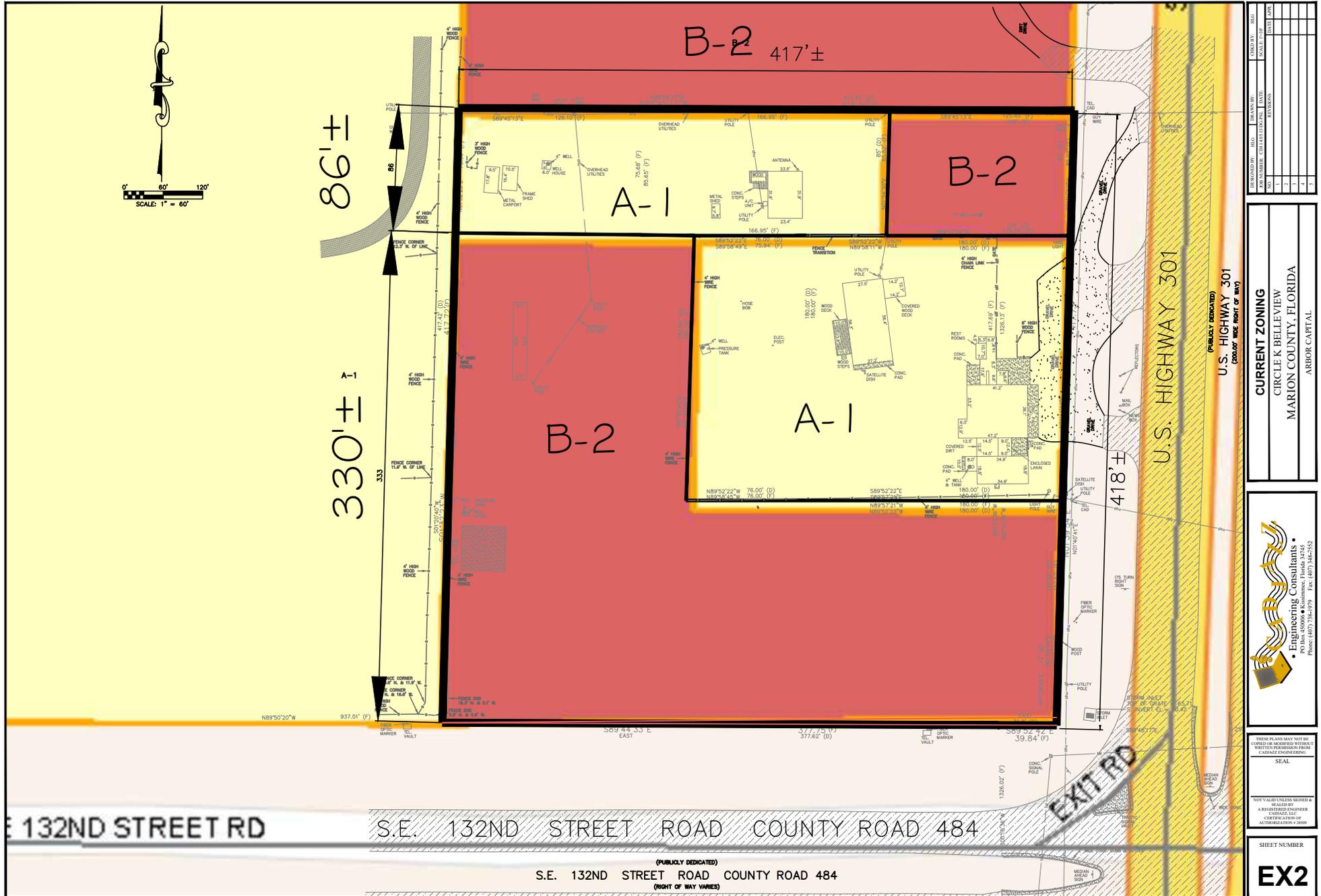
Should you have any further questions regarding this provision of the code, please let me know.

Sincerely,

Michael E. May, Director

sdm
cc Planning Department
Code Enforcement

ATTACHMENT F



NO.	REVISIONS	DATE	BY	CHKD.
1				
2				
3				
4				
5				

CURRENT ZONING
 CIRCLE K BELLEVUE
 MARION COUNTY, FLORIDA
 ARBOR CAPITAL

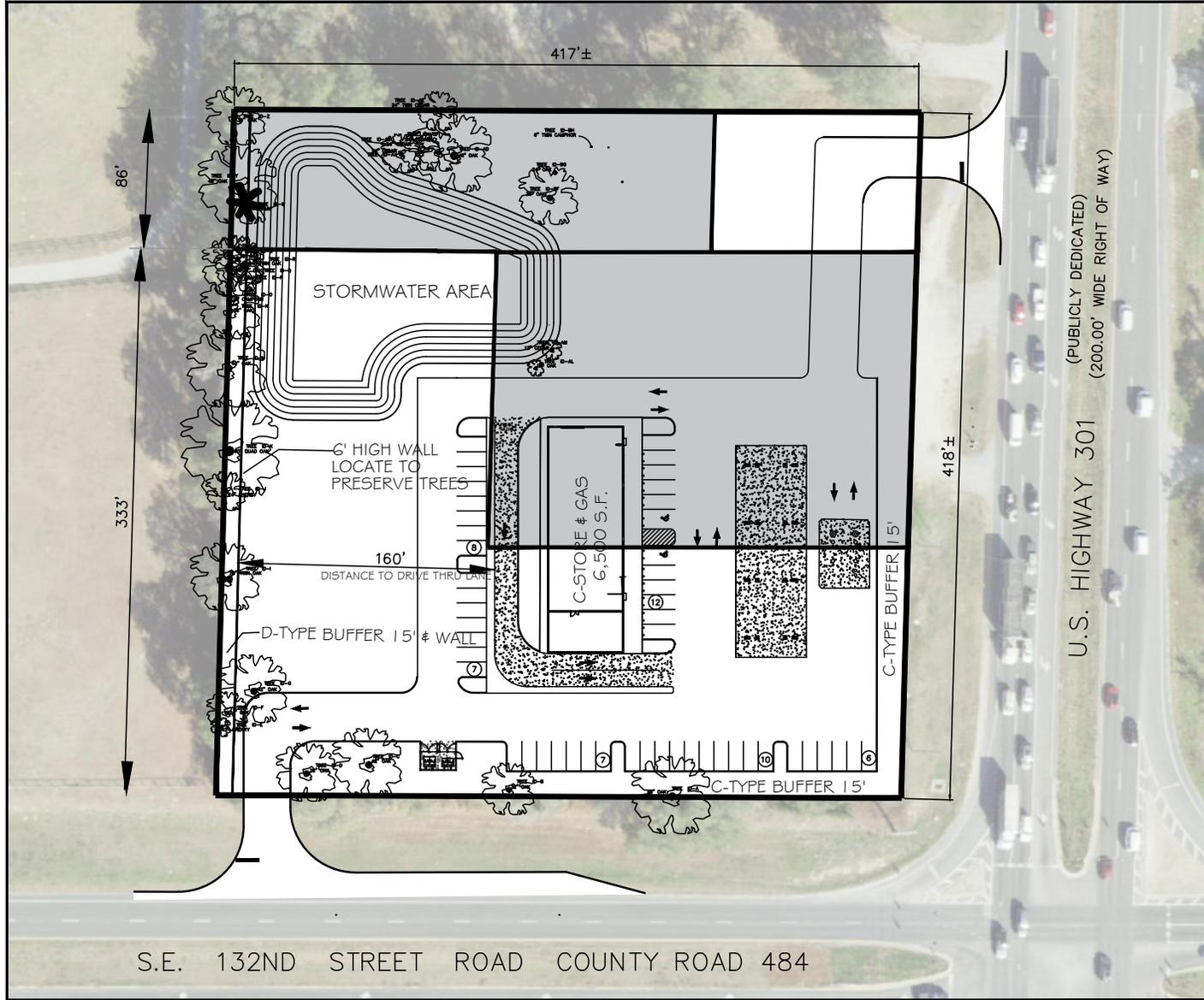
Engineering Consultants, Inc.
 • PO Box 450006 • Kissimmee, Florida 34745
 Phone: (407) 754-9799 Fax: (407) 342-5552

THESE PLANS MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CADAMAZ ENGINEERING, INC.

SEAL

NOT VALID UNLESS SIGNED BY A REGISTERED ENGINEER OR ARCHITECT OR CERTIFIED PROFESSIONAL LANDSCAPE ARCHITECT.

SHEET NUMBER
EX2



U.S. HIGHWAY 301
(PUBLICLY DEDICATED)
(200.00' WIDE RIGHT OF WAY)

S.E. 132ND STREET ROAD COUNTY ROAD 484

SCALE: 1" = 60'

REZONE AREA

TREES TO BE SAVED

NO.	DATE	DESCRIPTION	BY	DATE
1				
2				
3				
4				
5				

CONCEPTUAL PLAN CIRCLE K BELLEVUE MARION COUNTY, FLORIDA ARBOR CAPITAL	<p>Engineering Consultants Phone: (407) 238-4797 Fax: (407) 348-7552</p>
--	---

THESE PLANS MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM ENGINEERING CONSULTANTS, INC.	SEAL
NOT VALID UNLESS SIGNED & SEALED BY: A REGISTERED ENGINEER LICENSE NO. _____ STATE OF FLORIDA EXPIRES _____	SHEET NUMBER EX3



TO: Christopher Zeigler
Engineering Project Manager – Marion County

FROM: Turgut Dervish, P.E.
Jay Davoll, P.E.

DATE: May 21, 2025

RE: **Traffic Impact Analysis Methodology**
Circle K and Quick Service Restaurant (QSR)
TPD No. 6036

The following is an outline of the proposed methodology for the Traffic Impact Study for a Circle K Convenience Store with gas pumps and a quick service restaurant development in the Summerfield area of Marion County. The project site is located in the northwest quadrant of the intersection of US 301 and CR 484. **Figure 1** depicts the site location and the area roadways.

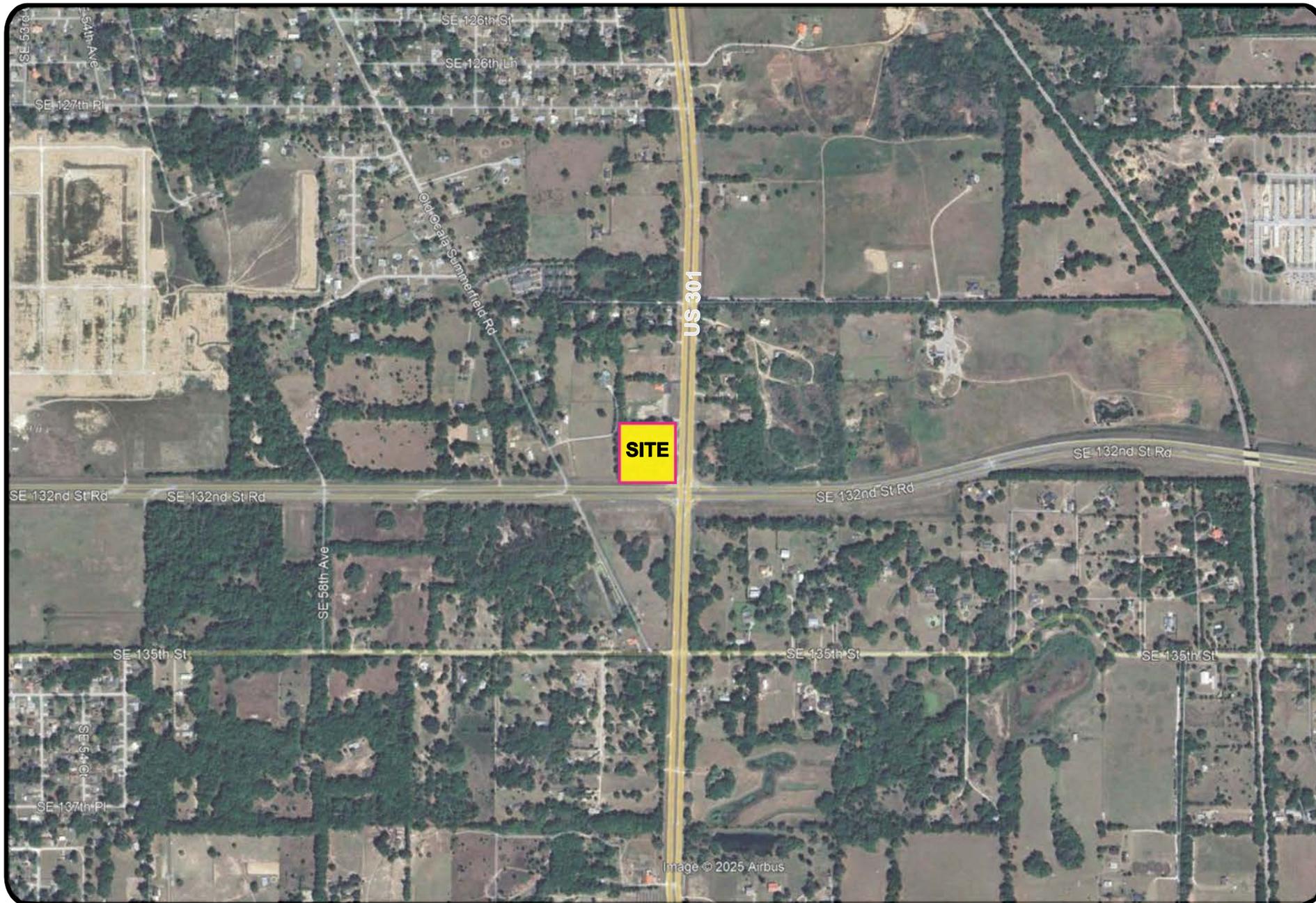
1. Proposed Development

The development consists of a 5,200 square foot convenience store with 16 vehicle fueling positions and a 1,000 square foot quick service restaurant with a drive through window. Access to the site is proposed from US 301 and CR 484. **Figure 2** depicts the site plan and its access configuration. The project is anticipated to be completed by the end of 2026.

2. Trip Generation

Trip generation data from the 11th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual* will be used for the trip generation estimation of the development. **Table 1** provides a summary of the trip generation calculation. The project is expected to generate a total of 1,230 net new daily trips of which 127 will occur during the A.M. peak hour and 106 will occur during P.M. peak hour. The ITE trip generation worksheets are included in **Attachment A**.

The pass-by trips were evaluated to verify that they do not exceed 10% of the adjacent street traffic. Traffic volume count was obtained from FDOT on-line AADT Traffic Report, excerpts provided in **Attachment B**. **Table 2** presents an analysis of the pass-by trip reduction from US 301 and CR 484 and if the trips will exceed 10% of its respective A.M. and P.M. peak volumes. The project pass-by trips on US 301 and CR 484 utilized the existing count distribution. As can be seen, the background volume on US 301 and CR 484 is greater than 10% of the pass-by trips generated by the development during the A.M. and P.M. peak hours so no adjustments were made.



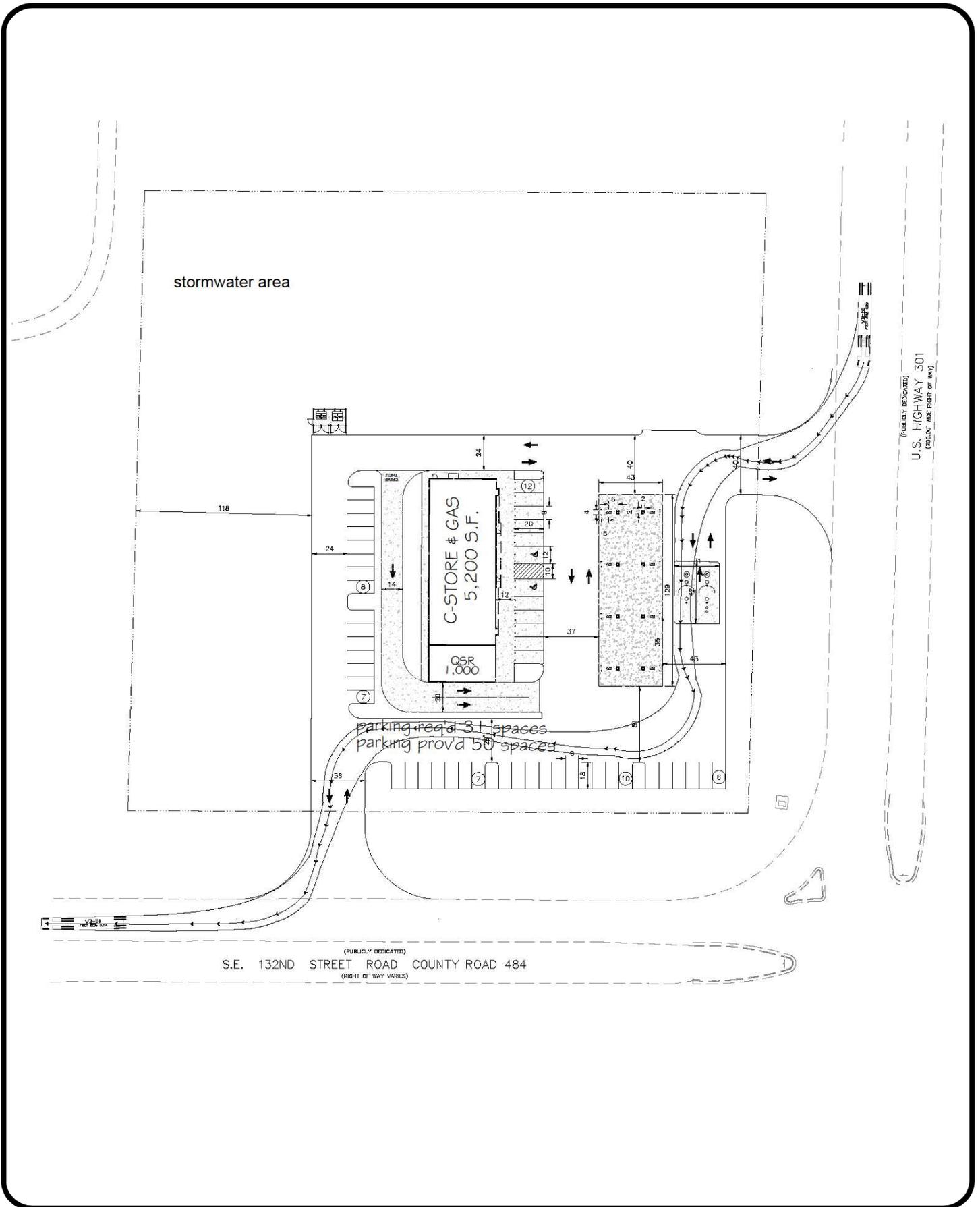
Circle K & QSR - Marion County
Project № 6036

Figure 1
Page 2

G-2

Site Location





Circle K & QSR - Marion County
Project № 6036

Figure 2
Page 3

G-3

Proposed Site Plan



Circle K and Quick Service Restaurant – TIA Methodology
 TPD № 6036
 May 21, 2025
 Page 4

**Table 1
 Trip Generation Calculation Summary**

ITE Code	Land Use	Variable	Daily Trips		A.M. Peak Hour Generation			P.M. Peak Hour Generation				
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
945	C-Store/Gas Station (GFA 4-5.5 KSF) ¹	16 VFP ²	257.13	4,114	27.04	216	217	433	22.76	182	182	364
934	Fast Food w/Drive Through	1 KSF	467.48	467	44.61	23	22	45	33.03	17	16	33
Subtotal			---	4,581	---	239	239	478	---	199	198	397
Pass-by Trips (AM=76%, PM =75%, Daily=75.5%)			--	3,106	---	164	165	329	---	137	136	273
Pass-by Trips (AM=50%, PM =55%, Daily=52.5%)			---	245	---	11	11	22	---	9	9	18
Pass-by Subtotal			---	3,351	---	175	176	351	---	146	145	291
Net New Trips			---	1,230	---	64	63	127	---	53	53	106

**Table 2
 P.M. Peak Hour Pass-By Traffic Consumption Verification**

Background Trips ¹				Pass-By Trips		
Time Period	Direction	US 301	10% of US 301	US 301 Enter	US 301 Exit	Equal to or < than 10% Requirement
A.M.	NB	711	71	23	24	Yes
A.M.	SB	693	69	69	69	Yes
P.M.	NB	711	71	7	6	Yes
P.M.	SB	693	69	69	69	Yes

¹From FDOT on-line County Station 361007, 2023 count.

Background Trips ¹				Pass-By Trips		
Time Period	Direction	SE 75 th	10% of SE 75 th	SE 75 th Enter	SE 75 th Exit	Equal to or < than 10% Requirement
A.M.	EB	648	64	23	23	Yes
A.M.	WB	603	60	60	60	Yes
P.M.	EB	648	64	10	10	Yes
P.M.	WB	603	60	60	60	Yes

¹From FDOT on-line County Station 367046, 2023 count.

3. Trip Distribution

The trip distribution pattern for the proposed project was estimated using the currently adopted Central Florida Regional Planning Model (CFRPM). A Select Zone Analysis (SZA) was conducted by modifying the 2030 interim year model network to include a Traffic Analysis Zone (TAZ) representing the proposed project and the model’s socio-economic data updated to reflect the proposed project buildout. The trip distribution on the area roadways is shown in **Figure 3**. The model distribution plot is included in **Attachment C**.

4. Study Level

The project generates between 100 and 200 peak hour trips and therefore a traffic Impact Study is required as per the County’s TIA Guidelines.

5. Impact Area

As shown in Table 2, the new trips to be generated by the proposed development will not significantly impact any area roadway consuming 1.03% or less of the maximum service volume. Therefore, the following adjacent roadway segments and intersections will be included in the analysis:

Roadway Segments

- US 301, North and South of CR 484
- CR 484, East and West of US 301

Intersections

- US 301 & CR 484
- CR 484 & U-turn median opening west of Old Ocala-Summerfield Road

**Table 2
 Significance Analysis - P.M Peak Hour**

Roadway Segment	# of Lanes	LOS	Two-Way Capacity ¹	Trip Distribution ²	Project Trips	Significance
US 301						
North of CR 484	4LD	D	3,290	22%	23	0.70%
South of CR 484	4LD	D	3,290	17%	18	0.55%
CR 484						
East of US 301	4LD	D	3,290	32%	34	1.03%
West of US 301	4LD	D	3,290	29%	31	0.94%

¹ Based on FDOT’s Generalized Service Volume Tables ²Highest percentage on the segment



Circle K & QSR - Marion County
Project № 6036

Figure 3
Page 6

G-6

Site Location



6. Background Traffic Determination

Background traffic will be determined with the use of an annual growth rate obtained from historical AADT in the vicinity of the project. Based upon 2023 AADT traffic counts and annual growth rates obtained from FDOT on-line, the closest count stations on US 301 and SE 132 Street Road have annual growth rates ranging from -1.83% to +5.55%, which averaged to 1.86% per year. Therefore, a minimum of 2% will be used in the analysis. Trend Analysis worksheets are provided in **Attachment D**.

7. Traffic Impact Assessment

a) Roadway

- Obtain existing traffic volumes on the study roadway segment from FDOT/Marion County count stations and intersection counts for use in the traffic analysis.
- Combine project traffic with background traffic to obtain total traffic volumes. Include Sunset Hills trips in the background volumes.
- Perform P.M. peak hour two way roadway analyses utilizing the FDOT's 2023 Multimodal Quality /Level of Service Handbook tables.

b) Intersections

- Conduct intersection counts during the A.M. and P.M. peak periods at the study intersections.
- Combine project traffic with background traffic to obtain total traffic.
- Perform intersection capacity analysis utilizing HCS or Synchro software following HCM operational analysis procedures for the A.M. and P.M. peak hour.
- The need for right and left turn lanes at the proposed driveways will be evaluated using guidance from FDOT's Access Management Guidebook, Chapter 6.2.

8. Traffic Report

Prepare traffic report summarizing study procedures, analyses and recommendations. If you have any questions or concerns, please contact us at (407) 628-9955.

Attachment A

Convenience Store/Gas Station - GFA (4-5.5k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

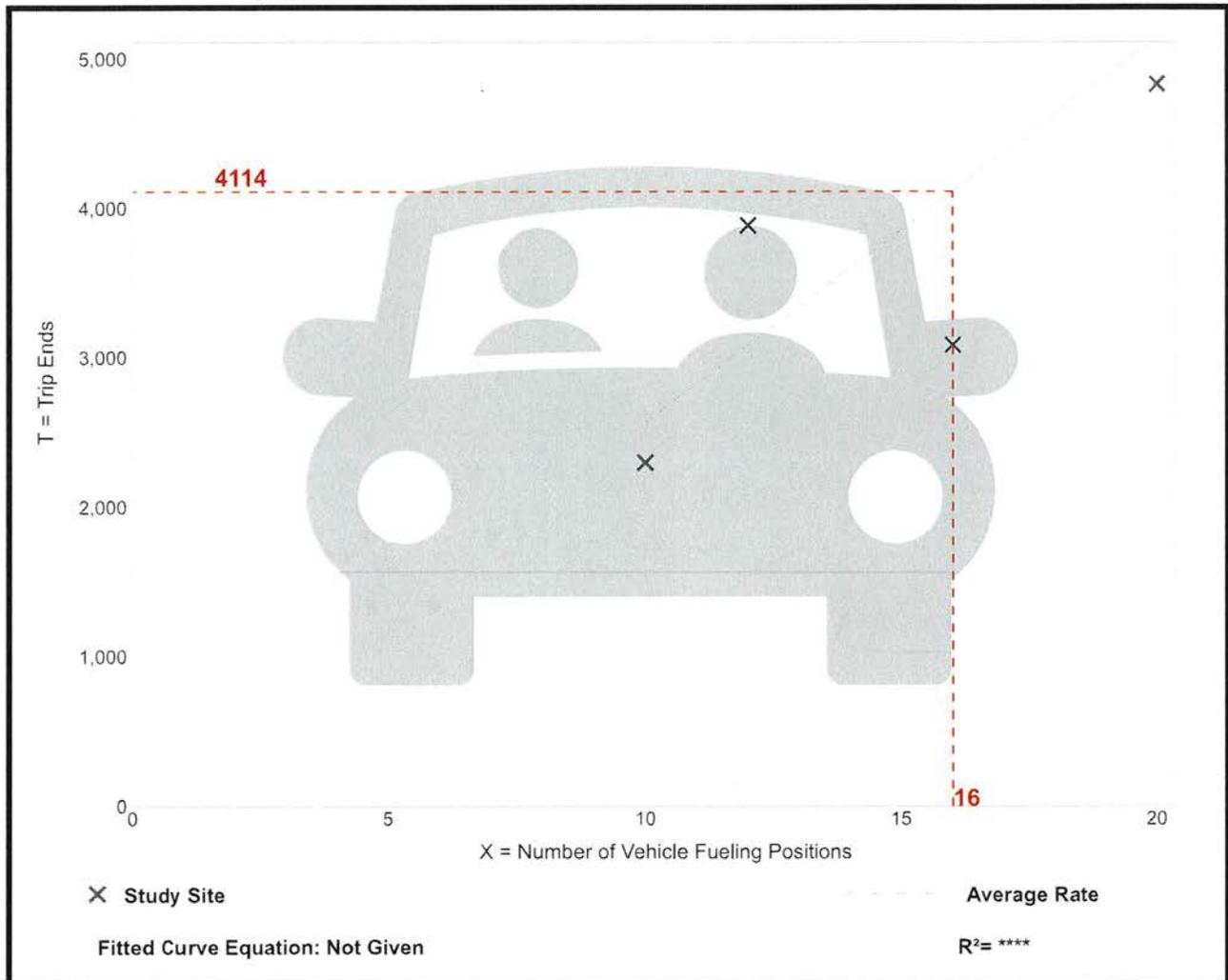
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Vehicle Fueling Positions: 14
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
257.13	193.00 - 324.17	57.53

Data Plot and Equation

Caution – Small Sample Size



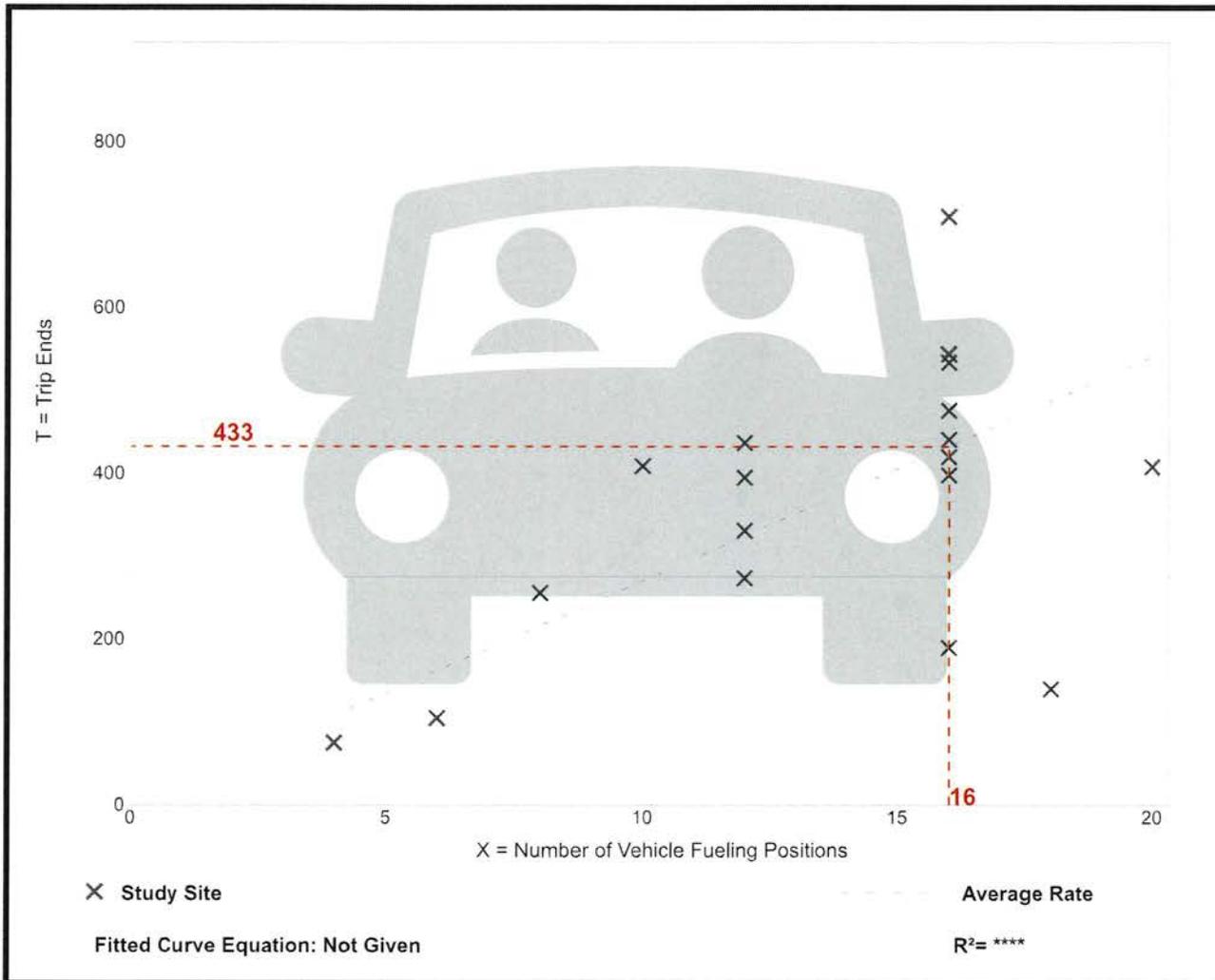
Convenience Store/Gas Station - GFA (4-5.5k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 18
 Avg. Num. of Vehicle Fueling Positions: 13
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
27.04	7.78 - 44.38	9.88

Data Plot and Equation



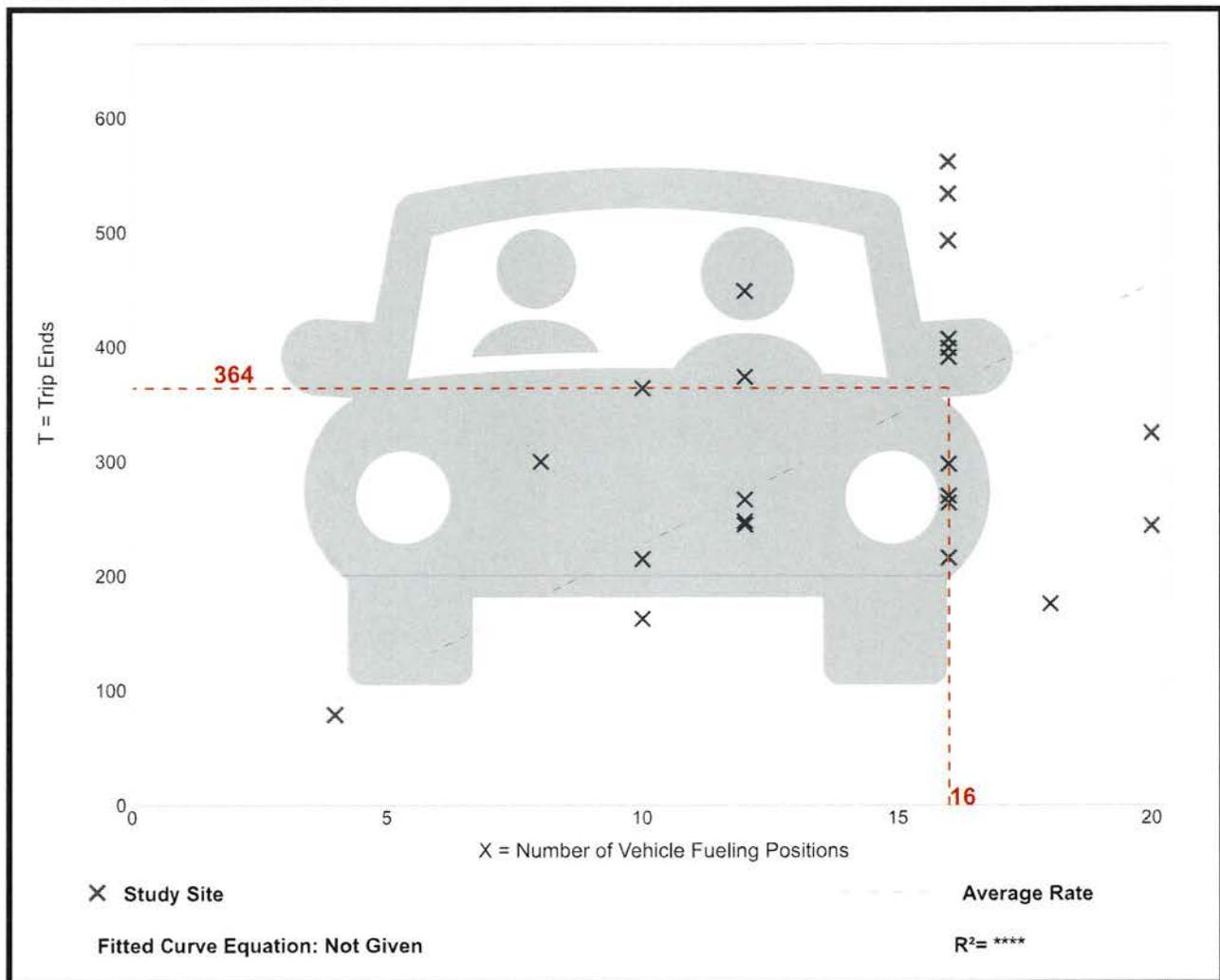
Convenience Store/Gas Station - GFA (4-5.5k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 23
 Avg. Num. of Vehicle Fueling Positions: 14
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
22.76	9.78 - 37.50	8.49

Data Plot and Equation



ATTACHMENT G

Vehicle Pass-By Rates by Land Use										
Source: ITE Trip Generation Manual , 11th Edition										
Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday AM Peak Period									
# Data Sites	16 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	60% for Sites with between 2 and 8 VFP					76% for Sites with between 9 and 20 VFP				
Pass-By Characteristics for Individual Sites										
GFA (000)	VFP	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
						Primary (%)	Diverted (%)	Total (%)		
2	8	Maryland	1992	46	87	13	0	13	2235	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.2	8	Maryland	1992	31	47	34	19	53	1785	25
2.2	< 8	Indiana	1993	79	56	6	38	44	635	2
2.2	8	Maryland	1992	35	78	9	13	22	7080	25
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.3	< 8	Kentucky	1993	58	64	5	31	36	1255	2
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.4	< 8	Kentucky	1993	—	48	17	35	52	1210	2
2.6	< 8	Kentucky	1993	—	72	15	13	28	940	2
2.8	< 8	Kentucky	1993	—	54	11	35	46	1240	2
3	< 8	Indiana	1993	62	74	10	16	26	790	2
3.6	< 8	Kentucky	1993	49	67	4	29	33	1985	2
3.7	< 8	Kentucky	1993	49	66	16	18	34	990	2
4.694	12	Maryland	2000	—	72	—	—	28	2440	30
4.694	12	Maryland	2000	—	78	—	—	22	1561	30
4.694	12	Maryland	2000	—	79	—	—	21	2764	30
4.848	12	Virginia	2000	—	55	—	—	45	1398	30
5.06	12	Pennsylvania	2000	—	84	—	—	16	3219	30
5.242	12	Virginia	2000	—	74	—	—	26	1160	30
5.242	12	Virginia	2000	—	71	—	—	29	548	30
5.488	12	Delaware	2000	—	80	—	—	20	—	30
5.5	12	Pennsylvania	2000	—	85	—	—	15	2975	30
4.2	< 8	Kentucky	1993	47	62	19	19	38	1705	2
4.694	16	Maryland	2000	—	90	—	—	10	2278	30
4.694	16	Delaware	2000	—	74	—	—	26	2185	30
4.694	16	Delaware	2000	—	58	—	—	42	962	30
4.694	16	Delaware	2000	—	84	—	—	16	2956	30
4.694	16	New Jersey	2000	—	79	—	—	21	1859	30
4.694	20	Delaware	2000	—	84	—	—	16	3864	30
4.848	16	Virginia	2000	—	68	—	—	32	2106	30
4.848	16	Virginia	2000	—	85	—	—	15	2676	30
4.848	16	Virginia	2000	—	75	—	—	25	3244	30
4.848	16	Virginia	2000	—	71	—	—	29	1663	30
4.993	16	Pennsylvania	2000	—	75	—	—	25	1991	30
5.094	16	New Jersey	2000	—	86	—	—	14	1260	30
5.5	16	Pennsylvania	2000	—	82	—	—	18	1570	30
5.543	16	Pennsylvania	2000	—	84	—	—	16	1933	30
5.565	16	Pennsylvania	2000	—	77	—	—	23	2262	30
5.565	16	Pennsylvania	2000	—	68	—	—	32	2854	30
5.565	16	New Jersey	2000	—	58	—	—	42	1253	30
5.565	16	New Jersey	2000	—	79	—	—	21	1928	30
5.565	16	New Jersey	2000	—	84	—	—	16	1953	30

ATTACHMENT G

Vehicle Pass-By Rates by Land Use										
Source: ITE Trip Generation Manual , 11th Edition										
Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday PM Peak Period									
# Data Sites	12 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	56% for Sites with between 2 and 8 VFP					75% for Sites with between 9 and 20 VFP				
Pass-By Characteristics for Individual Sites										
GFA (000)	VFP	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
						Primary (%)	Diverted (%)	Total (%)		
2.1	8	Maryland	1992	31	52	13	35	48	1785	25
2.1	6	Maryland	1992	30	53	20	27	47	1060	25
2.2	< 8	Indiana	1993	115	48	16	36	52	820	2
2.3	< 8	Kentucky	1993	67	57	16	27	43	1954	2
2.3	6	Maryland	1992	55	40	11	49	60	2760	25
2.4	< 8	Kentucky	1993	—	58	13	29	42	2655	2
2.6	< 8	Kentucky	1993	68	67	15	18	33	950	2
2.8	< 8	Kentucky	1993	—	62	11	27	38	2875	2
3	< 8	Indiana	1993	80	65	15	20	35	1165	2
3.6	< 8	Kentucky	1993	60	56	17	27	44	2505	2
3.7	< 8	Kentucky	1993	70	61	16	23	39	2175	2
4.2	< 8	Kentucky	1993	61	58	26	16	42	2300	2
4.694	12	Maryland	2000	—	78	—	—	22	3549	30
4.694	12	Maryland	2000	—	67	—	—	33	2272	30
4.694	12	Maryland	2000	—	66	—	—	34	3514	30
4.848	12	Virginia	2000	—	71	—	—	29	2350	30
5.06	12	Pennsylvania	2000	—	91	—	—	9	4181	30
5.242	12	Virginia	2000	—	70	—	—	30	2445	30
5.242	12	Virginia	2000	—	56	—	—	44	950	30
5.488	12	Delaware	2000	—	73	—	—	27	—	30
5.5	12	Pennsylvania	2000	—	84	—	—	16	4025	30
4.694	16	Maryland	2000	—	89	—	—	11	2755	30
4.694	16	Delaware	2000	—	73	—	—	27	1858	30
4.694	16	Delaware	2000	—	59	—	—	41	1344	30
4.694	16	Delaware	2000	—	72	—	—	28	3434	30
4.694	16	New Jersey	2000	—	81	—	—	19	1734	30
4.694	20	Delaware	2000	—	76	—	—	24	1616	30
4.848	16	Virginia	2000	—	67	—	—	33	2.954	30
4.848	16	Virginia	2000	—	78	—	—	22	3086	30
4.848	16	Virginia	2000	—	83	—	—	17	4143	30
4.848	16	Virginia	2000	—	73	—	—	27	2534	30
4.993	16	Pennsylvania	2000	—	72	—	—	28	2917	30
5.094	16	New Jersey	2000	—	86	—	—	14	1730	30
5.5	16	Pennsylvania	2000	—	90	—	—	10	2616	30
5.543	16	Pennsylvania	2000	—	87	—	—	13	2363	30
5.565	16	Pennsylvania	2000	—	81	—	—	19	2770	30
5.565	16	Pennsylvania	2000	—	76	—	—	24	3362	30
5.565	16	New Jersey	2000	—	61	—	—	39	1713	30
5.565	16	New Jersey	2000	—	86	—	—	14	1721	30
5.565	16	New Jersey	2000	---	81	---	---	19	2227	30

Fast-Food Restaurant with Drive-Through Window (934)

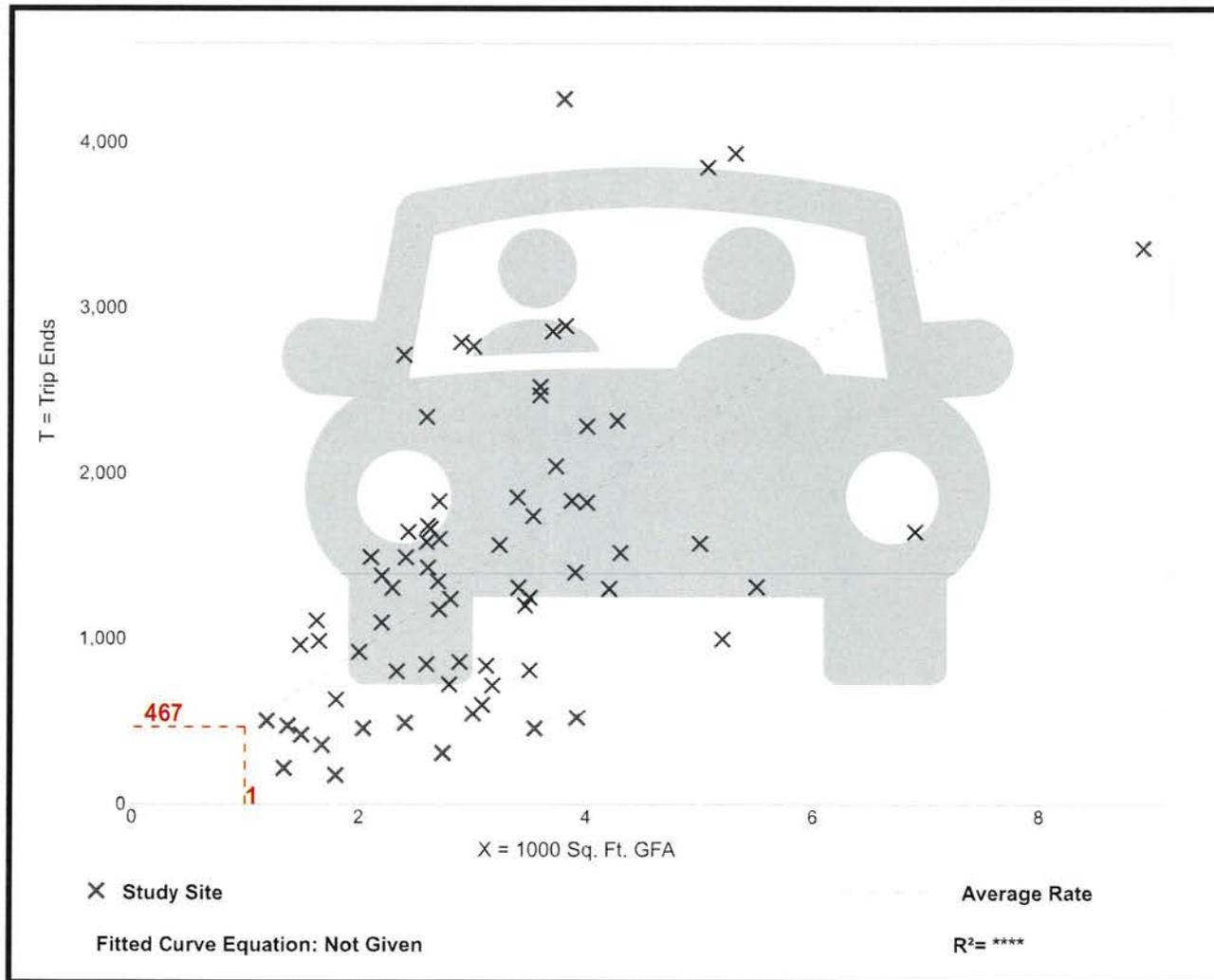
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 71
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
467.48	98.89 - 1137.66	238.62

Data Plot and Equation



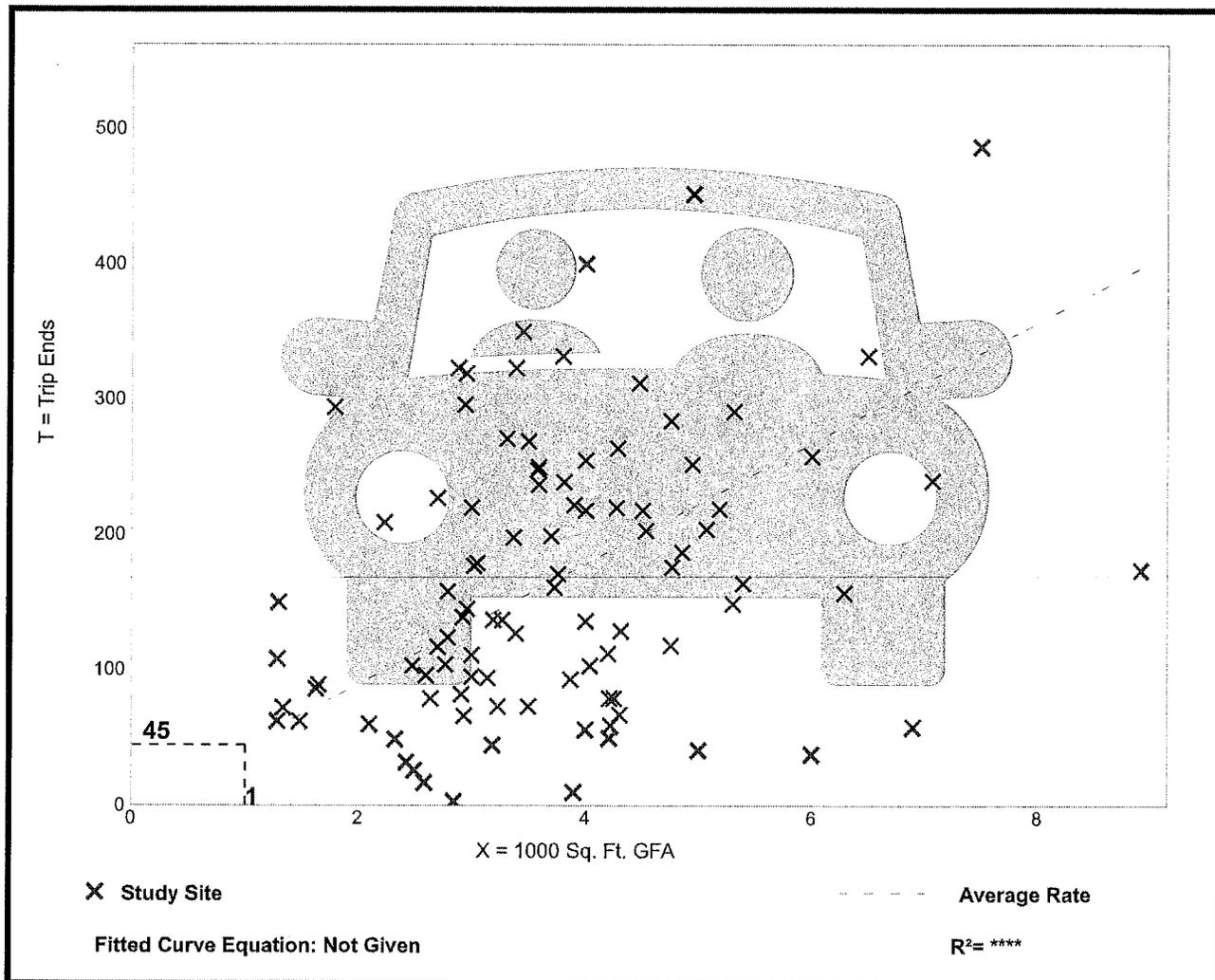
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 96
 Avg. 1000 Sq. Ft. GFA: 4
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
44.61	1.05 - 164.25	27.14

Data Plot and Equation



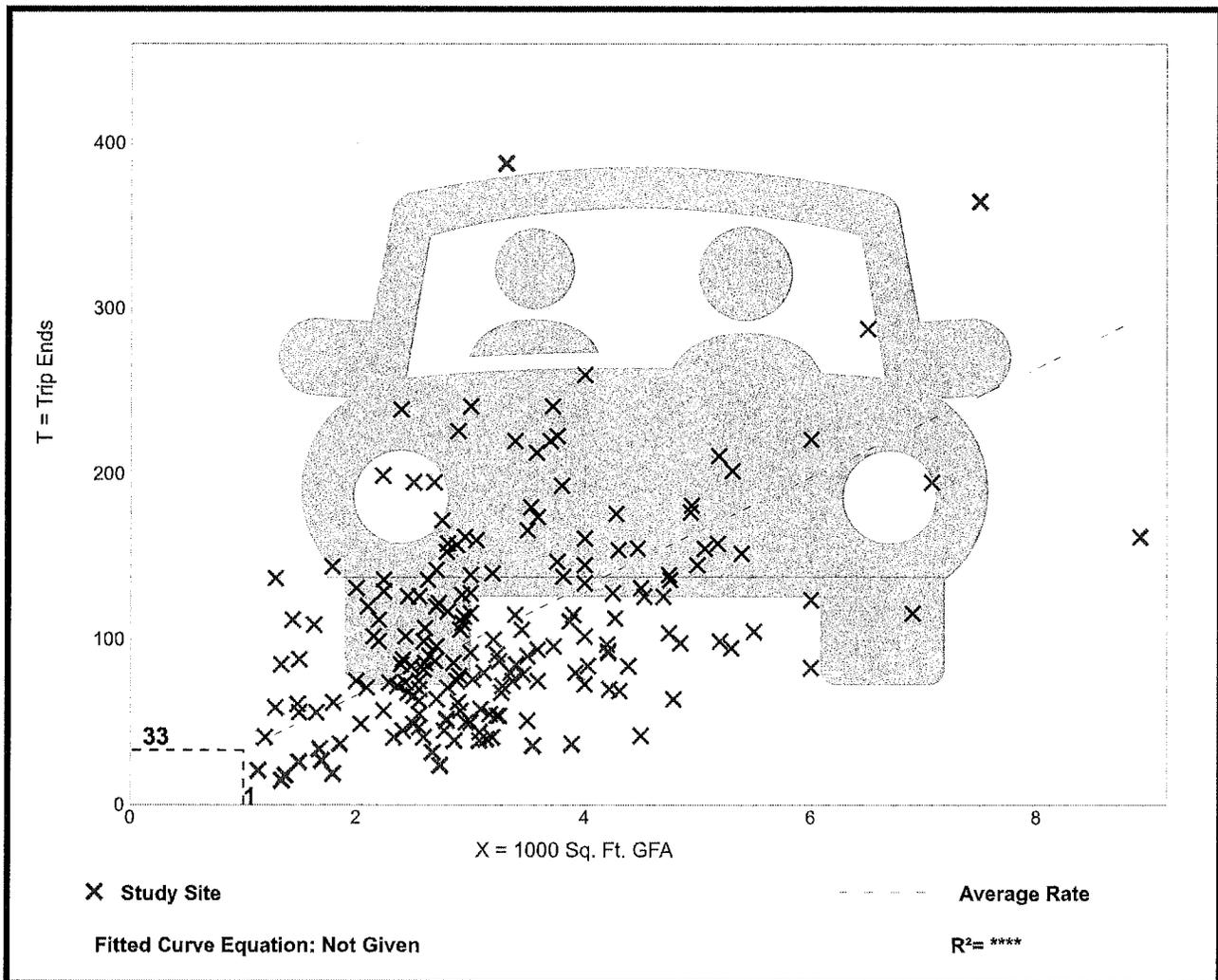
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 190
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.03	8.77 - 117.22	17.59

Data Plot and Equation



Vehicle Pass-By Rates by Land Use									
Source: ITE Trip Generation Manual , 11th Edition									
Land Use Code	934								
Land Use	Fast-Food Restaurant with Drive-Through Window								
Setting	General Urban/Suburban								
Time Period	Weekday AM Peak Period								
# Data Sites	5								
Average Pass-By Rate	50%								
	Pass-By Characteristics for Individual Sites								
						Non-Pass-By Trips			Adj Street Peak
GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
1.4	Kentucky	1993	—	62	22	16	38	1407	2
3	Kentucky	1993	—	43	14	43	57	2903	2
3.3	--	1996	—	68	—	—	32	—	21
3.6	Kentucky	1993	—	32	47	21	68	437	2
4.2	Indiana	1993	—	46	23	31	54	1049	2

ATTACHMENT G

Vehicle Pass-By Rates by Land Use									
Source: ITE Trip Generation Manual , 11th Edition									
Land Use Code	934								
Land Use	Fast-Food Restaurant with Drive-Through Window								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	11								
Average Pass-By Rate	55%								
	Pass-By Characteristics for Individual Sites								
	GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume
					Primary (%)	Diverted (%)	Total (%)		
1.3	Kentucky	1993	—	68	22	10	32	2055	2
1.9	Kentucky	1993	33	67	24	9	33	2447	2
2.8	Florida	1995	47	66	—	—	34	—	30
2.9	Florida	1996	271	41	41	18	59	—	30
3	Kentucky	1993	—	31	31	38	69	4250	2
3.1	Florida	1995	28	71	—	—	29	—	30
3.1	Florida	1996	29	38	—	—	62	—	30
3.2	Florida	1996	202	40	39	21	60	—	30
3.3	—	1996	—	62	—	—	38	—	21
4.2	Indiana	1993	—	56	25	19	44	1632	2
4.3	Florida	1994	304	62	—	—	38	—	30

Attachment B

ATTACHMENT G

FLORIDA DEPARTMENT OF TRANSPORTATION
2023 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 36 MARION

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
0490		ON SR-492, 0.417 MI. E OF NE 25TH AV	E	8500	W	7700	16200 C	9.0	55.4F	19.1A
0491		ON SR-40, 0.551 MI. E OF US-27/441 (UCLP)	E	15500E	W	14500E	30000 F	9.0	55.4F	5.6P
1002		ON SR-326, 1.019 MI. W OF US-27/SR-200 (RCLP)	E	6300E	W	5200E	11500 F	9.0	55.4F	12.2P
1004		ON US-301, 0.239 MI. N OF SR-326 (RVL)		0E		0E	23000 X	9.0	55.4F	11.9F
1007		ON US-301, 0.188 MI. N OF CR-42 (RVL)	N	7900	S	7700	15600 C	9.0	55.4F	20.3A
1009		ON US-301, 0.169 MI. S OF CR-42 (RVL)	N	15000	S	14500	29500 C	9.0	55.4F	16.4F
1015		ON SR-19, 0.1 MI. N OF CR-316 (RCLP)	N	2000	S	1800	3800 C	9.5	55.4F	20.4A
1016		ON SR-19, 0.08 MI. S OF CR-316 (RVL)	N	2300	S	2400	4700 C	9.5	55.4F	12.9F
2000		I-75, RAMP FROM I-75 NB TO CR-484		0E		0E	6300 F	9.0	99.9W	15.1F
2001		I-75, RAMP FROM CR-484 TO I-75 NB		0E		0E	9100 F	9.0	99.9W	15.1F
2002		I-75, RAMP FROM I-75 SB TO CR-484		0E		0E	7300 F	9.0	99.9W	15.1F
2003		I-75, RAMP FROM CR-484 TO I-75 SB		0E		0E	5100 F	9.0	99.9W	15.1F
2004		I-75, RAMP FROM I-75 NB TO SR-200		0E		0E	7900 F	9.0	99.9W	12.7F
2005		I-75, RAMP FROM SR-200 TO I-75 NB		0E		0E	8200 F	9.0	99.9W	12.7F
2006		I-75, RAMP FROM I-75 SB TO SR-200		0E		0E	8000 F	9.0	99.9W	12.7F
2007		I-75, RAMP FROM SR-200 TO I-75 SB		0E		0E	8400 F	9.0	99.9W	12.7F

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
 "K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
 AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;
 V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
 "D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

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ATTACHMENT G

FLORIDA DEPARTMENT OF TRANSPORTATION
2023 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 36 MARION

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
7033		SW-40 ST, 0.095 MI. E OF SW 46 AV. (HPMS)	E	4200E	W	4400E	8600 F	9.0	55.4F	3.8P
7034		ON CR-25, 0.95 MILES EAST OF CR-464 (HPMS)	E	3400	W	3200	6600 C	9.0	55.4F	16.5A
7035		CR-464, 0.04 MI. E OF SE 108 TERR RD (HPMS)	N	3000	S	2900	5900 C	9.0	55.4F	17.3A
7036		CR-200A, 0.15 MI. S OF CR-326 (HPMS)	N	3600E	S	3800E	7400 F	9.0	55.4F	8.1P
7038		CR-318, 0.1 MI W OF I-75 (HPMS)	E	1100	W	1000	2100 C	9.5	55.4F	31.7A
7039		CR-484, 0.18 MI E OF SR-200 (HPMS)	E	3900E	W	4100E	8000 F	9.0	55.4F	9.8P
7040		CR-484, 0.25 MI. E OF CR-475 (HPMS)	E	5200E	W	6500E	11700 F	9.0	55.4F	12.0P
7041		MARICAMP RD, 0.095 MI. N OF CR-25 (HPMS) SAMPLE	N	1300	S	1500	2800 C	9.0	55.4F	16.7A
7042		MARICAMP RD., 0.075 MI. W OF 108 TERR RD (HPMS)	N	4200E	S	4200E	8400 F	9.0	55.4F	8.2P
7043		MLK, 0.04 MI. S OF NW 5 ST. (HPMS)	N	5200E	S	6000E	11200 S	9.0	55.4F	5.7P
7044		NE 7TH ST., 0.5 MI. W OF NE 44 AV. (HPMS)	E	3500E	W	3700E	7200 F	9.0	55.4F	2.6P
7045		CR-467/36 AVE, 0.13 MI N OF CR-484/SE 135 ST (HP)	N	1600E	S	1600E	3200 F	9.0	55.4F	9.2P
7046		CR-484 EXTENSION, 0.63 MILES WEST OF US-301 HPMS	E	7200	W	6700	13900 C	9.0	55.4F	21.0A
7047		SR200A - SR25, 1.82 MILES NORTH OF NE 35TH STREE	N	3600	S	3800	7400 C	9.0	55.4F	12.9A
7048		CR-42, 0.9 MILES WEST OF US-27/US-441/SR-500 (HP)	E	8200E	W	9900E	18100 F	9.0	55.4F	7.7P
7049		ON CR-475, 0.59 MILES NORTH OF SE 52ND STREET, (N	5200	S	4900	10100 C	9.0	55.4F	14.6A

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
 "K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
 AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;
 V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
 "D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

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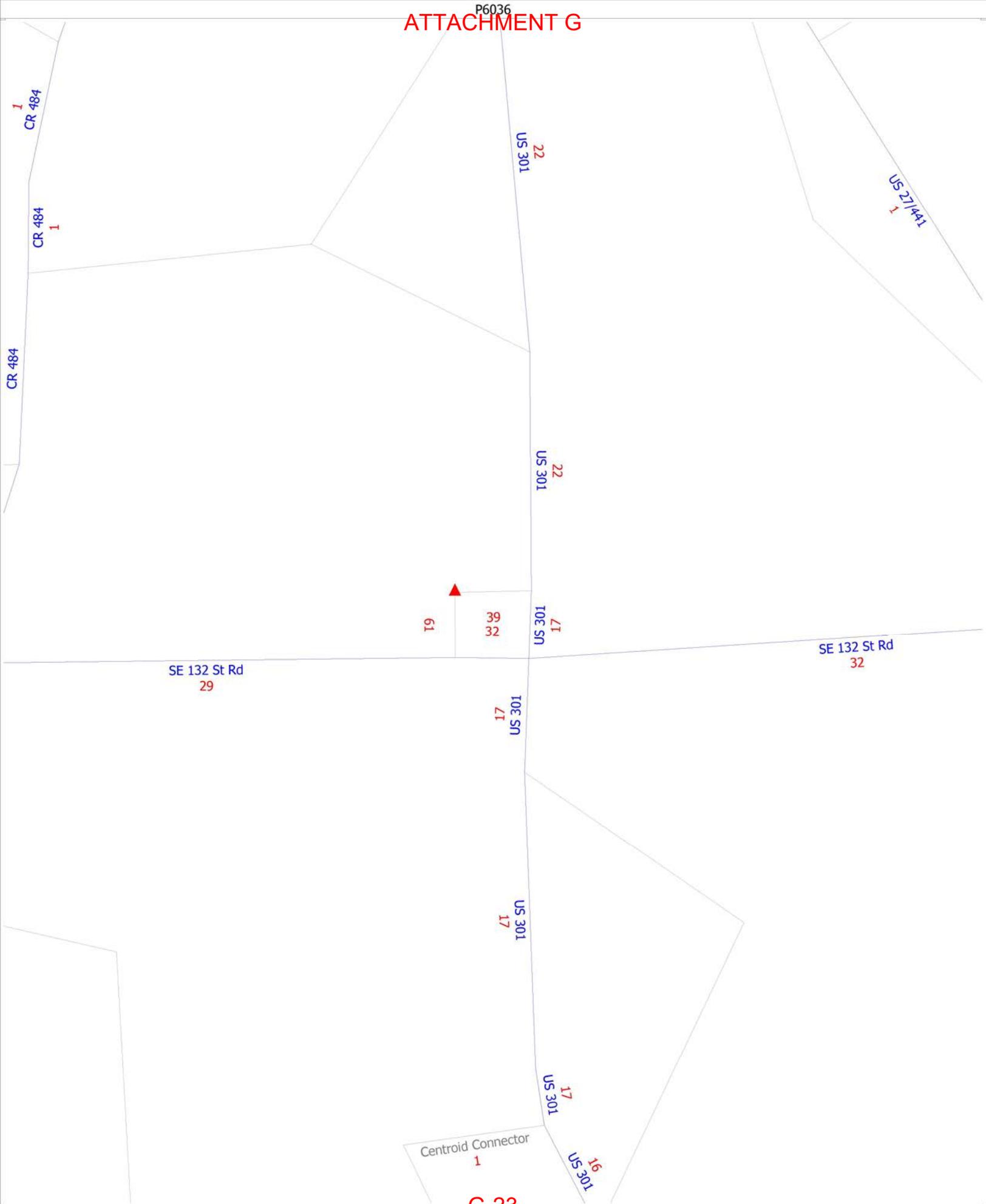
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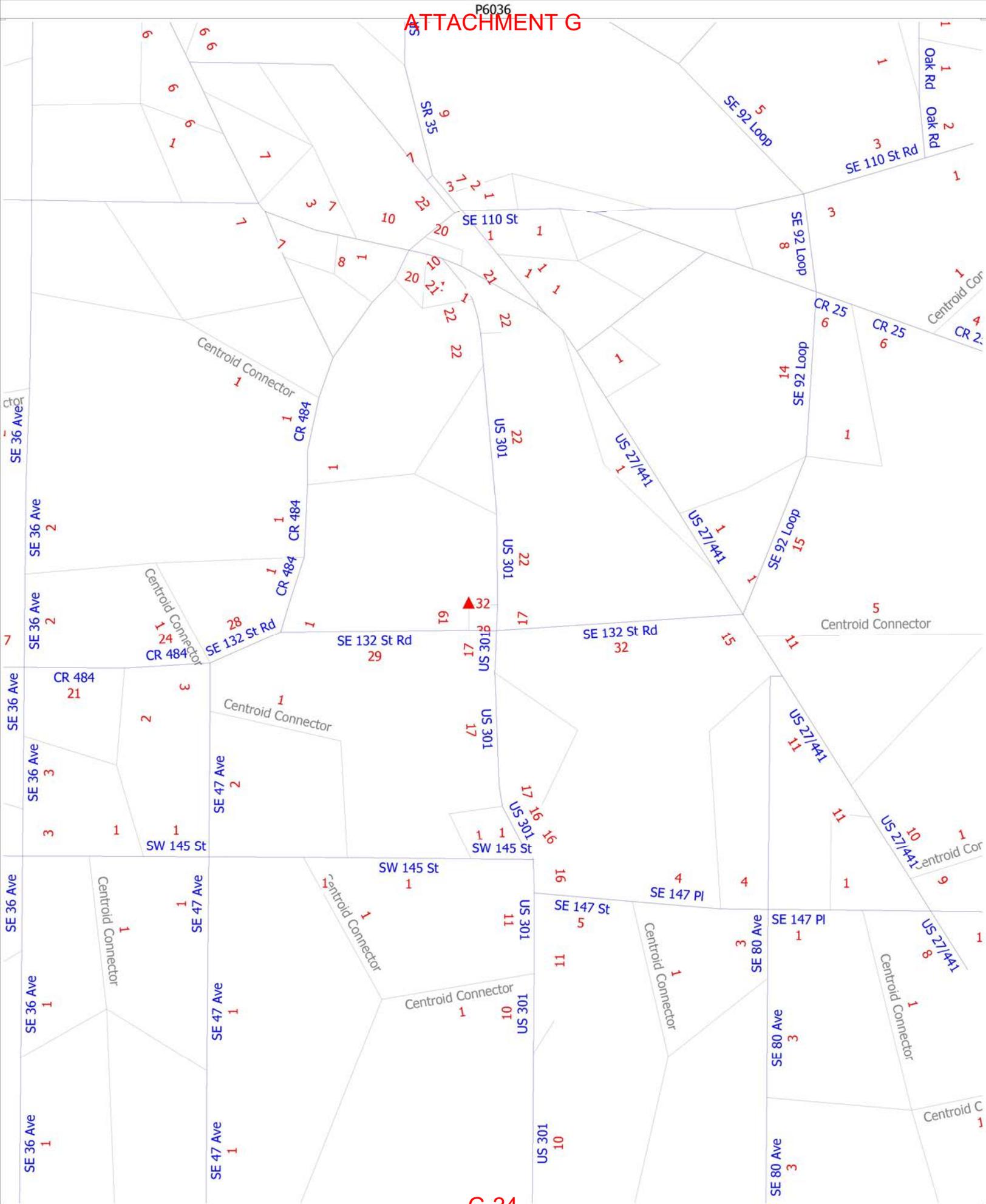
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Attachment C

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ATTACHMENT G



G-23



G-24

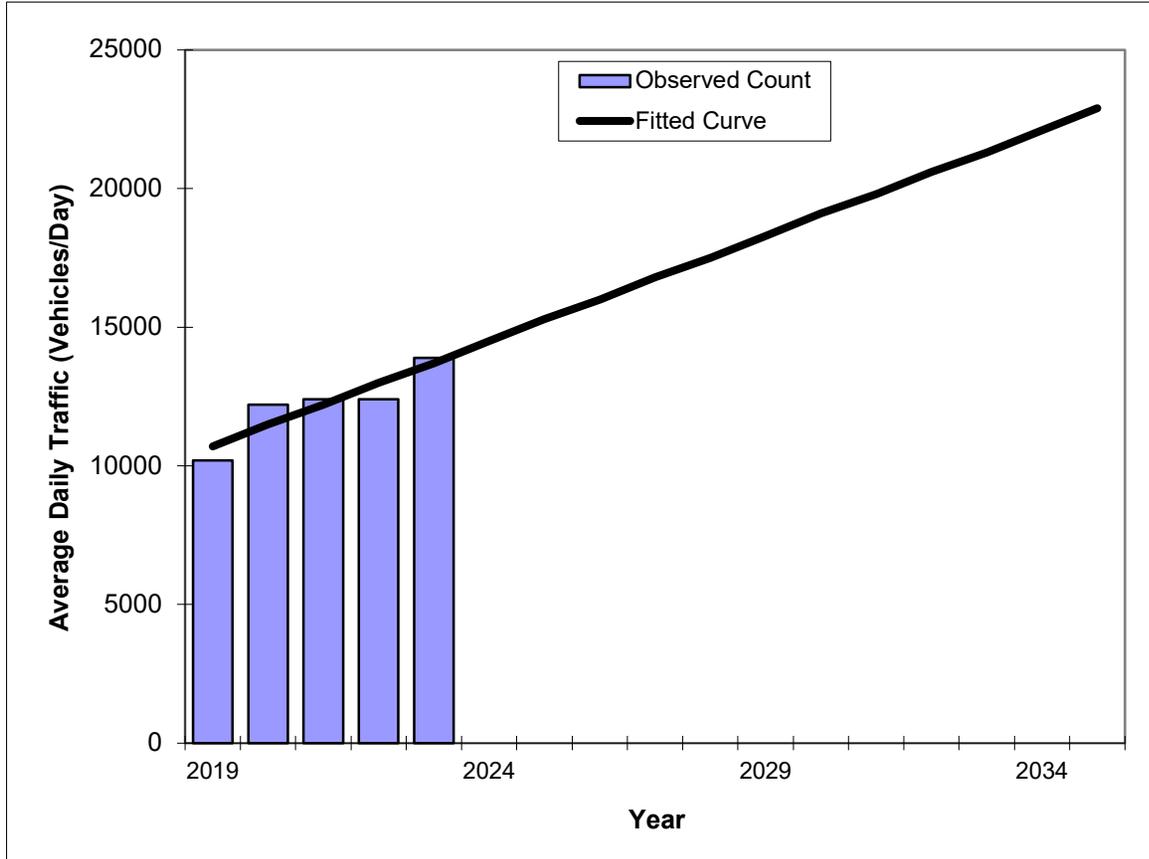
Attachment D

Traffic Trends - V3.0

SE 132 Street Road -- CR 484 to US 441

FIN#	1234
Location	1

County:	Marion (36)
Station #:	367046
Highway:	SE 132 Street Road



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2019	10200	10700
2020	12200	11500
2021	12400	12200
2022	12400	13000
2023	13900	13700
2026 Opening Year Trend		
2026	N/A	16000
2027 Mid-Year Trend		
2027	N/A	16800
2028 Design Year Trend		
2028	N/A	17500
TRANPLAN Forecasts/Trends		

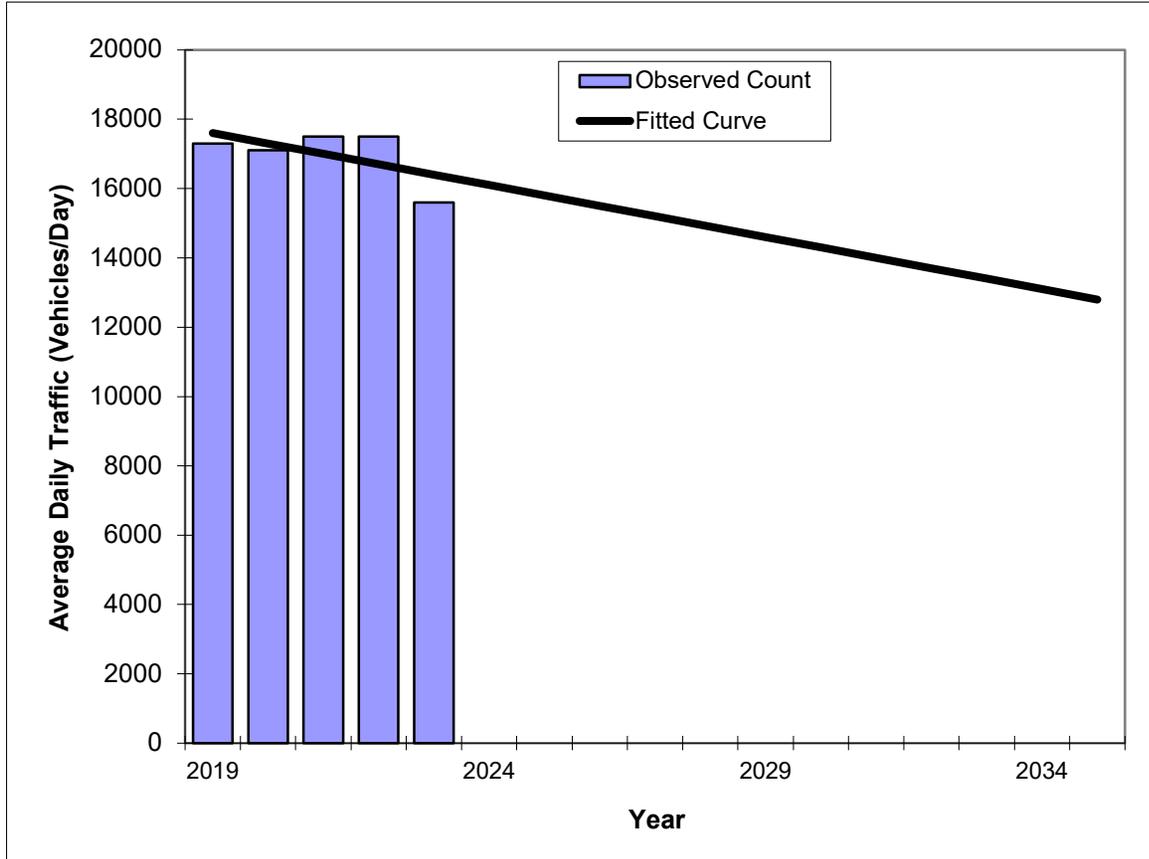
** Annual Trend Increase:	760
Trend R-squared:	82.89%
Trend Annual Historic Growth Rate:	7.01%
Trend Growth Rate (2023 to Design Year):	5.55%
Printed:	19-Jan-25
Straight Line Growth Option	

*Axle-Adjusted

Traffic Trends - V3.0
US 301 -- CR 42 to SE 125 St

FIN#	1234
Location	1

County:	Marion (36)
Station #:	361007
Highway:	US 301



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2019	17300	17600
2020	17100	17300
2021	17500	17000
2022	17500	16700
2023	15600	16400
2026 Opening Year Trend		
2026	N/A	15500
2027 Mid-Year Trend		
2027	N/A	15200
2028 Design Year Trend		
2028	N/A	14900
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	-300
Trend R-squared:	35.16%
Trend Annual Historic Growth Rate:	-1.70%
Trend Growth Rate (2023 to Design Year):	-1.83%
Printed:	19-Jan-25
Straight Line Growth Option	

*Axle-Adjusted



Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2025-20100

Agenda Date: 8/18/2025

Agenda No.: 1.2.2.

SUBJECT:

250805ZC - Joseph Petrolino, Zoning Change from Mixed Residential (R-4) to Manufactured Housing Park (P-MH), 2.51 Acres, Parcel Account Number 3582-253-000, Site Address (ALL UNITS) 5727 SE 27th Avenue, Ocala, FL 34480

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Joseph Petrolino, property owner, has filed an application to rezone a 2.51-acre property on the northern side of SE 27th Ave. and east of US Hwy 441, from Mixed Residential (R-4) to Manufactured Housing Park (P-MH), pursuant to the provisions of Land Development Code (LDC) Division 2.7 - Zoning and LDC Section 4.2.14. The subject property is inside the Urban Growth Boundary (UGB) and in the County's Primary Springs Protection Overlay Zone (P-SPOZ).

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Staff recommends denial. Planning and Zoning Commission recommends denial.



**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: 07/28/2025	BCC Dates: 08/18/2025
Case Number	250805ZC
CDP-AR	32763
Type of Case	Rezoning from Mixed Residential (R-4) to Manufactured Housing Park (P-MH).
Owner	Joseph Petrolino
Applicant	Joseph Petrolino
Street Address/Site Location	5727 SE 27 th Ave. Ocala, FL 34480
Parcel Number(s)	3582-253-000
Property Size	± 2.51 acres
Future Land Use	High Residential (HR)
Existing Zoning Classification	Mixed Residential (R-4)
Overlays Zones/Special Areas	Urban Growth Boundary (UGB), Primary Springs Protection Overlay Zone (P-SPOZ)
Staff Recommendation	Denial
P&Z Recommendation	Denial
Project Planner	Kathleen Brugnoli, Planner
Related Cases	980701Z: R-4 to P-MH – Denied.

I. ITEM SUMMARY

Joseph Petrolino has filed a rezoning application to change from Mixed Residential (R-4) to Manufactured Housing Park (P-MH) for an overall ±2.51-acre parcel (see Attachment A). The Parcel Identification Number for the property is 3582-253-000; the site address is 5727 SE 27th Ave. Ocala, FL 34480, and the legal description is provided within the application (see Attachment A). Currently the site is pre-existing nonconforming manufactured home park named JPP Silver Springs MHP with an allowance of 6 sites, all of which are full. The proposed zoning change would allow an expansion of the number of manufactured homes on the site from 6 to 20 due to the High Residential Land Use Designation, eight dwelling units per acre. The area is not served by centralized water or sewer and has limited access and connectivity with a road network being unpaved within this residential area. The site is located within the Urban Growth Boundary (UGB) as well as the Primary Springs Protection Overlay Zone (P-SPOZ).

Figure 1
General Location Map



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **Denial** of the rezoning application. Staff finds that allowing up to eight dwelling units per acre for a manufactured home park where the infrastructure is lacking due to unpaved roads, no pedestrian facilities, no centralized water or sewer would adversely affect public interest, is inconsistent with the Comprehensive Plan, and is not compatible with surrounding uses.

III. NOTICE OF PUBLIC HEARING

Consistent with Land Development Code (LDC) Section 2.7.3.C., notice of public hearing was mailed to all property owners (18 owners) within 300 feet of the subject property on July 11, 2025. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on July 14, 2025, and consistent with LDC Section 2.7.3.E., due public notice was published in the Ocala Star-Banner on July 14, 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.

IV. ANALYSIS

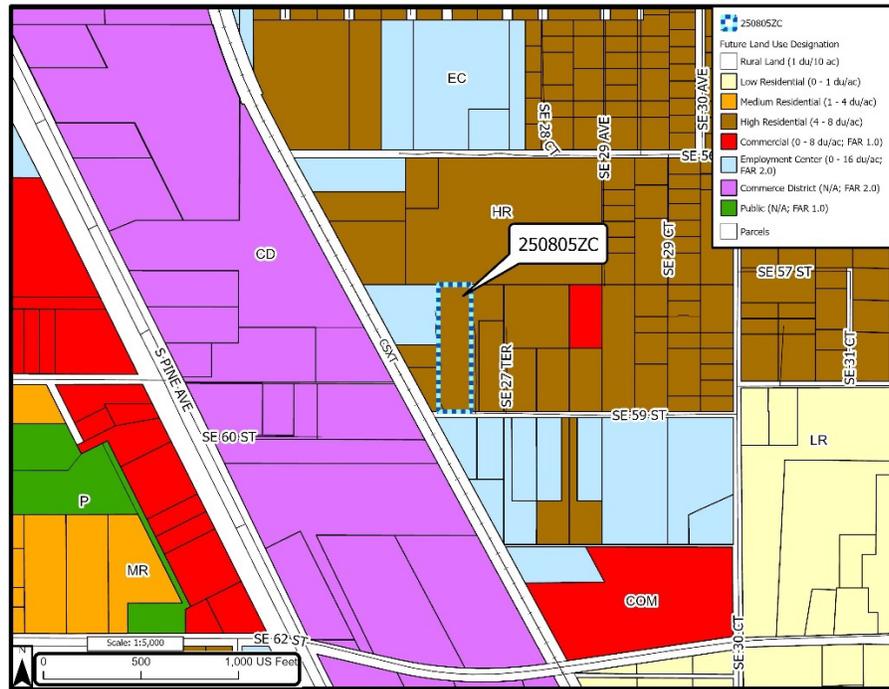
LDC Section 2.7.3.E.(2) provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding that granting the rezoning will not adversely affect the public interest, but that the proposed zoning change is not consistent with the current Comprehensive Plan, and that it is not compatible with land uses in the surrounding area. Staff's analysis of these three criteria are addressed below.

A. *How is the request compatible with surrounding uses?*

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

Figure 2 shows the subject property as well as properties to the east, southwest, and north as being designated High Residential with Employment Center to the south and northwest.

**Figure 2
FLUMS Designation**



The site is located within the Urban Growth Boundary as well as the Primary Springs Protection Overlay Zone (P-SPOZ)

Figure 3 displays the current zoning for the subject property in relation to the existing zoning of the surrounding properties while Figure 4 displays the proposed zoning relative to that of the parcels surrounding it. The area surrounding the subject parcel is similarly zoned R-4 allowing site-built homes as well as modular and mobile homes. There is a parcel on the south side of SE 59th St. that is zoned P-MH but that parcel was not the result of a zoning change, this was the initial zoning classification provided to the parcel. Any properties in the surrounding area with multiple mobile homes on them are similarly zoned R-4 and are operating as a legally non-conforming use meaning they are allowed to exist “as-is” but are not permitted to increase the intensity or density of that non-conformity. The proposed zoning change would be unlike the surrounding uses and would result in spot zoning.

A zoning change request for the same property and the same zoning classification was heard by the Board of County Commissioners on 1998 (Attachment C Page 26-28). The applicant at the time was trying to rezone the property from R-4 to P-MH for the same intended use of adding more mobile homes to the property. At the time, the applicant stated this was to come into compliance with the state regarding mobile home parks. However, the other option was to remove two mobile homes to be in compliance with the county’s land use and this would not require the state approval as it would be within the allowable density (Attachment C Page

27). The applicant additionally stated that due to the cost, it was not feasible to install a water treatment plant to serve the park. Planning & Zoning board as well as the Board of County Commissioners agreed that the request was not compatible with the surrounding land uses and would adversely affect the public interest and recommended denial. The P&Z hearing minutes cite issues with wear and tear on the dirt road with existing stormwater issues, lack of justified need, and a loss of neighborhood unity with the potential for frequent resident turnover in the park (Attachment C Page 2).

Figure 3
Existing Zoning Classification

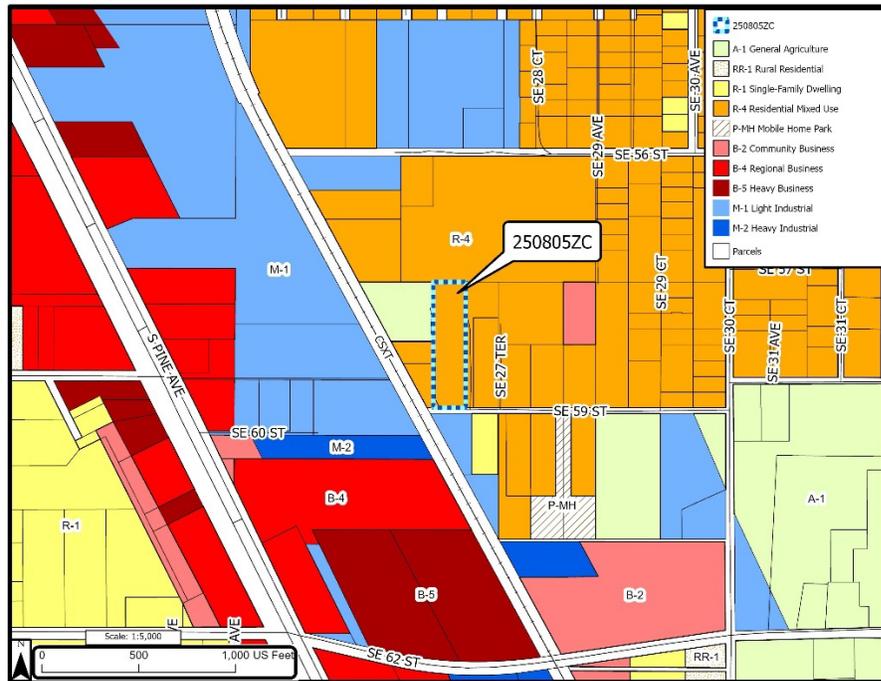


Figure 4
Proposed Zoning Classification

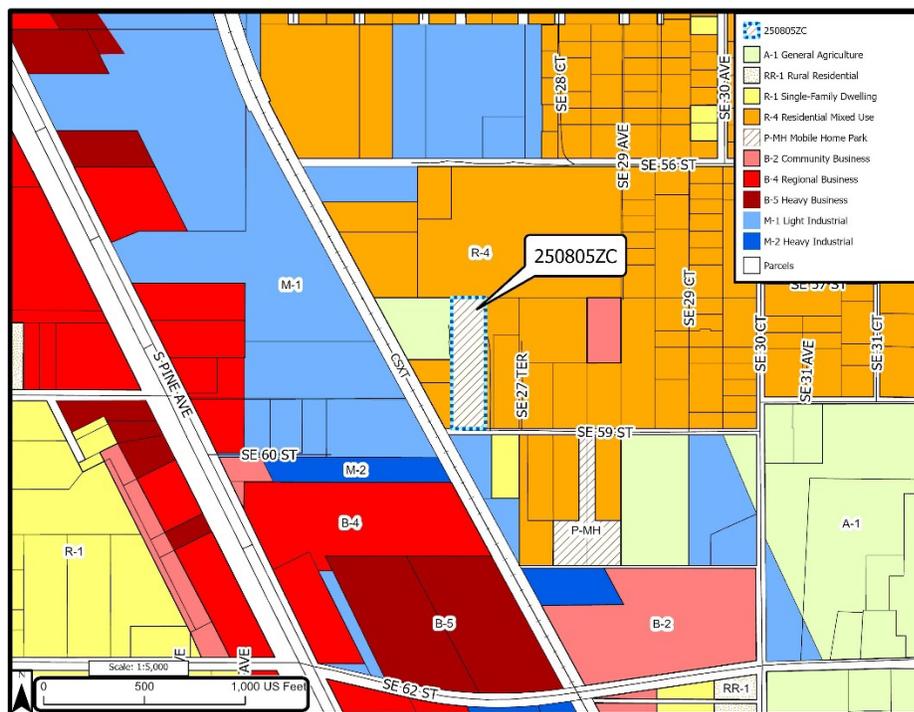


Figure 5 provides an aerial image of the subject property and surrounding area, while Figure 6 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

- A. Table A displays the information of Figures 2, 3, and 6 in tabular form. Consistent with LDC Section 2.7.3.D, staff conducted a site visit on July 14, 2025 and found the property developed with the existing homes being towards the rear (north) of the property. The portion of property fronting on SE 59th St. is heavily vegetated and conceals view in to the property almost entirely. To the southwest is the CSX railroad with single-family homes to the west, east, and south of the property.

Figure 5
Property Aerial



Figure 6
Existing Use per Property Appraiser Property Code

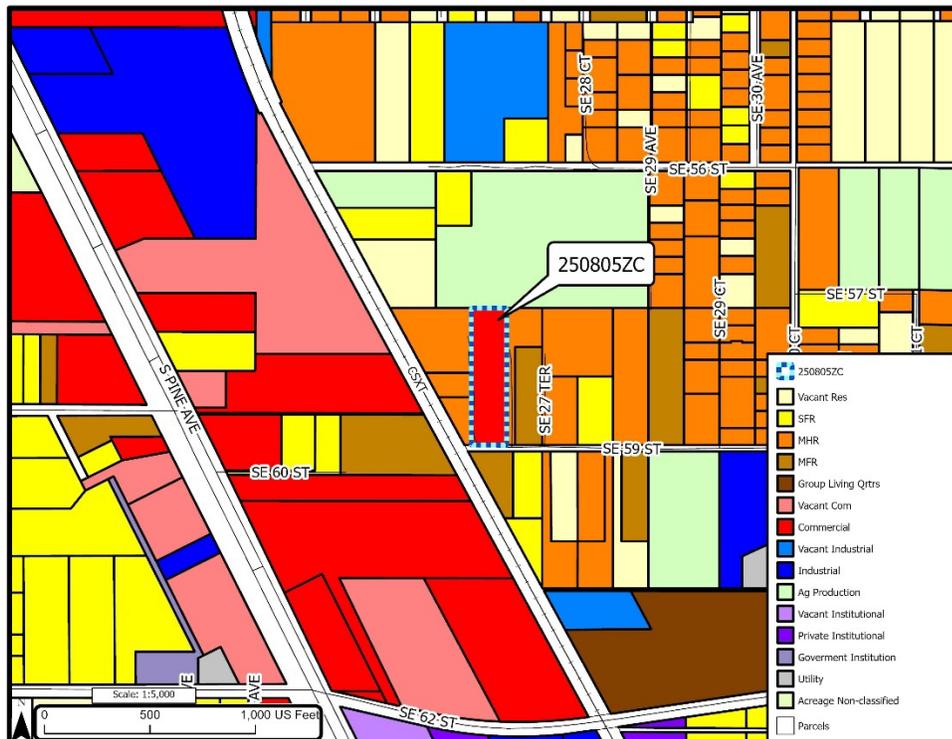


TABLE A. Adjacent Property Characteristics			
Direction	FLUM Designation	Zoning Classification	Existing Use per Property Appraiser Code
North	High Residential (HR)	Mixed Residential (R-4)	Ag Production
South	Employment Center (EC)	Light Industrial (M-1)	Multi-family (Home + guest cottage)
East	High Residential (HR)	Mixed Residential (R-4)	Manufactured Home
West	Employment Center (EC) High Residential (HR)	General Agriculture (A-1) Mixed Residential (R-4)	Manufactured Home

Based on the above findings, the proposed rezoning application is **not compatible** with the existing and future surrounding land uses because the change looks to introduce a zoning that, based on today's standards, does not match the area or surrounding uses. The parcel is currently operating as legally non-conforming, to grant a rezoning that allows the non-conforming use would then introduce a non-conforming zoning classification to the area.

How does the request affect the public interest?

1. Transportation impacts. These include roadways, public transit, and other mobility features.
 - a. Roadways. The property fronts on SE 59th Street, an unpaved subdivision local road maintained by Marion County. Traffic did not provide any comments on the rezoning. Using the ITE 10th Edition Trip Generation Planner, staff was able to find that based on the maximum of 20 units for 2.51 acres of high residential, the parcel could generate up to 100 daily trips with five peak AM and 9 peak PM trips.
 - b. Public transit. There are currently no fixed route services available in the area.
 - c. Other mobility features. No sidewalks currently exist on this portion of SE 59th St. Therefore, the application would not adversely affect the public interest.

Based on the above findings, the rezoning roadway **impacts may adversely affect the public interest.**

2. Potable water impacts. Potable Water Element Policy 1.1.1 adopts a level of service (LOS) standard of 150 gallons per person per day for residential demand and approximately 2,750 gallons per acre per day for nonresidential demand. Based on the residential calculation, the proposed rezoning would result in a potential demand of up to 7,500 gallons but the property is not served by central water and is instead currently served by well. The nearest available water connection to this site was provided in DRC comments from Utilities as being approximately 6,500 feet away. Department of Health (DOH) provided comments on the rezoning and stated the following, “This will require an updated application for the MHP and limited use water system permits through the DOH in Marion County (Attachment D).” **Potable water impacts would not adversely affect the public interest.**
3. Sanitary sewer impacts. Sanitary Sewer Element Policy 1.1.1 adopts a LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand. Based on the residential calculation, the proposed rezoning would result in a potential demand of 5,500 gallons if required to connect to central sewer services. The property is currently served by septic but based on the proposed development and LDC Section 6.14.2.C.(2)(a), “New residential developments with five or more ERCs shall be serviced by a decentralized wastewater treatment system.” DOH also provided notes regarding the on-site septic, “The addition of a new MH will require a to-scale site plan of the park and proposed new space. This will require a septic permit through the Department of Environmental Protection (DEP).” **Sanitary sewer impacts would not adversely affect the public interest.**
4. Solid waste impacts. Solid Waste Element Policy 1.1.1 adopts a LOS standard of 6.2 pounds of solid waste generation per person per day for residential demand. A commercial/industrial level of service standard is not currently in place for Marion County as such operations are required to provide for individual commercial collection wherein disposal within Marion County is alternatively addressed. Based on the above, the rezoning **solid waste impacts would not adversely affect the public interest.**
5. Recreation. Recreation Element Policy 1.1.1. adopts a level of service standard of two (2) acres per 1,000 persons. A commercial/industrial level of service standard is not currently in place for Marion County. Based on the current and intended uses being commercial in nature, **recreation impacts would not adversely affect the public interest.**
6. Stormwater/drainage. Stormwater Element Policy 1.1.1 adopts varying levels of service standards based on the characteristics of the development site. The site includes flood prone areas located near the southern end of the property as well as the northwest portion of property. Stormwater notes in DRC comments (Attachment C) that the parcel is at roughly 7,500 sq. ft.

of impervious and will require a major site plan review when 9,000 sq. ft. is met or exceeded. Based on the above, the rezoning **stormwater/drainage impacts would not adversely affect the public interest.**

7. Fire rescue/emergency services. The site is officially located in the service district for Shady Fire Station #16, located at 7151 S. Magnolia Ave., Ocala, approximately three (4) miles southwest of the subject property. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services. Still, Marion County has established a 5-mile drive time from the subject property as evidence of the availability of such services. Based on the above, the rezoning **fire rescue/emergency impacts would not adversely affect the public interest.**
8. Law enforcement. The nearest Sherriff substation is the Marion Oaks District Office located approximately 2.4 miles southeast of the subject property at 3260 SE 80th St., Ocala. The Comprehensive Plan does not establish a level of service standard for law enforcement services but staff has established a 5-mile radius from the subject property as evidence of the availability of such services. Based on the above, the application's **law enforcement impacts may adversely affect the public interest.**
9. Public schools. local school zones include Shady Hill Elementary (87%), Belleview Middle (108%), and Forest High (103%) with corresponding capacity figures from 60th day of the '24- '25 school year. While there are areas of localized overcrowding within the county, overall, Marion County Public Schools (MCPS) currently has sufficient district-wide capacity; further, MCPS is examining school capacities and is currently undertaking the construction of new public schools. Therefore, the application's public-school impacts **would not adversely affect the public interest.**

When weighing the totality of the circumstances, the added trips to the dirt roads, increase of wells, and need of a decentralized wastewater treatment system, the **public interest will be adversely affected.**

B. *How is this request consistent with the Comprehensive Plan?*

1. FLUE Policy 1.1.6: Buffering of Uses provides, "The County shall require new development or substantial redevelopment to provide buffering to address compatibility concerns and reduce potential adverse impacts to surrounding properties, as further defined in the LDC."

Analysis: The zoning change requested, if approved, would be a substantial redevelopment looking to expand the manufactured housing park use and requiring the property to meet today's standards for development. There are two parcels in the area, both commonly owned and contiguous, that are zoned P-MH such as the request being made. Even those parcels are being used residentially for a single manufactured house.

The need to expand is not justified and to allow the zoning would create issues of compatibility for surrounding properties being used residentially for single-family homes and privately owned. While the current use of the property is recognized as legally non-conforming, to allow a change in zoning that encourages increased intensity would create issues regarding buffering of uses. Therefore, the proposed rezoning is **not consistent** with FLUE Policy 1.1.6.

2. FLUE Policy 4.1.2 on Conflicts between Comprehensive Plan, Zoning, and LDC provides, “The Comprehensive Plan shall be the governing document. In the event of conflict between the Comprehensive Plan, Zoning, and LDC, the more stringent regulation shall apply, unless the County has developed a process to allow a variance or waiver of the regulation where a conflict in regulations occurs in accordance to the Comprehensive Plan, Zoning, or LDC.”

Analysis: While HR land use would be compatible with a P-MH zoning, the conflict with this application is the zoning of the surrounding area. The area surrounding the subject parcel consists of R-4 and A-1, single-family dwelling classifications. The zoning classification is unlike that of the zoning surrounding, making the zoning the more stringent regulation in this case. The proposed rezoning would be **not consistent** with FLUE Policy 4.1.2.

3. 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 advisory board's purpose 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 zoning change is scheduled for the July 28, 2025, Planning and Zoning Commission, and, therefore, the application is **consistent** with this FLUE Policy 5.1.3.

4. 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.

Based on the totality of the above findings, the proposed rezoning is **not consistent with the Comprehensive Plan**.

V. ALTERNATIVE ACTIONS

- A. 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 a recommendation for the denial of the Ordinance, and make a recommendation to adopt a proposed Ordinance to **APPROVE** the rezoning 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.

VI. STAFF RECOMMENDATION

Staff recommends the Board 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 proposed rezoning because the application:

- A. Will adversely affect public interest;
- B. Is not consistent with the Comprehensive Plan provisions because it is not in conformance with:
 - 1. FLUE Policies: 1.1.6, 4.1.2,
- C. Is incompatible with the surrounding uses because the proposed rezoning would introduce spotty zoning to an area of predominantly single-family homes.

VII. PLANNING & ZONING COMMISSION RECOMMENDATION

Denial.

VIII. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

IX. LIST OF ATTACHMENTS

- A. Rezoning application.
- B. Site and Area Photographs.
- C. Historical Information
- D. DRC Comments.
- E. Surrounding Property Owners Notification.



Marion County Board of County Commissioners

Growth Services ■ Planning & Zoning

2710 E. Silver Springs Blvd. Ocala, FL 34470 Phone: 352-438-2675 Fax: 352-438-2676

APPLICATION FOR REZONING

Application No.: _____

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from R4 to MHP, for the intended use of:

increase density to add a few more mobile homes

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 3582-253-000

Property dimensions: 168x650 Total acreage: 2.51

Directions: se 62nd st to se 30th ct. make a left to se 59th st. make a left and follow the road to the end. on the right is se 27th ct

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

PETR.7867@gmail.com

joseph petrolino

Property owner name (please print)

21701 marigot dr

Mailing address

boca raton fl 33428

City, state, zip code

954-394-2766

Phone number (please include area code)

Applicant or agent name (please print)

Mailing address

City, state, zip code

Phone number (please include area code)

Signature

Signature

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. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. 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 \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: EM

DATE: 4/22/25

ZONING MAP NO.: 198

Rev. 01/11/2021

AK 32763



**STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
SITE EVALUATION AND SYSTEM SPECIFICATIONS**

PERMIT #. _____

APPLICANT: Joseph Petrollno tbd SE 27th Court AGENT: Owner

LOT: 253 BLOCK: _____ SUBDIVISION: Florida Orange Grove Corp.

PROPERTY ID #: 3582-253-000 [Section/Township/Parcel No. or Tax ID Number]

TO BE COMPLETED BY ENGINEER, HEALTH DEPARTMENT EMPLOYEE, OR OTHER QUALIFIED PERSON. ENGINEERS MUST PROVIDE REGISTRATION NUMBER AND SIGN AND SEAL EACH PAGE OF SUBMITTAL. COMPLETE ALL ITEMS.

PROPERTY SIZE CONFORMS TO SITE PLAN: YES NO NET USABLE AREA AVAILABLE: 2.51 ACRES
 TOTAL ESTIMATED SEWAGE FLOW: 300 GALLONS PER DAY [TABLE I]
 AUTHORIZED SEWAGE FLOW: 3765 GALLONS PER DAY (1500 GPD/ACRE OR 2500 GPD/ACRE)
 UNOBSTRUCTED AREA AVAILABLE: 800 SQFT UNOBSTRUCTED AREA REQUIRED: 563 SQFT

BENCHMARK/REFERENCE POINT LOCATION: Pink tape nailed to base of large oak
 ELEVATION OF PROPOSED SYSTEM SITE IS 14 [INCHES] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
 SURFACE WATER: na FT DITCHES/SWALES: na FT NORMALLY WET? YES NO
 WELLS: PUBLIC: na FT LIMITED USE: 144 FT PRIVATE: 75 FT NON-POTABLE: na FT
 BUILDING FOUNDATIONS: 5 FT PROPERTY LINES: 50 FT POTABLE WATER LINES: 10 FT

SITE SUBJECT TO FREQUENT FLOODING: YES NO 10 YEAR FLOODING? YES NO
 10 YEAR FLOOD ELEVATION FOR SITE: na FT MSL/NGVD SITE ELEVATION: na FT MSL/NGVD

SOIL PROFILE INFORMATION SITE 1

MUNSELL #/COLOR	TEXTURE	DEPTH
10YR 3/2	FS	0 TO 14
10YR 4/3	FS	14 TO 20
10YR 5/4	FS	20 TO 38
10YR 6/4	FS	38 TO 42
10YR 4/4	SL	42 TO 48
10YR 4/4, 5/1	SCL	48 TO 72
Mottles 10YR 5/1	CMN/DST	48 TO 72
		TO
		TO

USDA SOIL SERIES: Sparr Like

SOIL PROFILE INFORMATION SITE 2

MUNSELL #/COLOR	TEXTURE	DEPTH
10YR 3/2	FS	0 TO 8
10YR 4/3 mix	FS	8 TO 16
10YR 5/4	FS	16 TO 38
10YR 6/4	FS	38 TO 48
10YR 5/4	LS	48 TO 50
10YR 4/4, 5/1	SCL	50 TO 72
mottles 10YR 5/1	CMN/DST	50-72"
		TO
		TO

USDA SOIL SERIES: Sparr Like

72+below for permit building purpose
 OBSERVED WATER TABLE: INCHES [na BELOW] EXISTING GRADE. TYPE: [PERCHED / APPARENT] ESTIMATED
 WET SEASON WATER TABLE ELEVATION: 48 INCHES [ABOVE / BELOW] EXISTING GRADE 48
 HIGH WATER TABLE VEGETATION: YES NO WSWT Indicator: YES NO DEPTH: na INCHES

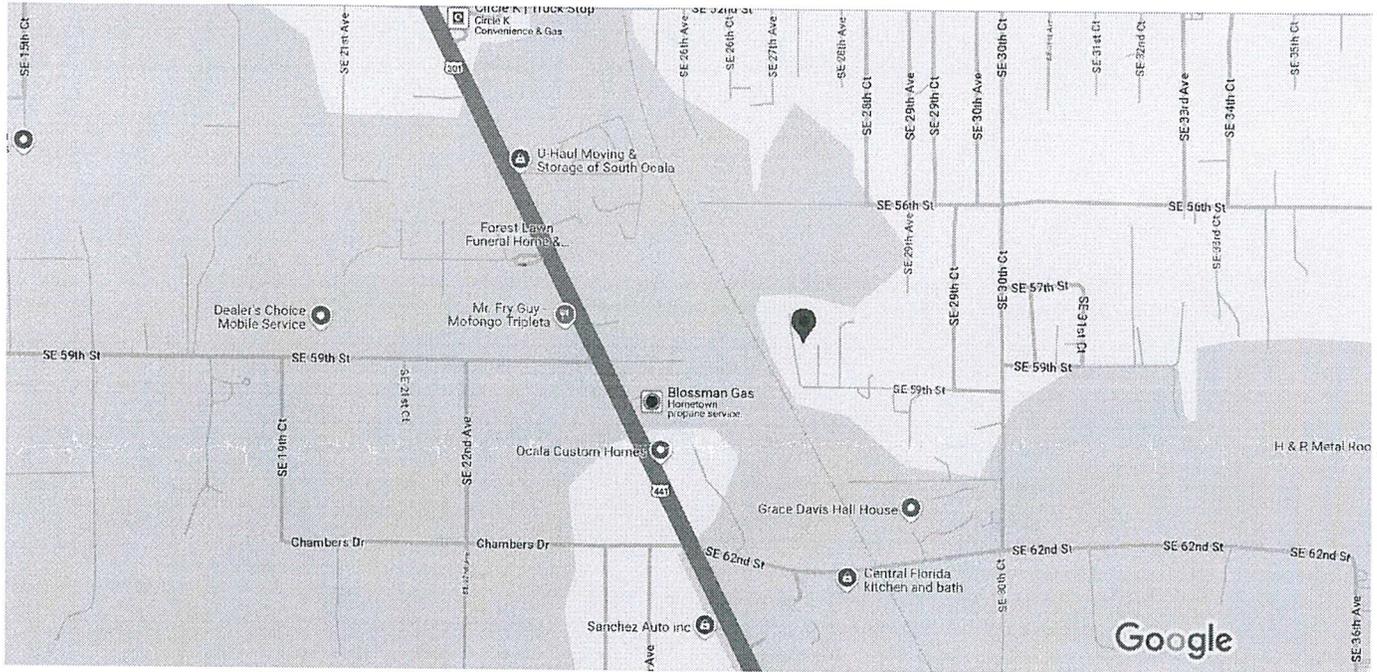
SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: Sandy Loam / .8 DEPTH OF EXCAVATION: na INCHES
 DRAINFIELD CONFIGURATION: TRENCH BED OTHER (SPECIFY) _____
 REMARKS/ADDITIONAL CRITERIA: Bottom of drainfield no deeper than 24" into grade.

(Site 1) 14 inches below RP
(Site 2) 15 inches below RP
Soil eval done just south of Electric box.

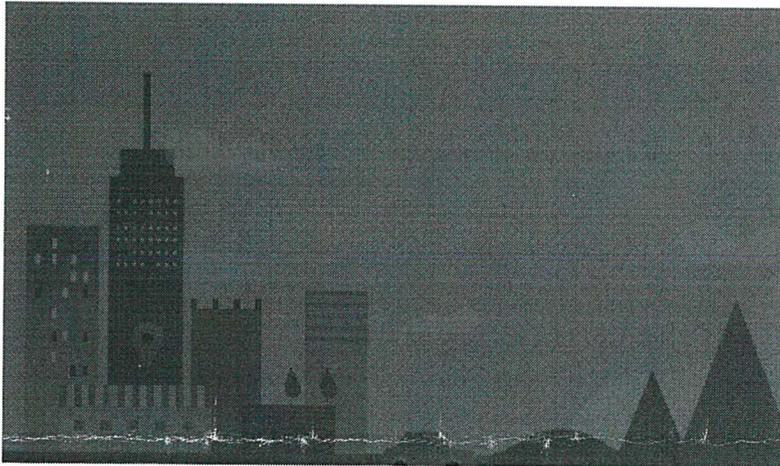
SITE EVALUATED BY: P. Craig Davis, R.S. CEHP 23-1262 DATE: 2-3-2025
352-209-0072

Google Maps

5727 SE 27th Ave



Map data ©2025 500 ft



5727 SE 27th Ave



Directions



Save



Nearby



Send to phone



Share



5727 SE 27th Ave, Ocala, FL 34480



4WH2+F7 Ocala, Florida

2

Prepared by
Voncille Arban, an employee of
First American Title Insurance Company
216 Northeast First Avenue
Ocala, Florida 34470
(877)833-1756

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 08/27/2010 03:21:59 PM
FILE #: 2010078748 OR BK 05404 PGS 1104-1106

RECORDING FEES 27.00

DEED DOC TAX 595.00

Return to: Grantee

File No.: 1086-2375826

W

WARRANTY DEED

This indenture made on **August 16, 2010** A.D., by

Michael T. Reynolds

whose address is: **P.O. Box 643, Weirsdale, FL 32195**
hereinafter called the "grantor", to

Joseph P. Petrolino, a single man

whose address is: **11126 Harbour Springs Circle, Boca Raton, FL 33428**
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:

Lot 253, FLORIDA ORANGE GROVE CORPORATION, according to the plat thereof recorded in Plat Book B, Page 222, Public Records of Marion County, Florida.

Together with a 1984 SHOW Manufacture Home, ID #SHS2WGA49835647A and #SHS2WGA49835647B, Florida Title #40614440 and #40619879, bearing Real Property Decals #R101336 and #R101335, and a 1981 CAME Manufacture Home, ID #GDWVGA20816558, Florida Title #19711055, bearing Real Property Decal #R419493, and a 1969 AMER Manufacture Home, ID #0925, Florida Title #9334080, bearing Real Property Decal #R094330, and a 1970 FLTW Manufacture Home, ID #5E0T2S12894, Florida Title #4087249, bearing Real Property Decal #R100569, and a 1968 PHWO Manufacture Home, ID #1004, Florida Title #3111896, bearing Real Property Decal #R100480, and a 1971 AMER Manufacture Home, ID #GA072125, Florida Title #19976606, bearing Real Property Decal #R097628, which is an improvement to the land and an immovable fixture which by intention of the parties and upon retirement of the Certificate of Title as provided in 319.2561 Fla. Stat., shall constitute a part of the realty and shall pass with it.

Parcel Identification Number: **3582-253-000**

Return Original Document to:
FIRST AMERICAN TITLE
WARRENVILLE POST CLOSING
27775 Diehl Rd.
Warrenville, IL 60555

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.

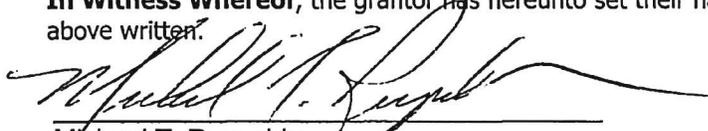
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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.

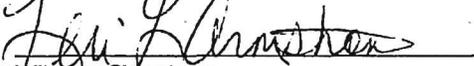
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2010.

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



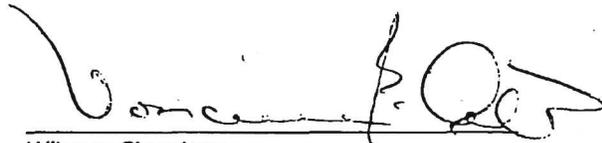
Michael T. Reynolds

Signed, sealed and delivered in our presence:



Witness Signature

Print Name: Teri L. Armstrong



Witness Signature

Print Name: VONILLE B. AERIAL

State of FL

County of Marion

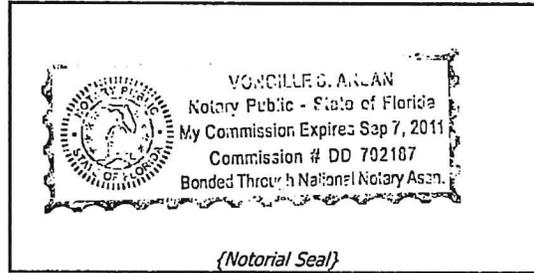
The Foregoing Instrument Was Acknowledged before me on August 16, 2010, by Michael T. Reynolds who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Handwritten Signature]

Notary Public

VONCILLE B. ANAN

(Printed Name)



{Notarial Seal}

My Commission expires: _____

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
Real Estate

3582-253-000

[GOOGLE Street View](#)

Prime Key: 1940231

[MAP IT+](#)

Current as of 4/22/2025

[Property Information](#)

PETROLINO JOSEPH P
21701 MARIGOT DR
BOCA RATON FL 33428-4825

[Taxes / Assessments:](#)

Map ID: 198

[Millage:](#) 9001 - UNINCORPORATED

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

PC: 28

Acres: 2.51

[More Situs](#)

Situs: 5727 SE 27TH AVE OCALA

[2024 Certified Property Value by Income](#)

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$146,214	Impact	
Total Assessed Value	\$137,696	Ex Codes:	(\$8,518)
Exemptions	\$0		
Total Taxable	\$137,696		
School Taxable	\$146,214		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$72,790	\$197,009	\$40,017	\$146,214	\$137,696	\$0	\$137,696
2023	\$75,300	\$108,141	\$12,609	\$126,830	\$125,178	\$0	\$125,178
2022	\$75,300	\$84,911	\$12,625	\$118,409	\$113,798	\$0	\$113,798

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5404/1104	08/2010	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$85,000
4295/0682	12/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$155,000
3346/1075	02/2003	41 CORP	2 V-SALES VERIFICATION	Q	I	\$110,000
3267/0221	10/2002	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$70,000
2633/0627	04/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$80,000
2235/0809	03/1996	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
IM94/0688	12/1994	EI E I	0	U	I	\$45,908

[Property Description](#)

A-9

SEC 03 TWP 16 RGE 22
PLAT BOOK B PAGE 222
FLORIDA ORANGE GROVE CORP
LOT 253

Parent Parcel: 3142-252-000

Land Data - Warning: Verify Zoning

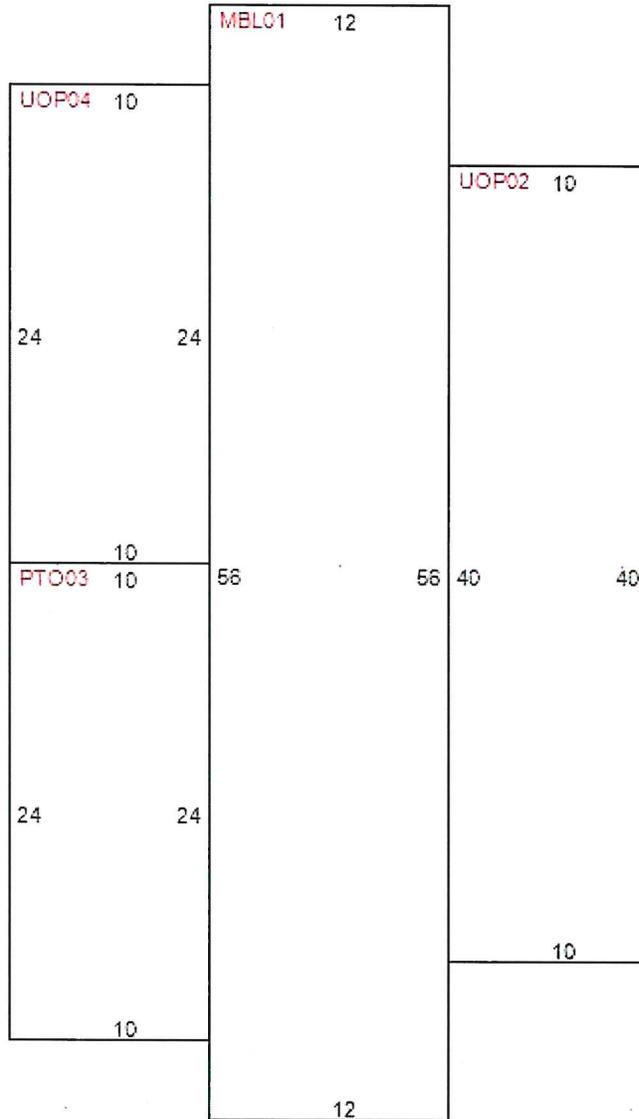
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
2852		168.0	650.0	R4	2.51	AC							
9994		.0	.0	R4	1.00	UT							

Neighborhood 8562 - FL OR GROVE AGED OUT MHS ONLY
Mkt: 8 70

Traverse

Building 1 of 6

MBL01=L12U56R12D56.U8
UOP02=R10U40L10D40.L12D4
PTO03=L10U24R10D24.U24
UOP04=L10U24R10D24.



Building Characteristics

Improvement	MH - MOBILE - MOBILE HOME RESID	Year Built 1969
Effective Age	9 - 40-99 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	300 - LOW	Obsolescence: Locational 0%
Inspected on	8/21/2023 by 222	Architecture 2 - MBL HOME
		Base Perimeter 136

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 01 20	- MH ALUM SIDING	1.00	1969	N	0 %	0 %	672	672
UOP 02 01	- NO EXTERIOR	1.00	1984	N	0 %	0 %	400	400
PTO 03 01	- NO EXTERIOR	1.00	1984	N	0 %	0 %	240	240
UOP 04 01	- NO EXTERIOR	1.00	1984	N	0 %	0 %	240	240

Section: 1

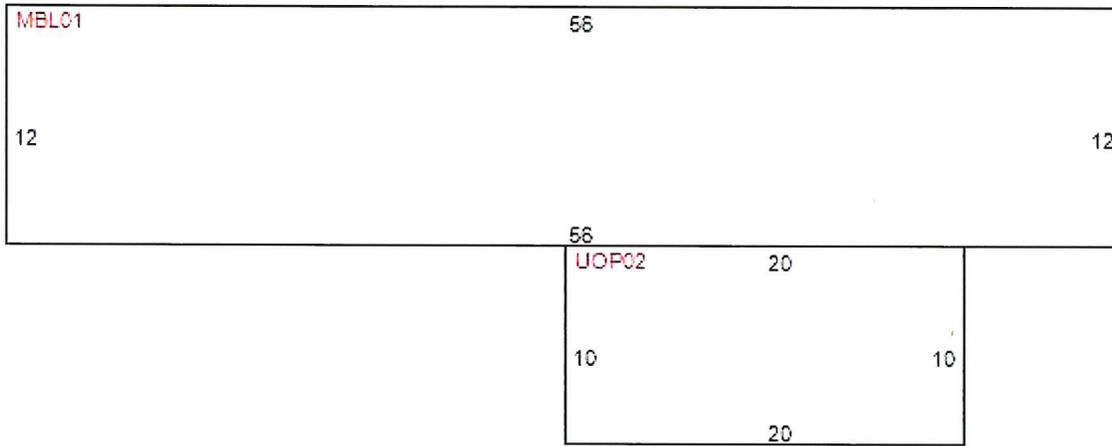
Roof Style: 02 FLAT WOOD STR	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 17 KOOL SEAL/MTL	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 1	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: N			Vacuum: N

A-11

Traverse

Building 2 of 6

MBL01=L56U12R56D12.L8
UOP02=L20D10R20U10.



Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 300 - LOW
Inspected on 8/21/2023 by 222

Year Built 1970
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 136

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0121	- MH VINYL SIDING	1.00	1970	N	0 %	0 %	672	672
UOP 0201	- NO EXTERIOR	1.00	1984	N	0 %	0 %	200	200

Section: 1

A-12

Roof Style: 02 FLAT WOOD STR
Roof Cover: 15 MH PAN-AVERAGE
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 3 PIER
A/C: N

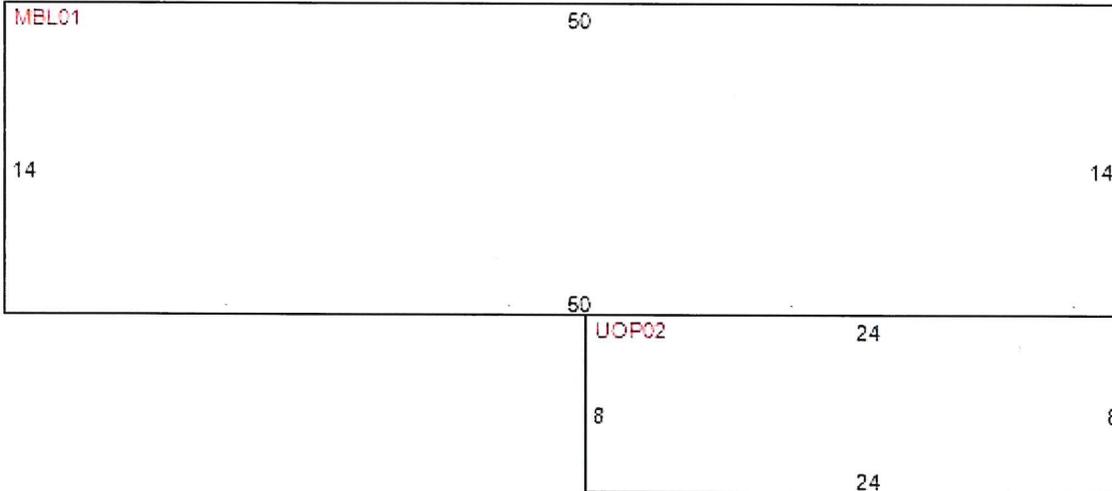
Floor Finish: 42 CERAMIC/PORCELAIN TILE
Wall Finish: 18 DRYWALL-PAPER
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 2
4 Fixture Baths: 0
3 Fixture Baths: 1
2 Fixture Baths: 1
Extra Fixtures: 2
Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Traverse

Building 3 of 6

MBL01=L50U14R50D14.
UOP02=L24D8R24U8.



Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 9 - 40-99 YRS
Condition 0

Year Built 1981
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Quality Grade 300 - LOW
Inspected on 8/21/2023 by 222

Architecture 2 - MBL HOME
Base Perimeter 128

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL0120	- MH ALUM SIDING	1.00	1984	N	0 %	0 %	700	700
UOP 0201	- NO EXTERIOR	1.00	1984	N	0 %	0 %	192	192

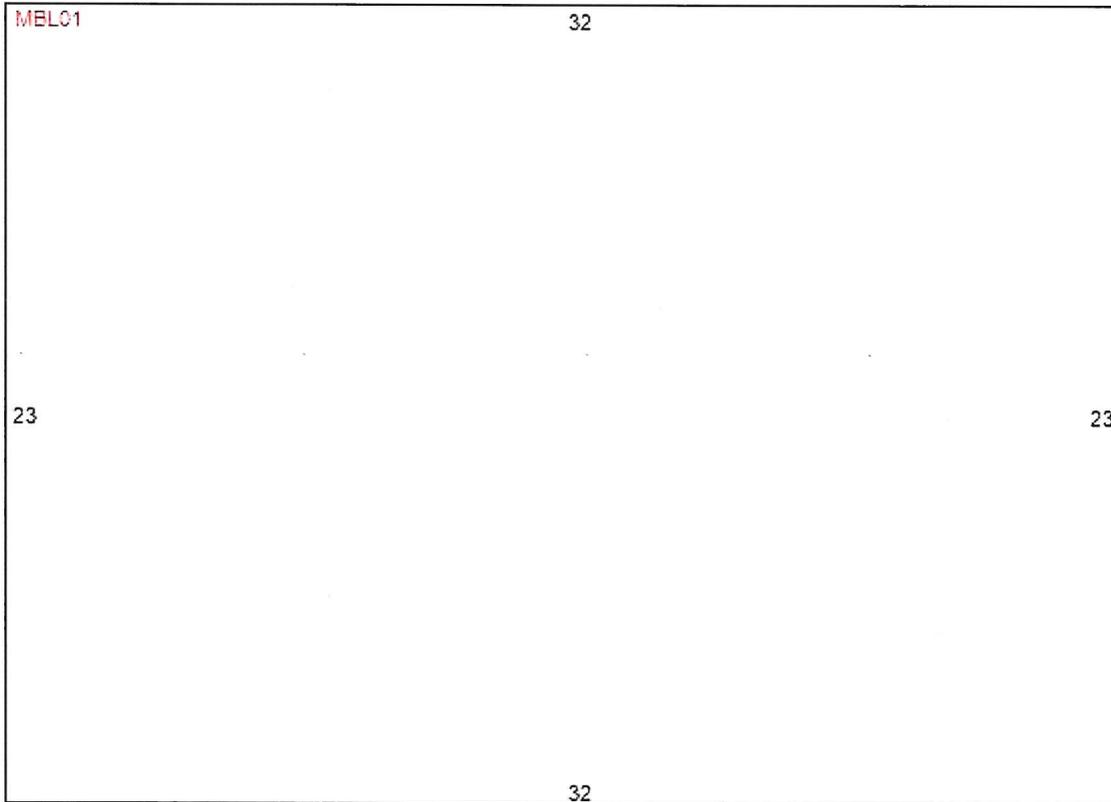
Section: 1

Roof Style: 02 FLAT WOOD STR	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 15 MH PAN-AVERAGE	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

[Traverse](#)

Building 4 of 6

MBL01=L32U23R32D23.



[Building Characteristics](#)

A-14

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 300 - LOW
Inspected on 8/21/2023 by 222

Year Built 1980
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 110

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 01 20	- MH ALUM SIDING	1.00	1971	N	0 %	0 %	736	736

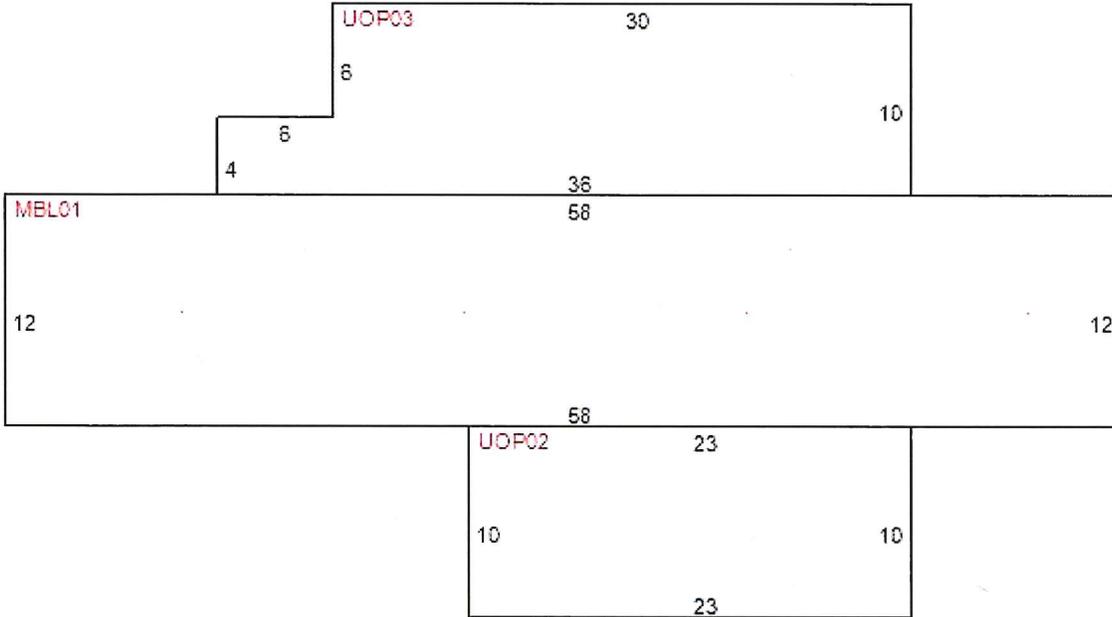
Section: 1

Roof Style: 02 FLAT WOOD STR	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 15 MH PAN-AVERAGE	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 06 GAS	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 1	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Traverse

Building 5 of 6

MBL01=L58U12R58D12.L11
 UOP02=D10L23U10R23.U12
 UOP03=L36U4R6U6R30D10.



Building Characteristics

Improvement	MH - MOBILE - MOBILE HOME RESID	Year Built 1968
Effective Age	9 - 40-99 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	300 - LOW	Obsolescence: Locational 0%
Inspected on	8/21/2023 by 222	Architecture 2 - MBL HOME
		Base Perimeter 140

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0120	- MH ALUM SIDING	1.00	1968	N	0 %	0 %	696	696
UOP 0201	- NO EXTERIOR	1.00	1984	N	0 %	0 %	230	230
UOP 0301	- NO EXTERIOR	1.00	1984	N	0 %	0 %	324	324

Section: 1

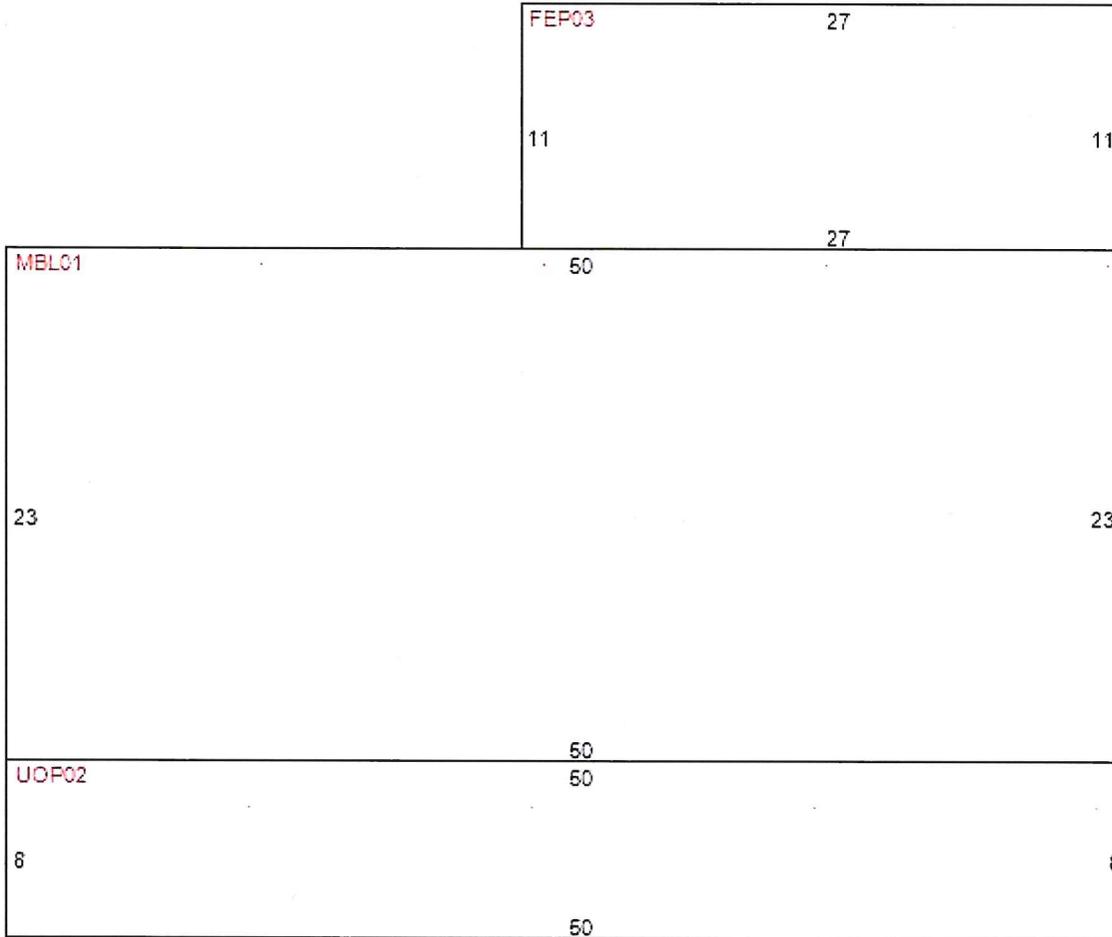
Roof Style: 02 FLAT WOOD STR	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 06 GAS	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 1	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

A-16

Traverse

Building 6 of 6

MBL01=L50U23R50D23.
UOP02=L50D8R50U8.U23
FEP03=U11L27D11R27.



Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 9 - 40-99 YRS
Condition 4
Quality Grade 400 - FAIR
Inspected on 8/21/2023 by 222

Year Built 1984
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 146

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 01 28	- SF ALUM SIDING	1.00	1984	N	0 %	0 %	1,150	1,150
UOP 02 01	- NO EXTERIOR	1.00	1984	N	0 %	0 %	400	400
FEP 03 28	- SF ALUM SIDING	1.00	1984	N	0 %	0 %	297	297

Section: 1

A-17

Roof Style: 10 GABLE Roof Cover: 08 FBRGLASS SHNGL Heat Meth 1: 22 DUCTED FHA Heat Meth 2: 00 Foundation: 3 PIER A/C: Y	Floor Finish: 24 CARPET Wall Finish: 12 PLYWD PANELING Heat Fuel 1: 10 ELECTRIC Heat Fuel 2: 00 Fireplaces: 0	Bedrooms: 3 4 Fixture Baths: 0 3 Fixture Baths: 2 2 Fixture Baths: 0 Extra Fixtures: 2	Blt-In Kitchen: Y Dishwasher: N Garbage Disposal: N Garbage Compactor: N Intercom: N Vacuum: N
--	--	---	---

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1979	4	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1979	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1979	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1979	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1979	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1979	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1979	1	0.0	0.0
UDU UTILITY-UNFINS	288.00	SF	40	1979	1	24.0	12.0
138 MOBILE HOME PK	6.00	UT	30	1998	1	0.0	0.0
UDU UTILITY-UNFINS	64.00	SF	40	1998	1	8.0	8.0

Appraiser Notes

JPP SILVER SPRINGS MHP
 FKA: SOUTHEAST SIDE MHP
 LICENSED FOR 6 LODGE SPACES
 5831 SE 27TH CT
 MAKE=AMER #1
 VIN =0925
 EXP =RP-RO94330
 TITLE=9334080
 5735 SE 27TH AVE
 MAKE=FLEETWOOD #2
 VIN =5E0T2S12894
 EXP =RP-R100569
 TITLE=4087249
 5861 SE 27TH CT
 MAKE=GUERDON (CAME) #3
 VIN =GDWVGA20816558
 TAG =RP-R419493
 TITLE=19711055
 5731 SE 27TH AVE
 MAKE= #4
 VIN =
 EXP =
 TITLE=
 5727 SE 27TH AVE
 MAKE=PARKWOOD #5
 VIN =1004
 TAG =RP-R100480
 TITLE=3111896
 5822 SE 27TH CT
 MAKE=GUERDON (SHOW) #6
 VIN =SHS2WGA49835647A
 VIN =SHS2WGA49835647B
 EXP =RP-R101335
 EXP =RP-R101336
 TITLE=40614440
 TITLE=40619879

A-18

Attachment A
Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2018052127	5/30/2018	6/5/2018	REPLACE MH PANEL ON POLE 200 AMP
2014030991	3/1/2014	4/2/2014	RECONNECT
0101237	10/1/1999	12/1/1999	RECONNECT
MA93649	5/1/1995	-	MHAL
MC04412	10/1/1985	1/1/1986	DCK (FSP)



Sign Posting.



Looking west on SE 59th St.

Attachment B



Driveway to property (SE 27th Ave.).



Looking west at end of SE 59th St. to CSX railroad tracks.

Photos of mobile homes on-site.



Attachment B



Attachment B



**MARION COUNTY ZONING COMMISSION
MEETING MINUTES
JUNE 29, 1998**

A regular meeting of the Marion County Zoning Commission was held on Monday, June 29, 1998 at 5:30 p.m. in the Board of County Commissioners' auditorium at 601 SE 25th Avenue, Ocala, Florida.

The following members were present: Clay Albright, Chairman; Branard Grant; Brian Mangram; Roxanne Mastrantonio; Howard Rohrbacher; Ray Fowler; and Alternate Member Tim Lafferty. Karl Heieck had an excused absence. Staff members present were: Jeff Fowler, Assistant County Attorney; Michael May, Zoning/Development Review Director; Bill Cobb, Zoning Site Planner; Jimmy Massey, Principle Planner; Chris Rison, Senior Planner; and Carol Pacheco, Secretary.

Mr. Albright called the meeting to order at 5:32 p.m. Mr. May read the Proof of Publication and Affidavit of Mailing and Posting of Notice. He advised that the meeting was properly advertized. 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 Zoning/Development Review Department files for record purposes.

Mr. Albright led a moment of silent prayer and the Pledge of Allegiance. The secretary called the roll. Mr. Albright explained the procedure of the meeting to the audience. The actions of the Zoning Commission are advisory to the Board of County Commissioners which will meet on July 21, 1998 at 2:00 p.m.

Mr. Albright opened the public hearing on the Consent Agenda and explained the procedure to the audience. Mr. May announced the items recommended for the Consent Agenda. He asked if there was anyone in the audience who wished to speak in opposition to any of the items. Mr. Albright pulled Item No. 980710Z Nancy Steinmetz, from the Consent Agenda. Mr. Albright closed the public hearing on the Consent Agenda.

Motion was made by Mr. Rohrbacher, seconded by Mr. Mangram to recommend approval of the following five items on the Zoning Commission Consent Agenda because they were recommended for approval by the Planning Department, they had no written opposition within 300 feet, and there was no opposition in attendance at the Zoning Commission meeting:

- | | | | |
|----|----------|---|---------------------------|
| 1. | 980702Z | Albert & Gary Behn | R-1 to R-4 |
| 2. | 980703Z | Ricky & Karen Watson
Frank & Frances Dietz | R-1 & B-2 to R-4 |
| 3. | 980704Z | James H. Hunt | R-3 to RAC |
| 4. | 980705SU | Wilfred & Elizabeth Fredette | Special Use Permit in A-1 |
| 5. | 980707Z | John Romano | R-1 to R-4 |

Motion carried by a vote of 7-0.

1. 980701Z Robert Corte was present to represent Kathryn Stone to request a Zoning Change from R-4 (Residential Mixed Use) to P-MH (Mobile Home Park) for the intended use of a mobile home park and any other use permitted in a P-MH zone.

Mr. Rison read the staff recommendation. Mr. May announced there was 11% written opposition within 300 feet, 2 of 17 property owners notified were opposed.

Mr. Corte explained that the State of Florida has changed the number of units that make a mobile home park. The Zoning Change will bring the mobile homes into compliance with state requirements. He presently has six units and could have a maximum of nine units with the Zoning Change. Mr. May explained that this is a non-conforming, grandfathered use. Mr. Corte will have to remove a unit or comply with the state and county by getting properly zoned.

Renee Monk, Tracy Barfield, Larry Raines, Loma Lynch, Joyce Carper, and Leslie Lynch spoke in opposition. Their reasons for opposition included: opposed to the number of mobile homes that would be allowed, will lose neighborhood unity with the turnover of people in a mobile home park, wear and tear on the dirt road, road becomes a lake during heavy rain, and they don't need additional mobile homes in this area.

Motion was made by Mrs. Mastrantonio, seconded by Mr. Rohrbacher, to disagree with staff findings and recommendation, and recommend denial of a Zoning Change from R-4 to P-MH for the intended use of a mobile home park and any other use permitted in a P-MH zone, based on the following findings of fact:

1. Is not compatible with the surrounding land uses.
2. Will adversely affect the public interest.

Motion to deny carried by a vote of 6-1 with Mr. Grant voting no.

2. 980706Z Sandy Durrence, attorney, was present to represent Forest and Ethel Ward to request a Zoning Change from R-1 (Single Family Dwelling) to R-4 (Residential Mixed Use) for the intended use of a manufactured home, and any other use permitted in an R-4 zone.

Mr. Rison read the staff recommendation. Mr. May announced there was 11% written opposition within 300 feet, 3 of 26 property owners notified were opposed.

Pat Opitz spoke in opposition. She said a mobile home would be a detriment to the site built homes in this area. She explained that she had appeared at previous public hearings in past years trying to prevent mobile homes from being allowed in this R-1 area. Tony Opitz said the mobile homes in this area were put in before or during the no zoning period in Marion County. James Kraemer said he does not want a mobile home to be placed in

the field across from his house. The approval of one mobile home will lead to the approval of others.

Ms. Durrence said that mobile homes are dotted through out this community. Her clients bought the property because they saw many mobile homes in the area and thought that they would be allowed to have one too. After they bought the property, they found out that the property was zoned R-1 and that they could not have a mobile home.

Motion was made by Mr. Rohrbacher, seconded by Mrs. Mastrantonio, to disagree with staff findings and recommendation, and recommend denial of a Zoning Change from R-1 to R-4 for the intended use of a manufactured home and any other use permitted in an R-4 zone, based on the following findings of fact:

1. Is not compatible with surrounding land uses.
2. Will adversely affect the public interest.

Motion to deny carried by a vote of 6-1 with Mr. Fowler voting no.

3. 980708Z Mrs. Mastrantonio declared a conflict of interest and left the platform. Lori Busch was present to request a Zoning Change from M-1 (Light Industrial) to M-2 (Heavy Industrial) for the intended use of a truck dealership and any other use permitted in an M-2 zone.

Mr. Rison read the staff recommendation. Mr. May announced there was no written opposition within 300 feet, 43 property owners were notified.

Mrs. Busch said that when the Land Development Code was adopted M-1 uses were severely limited. She said the proposed uses are truck sales, leasing and repair, distribution and warehousing. She distributed a hand-out and Mr. Rison passed out photographs to the Zoning Commission.

Mr. Mangram said he was concerned about granting an M-2 zoning classification in this area since the zoning stays with the land if it is sold, and is the most intense zoning classification the county has.

Motion was made by Mr. Fowler, seconded by Mr. Rohrbacher, to agree with staff findings and recommendation, and recommend denial of a Zoning Change from M-1 to M-2 for the intended use of a truck dealership and any other use permitted in an M-2 zone. Motion carried by a vote of 6-0. Mrs. Mastrantonio returned to the platform.

4. 980710Z Deborah Martohue, attorney, was present to represent Tom Grizzard, agent for Nancy Steinmetz, to request a Zoning Change from A-1 (General Agriculture) to R-E (Residential Estate) for the intended use of obtaining a Special Use Permit for a real estate

office, and any other use permitted in an R-E zone.

Mr. Rison read the staff recommendation. Mr. May announced there was no written opposition within 300 feet, nine property owners were notified. He read a letter dated June 29, 1998 from L. Hall Robertson, Jr., President of Stonecrest Management, Inc. regarding access to the parcel in question.

Jo Alice Hagle presented a petition with 39 names in opposition. She was opposed due to safety concerns such as location of the property on a decline of a hill, site visibility, and no turning lane. Assistant County Attorney Jeff Fowler said these concerns were not applicable to the Zoning Change but should be brought up during consideration of the Special Use Permit.

Motion was made by Mr. Fowler, seconded by Mr. Lafferty, to agree with staff findings and recommendation, and recommend approval of a Zoning Change from A-1 to R-E for the intended use of obtaining a Special Use Permit for a real estate office and any other use permitted in an R-E zone. Motion carried by a vote of 7-0.

Motion was made by Mr. Rohrbacher, seconded by Mr. Mangram, to add this item to Consent Agenda for the BCC meeting on July 21, 1998. Motion carried by a vote of 7-0.

5. 980711SU Deborah Martohue, attorney, was present to represent Tom Grizzard, agent for Nancy Steinmetz, to request a Special Use Permit in an R-E zone for the purpose of a real estate office.

Mr. Rison read the staff recommendation and modified Conditions 4 and 5. Mr. May announced there was 33% written opposition from property owners within 300 feet, 3 of 9 property owners were opposed. Mr. May reread the letter from Stonecrest Management, Inc. regarding access to the parcel being rezoned.

There was a discussion on the possibility of access through Stonecrest and a curb cut on SE 104th terrace.

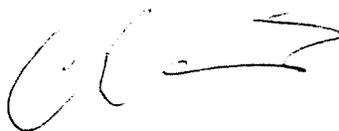
Jo Alice Hagle discussed the safety concerns and the danger of turning off US 441.

Motion was made by Mr. Rohrbacher, seconded by Mr. Mangram, to agree with staff findings and recommendation with modifications in Conditions 4 and 5, and recommend approval of a Special Use Permit for the purpose of a real estate office in an R-E zone. Motion carried by a vote of 6-1 with Mr. Albright voting no due to the generation of traffic at this location.

The Zoning Commission reviewed the minutes of the May 27, 1998 meeting. They were unanimously approved. Mr. Rohrbacher announced that this was his last meeting with the Zoning Commission since he will be working in Pensacola.

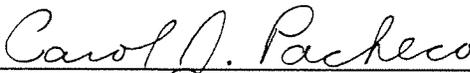
Mr. Albright adjourned the meeting at 7:25 p.m.

Signed:



**CLAY ALBRIGHT, CHAIRMAN
MARION COUNTY ZONING COMMISSION**

Attest:



CAROL J. PACHECO, SECRETARY

Attachment C
Official Minutes of
MARION COUNTY
BOARD OF COUNTY COMMISSIONERS

July 21, 1998

The Marion County Board of County Commissioners met in regular session in Commission chambers at 9:04 a.m. on Tuesday, July 21, 1998 at the Marion County Governmental Complex located in Ocala, Florida.

The meeting opened with invocation by Commissioner Townley, and the Pledge of Allegiance to the Flag of Our Country.

Upon roll call the following members were present: Chairman Randy Harris, District 4; Vice-Chairman Parnell Townley, District 3; Commissioner Larry Cretul, District 2; and Commissioner Steve F. Henning, District 5. Commissioner Judy D. Johnson, District 1, was attending the National Association of Counties meeting. Also present were Clerk David R. Ellspermann, Deputy Clerks Madeline Williamson and Miriam Pauley, County Administrator Jim Lowry, Assistant County Attorney Jeff Fowler, a representative of the Sheriff's Department, and members of the news media.

County Employees - The Board welcomed several new County employees who were observing the meeting.

Minutes - Upon motion of Commissioner Cretul, seconded by Commissioner Townley, the Board adopted meeting minutes of June 23, 24 (two sets), 25, 30, and July 1, 1998.

Budgets/Resolutions - Upon motion of Commissioner Henning, seconded by Commissioner Townley, the Board adopted the following Budget Amendment Resolutions:

1. 98-R-162 transferring \$50,000 within the General Fund for Fleet Management Department.
2. 98-R-163 transferring \$700 within the General Fund for Veterans Service Office.
3. 98-R-164 transferring \$2,650 within the General Fund for Facilities Management.
4. 98-R-165 transferring \$5,000 within the Fine & Forfeiture Fund for the Clerk of County Court. Resolutions 162 through 165 entitled: A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS IN AND FOR MARION COUNTY, FLORIDA TO AMEND THE PRESENT FISCAL YEAR 1997-98 BUDGET.
5. 98-LE-6 transferring \$7,258 within the MSTU for Law Enforcement, Sheriff - Patrol & CID Department, and entitled: A RESOLUTION OF THE DISTRICT BOARD OF THE MSTU FOR LAW ENFORCEMENT OF MARION COUNTY, FLORIDA TO AMEND THE PRESENT FISCAL YEAR 1997-98 BUDGET.
6. 98-RLE-8 transferring \$990 within the Rainbow Lakes Estates MSD, Recreation Department, and entitled: A RESOLUTION OF THE DISTRICT BOARD OF RAINBOW LAKES ESTATES

MSD OF MARION COUNTY, FLORIDA TO AMEND THE PRESENT FISCAL YEAR 1997-98 BUDGET.

- 7. 98-MO-4 transferring \$1,350 within the Marion Oaks MSTU - Marion Oaks Community Resource Facility Department, and entitled: A RESOLUTION OF THE DISTRICT BOARD OF THE MARION OAKS MSTU OF MARION COUNTY, FLORIDA TO AMEND THE PRESENT FISCAL YEAR 1997-98 BUDGET.

Budgets/Clerk - Upon motion of Commissioner Henning, seconded by Commissioner Townley, the Board authorized the Chairman to execute Releases of Lien filed by the Public Defender for attorney's fees in State cases against the following defendants: Bontecou, Cook, Dickey, Doty (two), Griffis, Johnson, Labrecque, McCoy, Moody, Murray, Phillips, Platts, Reckner, Roberts, Robson (two), Segura, Southall, Vandergrift, Wells and Wesley.

Budgets/Clerk - Upon motion of Commissioner Townley, seconded by Commissioner Henning, the Board authorized the Chairman to execute Satisfactions of Judgment forms regarding State cases against the following defendants who have paid the judgments in full: Barner and O'Berry (two).

Contracts & Agreements/Audits - Upon motion of Commissioner Townley, seconded by Commissioner Henning, the Board acknowledged receipt of letter, dated June 29, 1998, from James M. Lane, Partner, Coopers & Lybrand, LLP, advising that the firm combined its business with Price Waterhouse LLP and would be known as PricewaterhouseCoopers LLP.

Commissioners/Property Appraiser - Upon motion of Commissioner Townley, seconded by Commissioner Henning, the following were appointed to the Marion County Value Adjustment Board for 1998: Commissioners Cretul, Townley and Henning.

The Clerk announced that the organizational meeting was scheduled on August 4, 1998.

Drainage/Ordinances - Upon motion of Commissioner Henning, seconded by Commissioner Cretul, the Board confirmed cancellation of public hearing concerning non-ad valorem stormwater service assessment and publication of a legal notice announcing cancellation.

Resolutions/Road Improvements - Upon motion of Commissioner Townley, seconded by Commissioner Henning, the Board adopted Resolutions 98-R-166 and 98-R-167 scheduling public hearings on Wednesday, August 26, 1998 to consider establishing road assessment projects in Winding Waters - Phase II and Winding Waters - First Addition.

Insurance - Upon motion of Commissioner Townley, seconded by Commissioner Cretul, the Board accepted recommendation of Risk Management Director Baker to approve out-of-court settlement in case of Steven and Heidi DeJoy vs. Marion County in the amount of \$138,300 to be paid from the liability self insurance fund.

Contracts & Agreements/County Property - The County Administrator presented the following memo from Planning/Property Management Director Ganoë regarding acquisition of the Poppa Jay's, Inc. parcel located contiguous to the Veterans Memorial Park:

Description/Background: On June 2, 1998, the Board directed staff to begin negotiations with Poppa Jay's, Inc., for possible purchase of property adjacent to the Veterans Memorial Park. Based on an appraisal, staff feels the value of the parcel is approximately \$95,000. After several attempts to negotiate an acceptable purchase price, as a final attempt, a proposed Agreement for Sale and Purchase in the amount of \$95,000 was presented to Poppa Jay's, Inc. for consideration. As you can see from the attached copy of that agreement, Poppa Jay's has refused that amount and has amended the agreement to indicate a selling price of \$120,000. An amendment to the agreement related to documentary stamps as proposed by Poppa Jay's would not be acceptable as the stamps must be paid by the non-exempt party. The proposed amendment related to the conveyance by Special Warranty Deed would also be a concern.

Budget Impact: None at this time.

Recommended Action:

One of the following:

- a. Motion to approve the attached Agreement with appropriate amendments.
- or
- b. Motion to reject the attached Agreement for Sale and Purchase.

Upon motion of Commissioner Townley, seconded by Commissioner Cretul, the Board accepted the recommendation to reject the Agreement.

Mr. Lowry noted the Poppa Jay's parcel may not be needed if the adjacent store was acquired for the library. Upon motion of Commissioner Townley, seconded by Commissioner Henning, the Board agreed to entertain an offer of \$100,000.

Comprehensive Plan/Resolutions - Upon motion of Commissioner Henning, seconded by Commissioner Townley, the Board adopted Resolution 98-R-169 establishing an Evaluation and Appraisal Report Public Participation Process requiring hearings to be held by the Planning Commission and Board.

Contracts & Agreements/Transportation - Upon motion of Commissioner Townley, seconded by Commissioner Henning, the Board accepted recommendation of the Planning Department staff to direct the County Attorney's Office to prepare a transportation impact fee credit agreement with Olympia Development Group, Inc. in the amount of \$26,078.83.

Contracts & Agreements/Landfills - Solid Waste Administrator Allen F. Ellison presented information regarding comparative costs associated with solid waste/environmental engineering consultant services. Chairman Harris recommended advertising for requests for proposals. Commissioner Henning stated he supported the competitive bid process. County Administrator Lowry commented on

procedures associated with negotiating a fee with a professional engineer. He noted the cost of services provided by Jones, Edmunds & Associates, Inc., (JEA) the current consultants, were in line with other firms. The Chairman stated he had no objection to the job being done by JEA, but was concerned with continuing contracts with the firm.

David Keough, JEA, commented on the existing agreement and the State law relating to the competitive negotiations act. He stated the firm worked for one-third of the counties in Florida.

After further discussion the Board asked Mr. Ellison for additional information. Mr. Lowry stated he would place the matter on the August 4, 1998 agenda.

Contracts & Agreements/Landfills - Upon motion of Commissioner Henning, seconded by Commissioner Townley, the Board accepted recommendation of the Utility Team to proceed with scope of engineering services by Jones, Edmunds & Associates, Inc. associated with the leachate/waste water pipeline project at a cost of \$40,850.70.

Contracts & Agreements/Landfills - Upon motion of Commissioner Townley, seconded by Commissioner Cretul, the Board accepted recommendation of the Solid Waste Administrator to proceed with scope of services submitted by Jones, Edmunds & Associates, Inc. associated with modifications to the leachate recirculation pump station at Baseline Landfill at cost not to exceed \$6,265.14 in preparation for the leachate pipeline/sanitary sewerage force main.

Bridges/County Property - At the request of Commissioner Townley the Board deferred action on declaring the Sharpes Ferry Bridge Tender's house property as surplus.

Contracts & Agreements/Subdivisions - Upon motion of Commissioner Cretul, seconded by Commissioner Townley, the Board authorized execution of Developer's Agreement with Southern Multicapital Corporation regarding construction of SW 49th Avenue. The maximum budget impact would be \$62,918.40 from the District 4 impact fee revenue.

Drainage/Grants/Road Maintenance - A memo was received from Community Services Director Rusciollelli advising that the County was eligible to apply for a \$350,000 Community Development Block Grant (CDBG) for El Nino related disasters which benefit low and moderate income persons. She advised that Angie Brewer and Associates was preparing a grant application for funds to purchase land/homes in Florida Highlands for drainage retention and to construct a main roadway with drainage improvements. She stated the improvements would prevent future flooding and allow emergency vehicles access. Ms. Rusciollelli stated the consultant application fee was \$5,000 and could be deducted from Administration funds if the grant was funded. She requested the Board authorize preparation and submission of the CDBG Disaster Grant Application.

Commissioner Henning moved to approve the request; the motion was seconded by Commissioner Cretul and discussion ensued.

Ms. Rusciolelli responded to inquiries regarding the prioritization and selection process, preparation of the application, developing the scope of work and a door-to-door survey to be performed at a later date. Commissioner Henning stated he wanted to confirm that everyone was made aware of the availability of the grant and was given an opportunity to apply. Ms. Rusciolelli stated the application deadline was August 3, 1998. Planning/Property Management Director Ganoe stated that if the County worked on the roads it could be an indication the County was accepting them. The Chairman stated that assuming responsibility for the roads was a major concern.

Commissioner Henning withdrew the motion; which died. Commissioner Henning commented on drainage problems in Simonton Farms. Chairman Harris discussed drainage problems in Boardman. Commissioner Townley stated this was a case where the Board could improve the quality of life and benefit citizens. Ms. Rusciolelli stated the funds could be used exclusively to correct drainage.

Districts - Upon motion of Commissioner Townley, seconded by Commissioner Henning, the Board ratified the Chairman's execution of an order terminating the state of emergency pertaining to discharge of fireworks and outdoor burning due to extensive rain.

Communications/Utilities - The Board requested Mr. Lowry schedule a workshop to discuss cable television regulations.

Airports/Contracts & Agreements/Purchasing - Upon motion of Commissioner Townley, seconded by Commissioner Cretul, the Board authorized the Chairman to execute standard agreement with R.F.M. Construction for installation of above-ground fuel farm at the Dunnellon Airport. It was noted that RFP 98R-68 was awarded to the company on June 23, 1998.

Advisory Committees - The Deputy Clerk presented Proof of Publication of a display advertisement published in the Star Banner newspaper on June 21, 1998 announcing that the Board was accepting applications for vacancies on the following volunteer advisory boards: Board of Adjustment, Lake Tropicana MSTU Advisory Council, Land Development Regulation Commission, License Review Board/Construction Board of Adjustment and Appeals, Marion Oaks MSTU Advisory Council, Parks & Environmental Lands Acquisition Advisory Committee, Planning Commission, Silver Springs Shores Fire Services Advisory Committee, Zoning Commission, and Silver Springs Shores Special Tax District Advisory Council.

Advisory Committees/Zoning - Upon motion of Commissioner Townley, seconded by Commissioner Henning, the Board appointed Gerald Weinstein to serve the remainder of an unexpired term on the Board of Adjustment as an alternate member.

Advisory Committees/Districts - Upon motion of Commissioner

Henning, seconded by Commissioner Townley, the Board appointed John W. Palmer to serve the remainder of an unexpired term on the Lake Tropicana MSTU Advisory Council.

Advisory Committees/Zoning - Upon motion of Commissioner Henning, seconded by Commissioner Townley, the Board appointed John E. Martin, Terry Thompson and Roger W. Fowler to full member positions on the Land Development Regulation Commission.

Advisory Committees/Licenses & Permits - It was noted that applicants to the License Review Board/Construction Board of Adjustment and Appeals were appointed to other advisory boards earlier in the meeting. Mr. Lowry stated the two vacancies would be re-advertised.

Advisory Committees/Districts - Staff advised that no applications were received for appointment to fill a vacancy on the Marion Oaks MSTU Advisory Council.

Advisory Committees/Parks & Recreation - Upon motion of Commissioner Henning, seconded by Commissioner Townley, the Board appointed Kenneth R. Lowe to fill the remainder of an unexpired term on the Parks & Environmental Lands Acquisition Advisory Committee.

Advisory Committees/Comprehensive Plan - Upon motion of Commissioner Cretul, seconded by Commissioner Henning, the Board re-appointed Harry MacLeod, Jr. to the Planning Commission.

Upon motion of Commissioner Townley, seconded by Commissioner Henning, the Board re-appointed Harold B. Jones to the Planning Commission.

Upon motion of Commissioner Henning, seconded by Commissioner Townley, the Board appointed John E. Martin, Raymond Popejoy as full members and Daniel E. Brooks as an alternate member of the Planning Commission.

Advisory Committees/Districts - It was noted that no applications were received for two vacancies on the Silver Springs Shores Fire Services Advisory Committee.

Advisory Committees/Zoning - Upon motion of Commissioner Cretul, seconded by Commissioner Henning, the Board appointed Tim Lafferty to full member status on the Zoning Commission.

Upon motion of Commissioner Cretul, seconded by Commissioner Henning, the Board re-appointed Roxanne Mastrantonio, and appointed W. Gene Scroggie and S. Wesley Herren as members of the Zoning Commission.

Upon motion of Commissioner Henning, seconded by Commissioner Townley, the Board appointed Kenneth L. Buschman as an alternate member of the Zoning Commission.

Upon motion of Commissioner Cretul, seconded by Commissioner Henning, the Board acted on the Consent Agenda for the County Attorney item 10, A, Development Review Committee items 10, B, 1, 2 and 3, Engineering Department items 10, C, 1, 2 and 3, Community

Services item 10, D, and Purchasing Department items 10, E, 1, 2 and 3, as follows:

Budgets/Road Construction - 10, A - The Board accepted recommendation received from Robert E. Landt, foreclosure attorney, for settlement of Lien No. 45029 from Rita Maes. It was noted the offer was to pay \$2,500 in settlement of the assessment lien.

Subdivisions - 10, B, 1 - Accepted recommendations of the Development Review Committee regarding the following waivers of the Land Development Code for Forty-One Sixty Subdivision:

- a. Section 8.2.5.a(2) (d) Section and 1/4 Section line roads.
DRC RECOMMENDATION: Recommend the Board grant waiver since there is a road further west to serve as a north/south route.
- b. Section 8.2.5(4) Block Perimeter.
DRC RECOMMENDATION: Recommend the Board grant waiver to allow project as designed.
- c. 8.2.4.3 Cross Sections.
DRC RECOMMENDATION: Recommend the Board deny waiver since the design does not include Curb & Gutter.
- d. 8.2.7. Water Supply System and e. 8.2.8. Sanitary Sewer Facilities.
DRC RECOMMENDATION: Recommend the Board grant waiver since the Circuit Court order allows this usage.
- f. 8.2.9.e(3) Stormwater Drainage Design.
DRC RECOMMENDATION: Recommend the Board grant waiver based on unanimous vote of the Committee.

Subdivisions - 10, B, 2 - Accepted recommendation of the Development Review Committee to grant waivers of the Land Development Code requested by Denning's Collision Center of Sections 8.2.9e(6), fencing around a drainage retention area, 8.2.5.a(1)d, sidewalks, 8.2.5a(12) (b), minimum driveway spacing, and 8.2.6.c, parking areas.

Contracts & Agreements/Subdivisions/Utilities - 10, B, 3 - Accepted recommendation of the Development Review Committee to grant waiver of the Utility Manual 3.2.(a)(1) for wastewater improvements to allow temporary use of septic tanks until such time as sewer system was available, with conditions, and to execute the Developer's Agreement for The Village of Ascot Heath.

Contracts & Agreements/Subdivisions - 10, C, 1 - Accepted recommendation of the Engineering Department regarding Turnberry at Spruce Creek Golf & Country Club, as follows:

Recommend the Board accept construction of roads and drainage facilities for Turnberry at Spruce Creek Golf & Country Club Subdivision. Since this is a private road subdivision, the Developer or his designee will be responsible for improvements; therefore, release Developer from obligation under Improvement Agreement dated March 3, 1998. However, the surety bond retained by Marion County as assurance for improvement agreement will be retained by Marion County for other phases of Spruce Creek.

Project Developer: Del Webb's Spruce Creek Communities, Inc., an Arizona Corporation.

Contracts & Agreements/Subdivisions - 10, C, 2 - Accepted recommendation of the Engineering Department regarding Spyglass Hill at Spruce Creek Golf & Country Club, as follows:

Recommend the Board accept construction of roads and drainage facilities for Spyglass Hill at Spruce Creek Golf & Country Club Subdivision. Since this is a private road subdivision, the Developer or his designee will be responsible for improvements; therefore, release Developer from obligation under Improvement Agreement dated June 2, 1998. However, the surety bond retained by Marion County as assurance for improvement agreement will be retained by Marion County as assurance for other phases of Spruce Creek. Project Developer: Del Webb's Spruce Creek Communities, Inc., an Arizona Corporation.

Contracts & Agreements/Subdivisions - 10, C, 3 - Accepted recommendation of the Engineering Department regarding Marion Oaks Unit 12 Subdivision, as follows:

Recommend the Board accept construction of roads and drainage facilities for Replat of Tract "D", Marion Oaks Unit 12 Subdivision. Release Developer from further obligation under Improvement Agreement dated December 16, 1997, and authorize Chairman to execute letter to Developer and Bank stating same. Additionally, also authorize Chairman to execute Maintenance Agreement for commencement of Developer's maintenance period. Project Developer: The Deltona Corporation, a Delaware Corporation.

Contracts & Agreements/Grants - 10, D - Accepted recommendation of Community Services Director Evelyn Rusciollelli regarding the local mitigation strategy contract modification with the Department of Community Affairs (DCA), as follows:

Description/Background: The Department of Community Affairs has decided to modify the first deliverable date by extending it from June 30, 1998 to October 31, 1998. DCA has just now been able to process the initial Mitigation Strategy Contracts with counties and realizes that Counties and Cities will need additional time to negotiate subcontracts.

Recommended Action: Board acceptance and approval of Modification #1 of the Local Mitigation Strategy Contract with DCA.

Contracts & Agreements/Road Improvements - 10, E, 1 - Awarded Bid 98B-080 to Art Walker Construction, Inc. regarding the 1997/98 Road Improvement Program in Rainbow Lakes Estates, and authorized execution of the Standard Fixed Price Agreement.

Contracts & Agreements/Southeastern Livestock Pavilion - 10, E, 2, (a) - Approved Change Order No. 4 to Agreement with Beeline Development for additional steel reinforced ballards at each exterior support column regarding the Southeastern Livestock Pavilion arena roof over project. The Change Order increased the contract sum by \$7,900.

Contracts & Agreements/Southeastern Livestock Pavilion - 10, E, 2, (b) - Approved Change Order No. 5 to Agreement with Beeline Development for installation of ridge vents to existing arena roof

at Southeastern Livestock Pavilion. The Change Order increased the contract sum by \$12,750.

Purchasing - 10, E, 3 - Approved Purchase Orders over \$10,000 as listed on schedule dated today.

Comprehensive Plan - Upon motion of Commissioner Townley, seconded by Commissioner Cretul, the Board approved request of the Planning Department and Planning Commission to schedule public workshops regarding the Evaluation and Appraisal Report (EAR) of the Comprehensive Plan on August 24, October 21, and November 18, 1998 at 9:00 a.m.

Ordinances/Transportation - Upon motion of Commissioner Cretul, seconded by Commissioner Henning, the Board approved request of the Planning/Property Management Director to schedule a workshop on September 10, 1998 at 9:00 a.m. to discuss Transportation Impact Fee Ordinance 97-33 as well as related issues.

Comprehensive Plan - Upon motion of Commissioner Cretul, seconded by Commissioner Henning, the Board scheduled a public hearing on September 8, 1998 at 9:00 a.m. to consider the 1998 2nd Cycle Large Scale Comprehensive Plan Amendments for transmittal to the Department of Community Affairs for review. The hearing was requested by Planning/Property Management Director Ganoë.

Licenses & Permits/Zoning - The Board scheduled a workshop requested by Building Department Director Jim McClain to discuss requirements for mobile home under-skirting on September 10, 1998 at 10:00 a.m.

Municipalities - The Board asked the County Administrator to confirm Tuesday, August 11, 1998 to meet in joint session with the Belleview City Commission.

Commissioners/Road Improvements - The Board scheduled ribbon cutting ceremonies in Pinehurst and Pinehurst 1st Addition regarding the road assessment project on August 19, 1998 at 10:00 a.m.

Commissioners/Projects & Programs - The Board deferred action on request of Mary O'Quinn, Board Liaison, State Department of Children & Families for an appointee to the Nominations Qualification Review Committee.

Communications/Projects & Programs - A letter was received from Bonnie M. Young, Atlanta Regional Office, U.S. Department of Commerce, Bureau of the Census, asking whether the Board planned to organize a Complete Count Committee. Assistant Administrator Ed Smith advised that creating the Committee was not necessary and that County staff could handle the work. It was the general consensus of the Board that a Committee was not necessary.

There was a recess at 10:31 a.m.

The meeting reconvened at 10:50 a.m. with all members present, except Commissioner Johnson.

Districts/Ordinances - Deputy Clerk Williamson presented Proof

of Publication #120662, Notice of Intent to Adopt Ordinance, published in the Star Banner newspaper on July 10, 1998 announcing that the Board would consider amending the code relating to the Boardman Municipal Service Taxing Unit for Street Lighting.

Assistant County Attorney Fowler stated the proposed ordinance would change the definition of a parcel. There being no public comment, upon motion of Commissioner Henning, seconded by Commissioner Cretul, the Board adopted Ordinance 98-24, entitled:

AN ORDINANCE OF MARION COUNTY, FLORIDA, RELATING TO THE BOARDMAN MUNICIPAL SERVICE TAXING UNIT FOR STREET LIGHTING; AMENDING SUBSECTION 12-494(c) OF THE MARION COUNTY CODE; PROVIDING A DEFINITION OF PARCEL; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; PROVIDING FOR INCLUSION IN CODE AND PROVIDING AN EFFECTIVE DATE.

Contracts & Agreements/Resolutions/Subdivisions - The Deputy Clerk presented Proof of Publication of a display advertisement published in the Star Banner newspaper on July 5, 1998 regarding the Oak Run development. The Notice stated the Board would consider a request from Development and Construction Corporation of America (DECCA) for a determination of whether proposed changes to the original Oak Run Development of Regional Impact (DRI) Development Order would constitute a substantial deviation.

Assistant County Attorney MacNamara stated that DECCA's representatives were requesting adoption of a resolution finding that the Oak Run DRI Eleventh Notice of Proposed Change was a non-substantial deviation and amending the DRI Development Order. Commissioner Cretul noted that the Department of Community Affairs had no objection to the changes. The Planning Department submitted a memo recommending approval.

Jack Sullivan, Planner with Carlton-Fields in Tallahassee, agent for DECCA, appeared to review the proposed changes and improvements to SR 200 which were necessary in order to proceed with Phase III. Bruce Day, Withlacoochee Regional Planning Council, stated the agency had no objection to the changes.

There being no opposition, upon motion of Commissioner Cretul, seconded by Commissioner Townley, the Board adopted Resolution 98-R-170, entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, ADOPTING AN AMENDMENT TO THE AMENDED DEVELOPMENT ORDER FOR THE OAK RUN DEVELOPMENT OF REGIONAL IMPACT, PROVIDING AN EFFECTIVE DATE.

Budgets/Projects & Programs - Lori Hornby, President of the Ocala/Marion County Chamber of Commerce, appeared to present a pamphlet with a request for \$10,000 to purchase additional equipment for the Motion Picture Television Commission of Marion County.

The pamphlet contained a list of Film Commission projects from February 1996 through June 1998 that had a \$442,526 economic impact on the County. It also included information on utilization of the

funds: \$5,000 for a graphic arts quality computer with scanner, \$1,000 for digital camera, \$1,300 for software to research potential projects, and \$2,700 for Web page development and hosting.

Ms. Hornby advised that \$4,000 was budgeted by the City of Ocala and \$7,000 of in-kind services by the Chamber. She stated the return on the County's investment would be tremendous.

Commissioner Henning asked whether the County's Information Systems Department could assist. County Administrator Lowry stated it could provide in-kind services. He stated that personal computers were donated to the Chamber of Commerce. Ms. Hornby stated the Chamber would accept money or equipment if it fit their needs. Commissioners Henning and Townley stated no objection to an in-kind contribution. Commissioner Townley stated he did not support a \$10,000 allocation.

Upon motion of Commissioner Henning, seconded by Commissioner Cretul, the Board directed staff provide in-kind services requested by the Chamber of Commerce for the Ocala/Marion County Film Commission. Clerk Ellspermann stated the equipment would remain on County inventory.

Drainage - J. Frank Dinardi, SW 80th Street and 475, appeared to discuss an on-going water runoff problem onto his property from the County right of way. He presented photographs showing his property to be under water. Mr. Dinardi stated that both he and the County have expended funds to correct the situation, but they were not successful. He stated he was advised by the County Engineer that a drainage retention area was the only solution.

County Engineer Bob Titterington stated the County needed to purchase two to three acres of a five acre site across the street. Commissioner Cretul stated the whole intersection experienced drainage problems, and noted that 80th Street was a slag road. In response to inquiry by Chairman Harris, Mr. Titterington stated there were approximately twenty similar situations in the County. It was the general consensus of the Board that staff determine the price of the five acre parcel and present a proposal to correct the problem.

Parks & Recreation/Resolutions/Southeastern Livestock Pavilion
- Chairman Harris requested the Board amend the resolution establishing fees for County parks and facilities by deleting the requirement that a percentage of revenue from the sale of alcoholic beverages be paid to the County.

Upon motion of Commissioner Cretul, seconded by Commissioner Henning, the Board adopted Resolution 98-R-171 establishing Park fees with new language in Section 1, A, 10, w, as follows:

w. Concession Rights 10% of gross sales
No charge will be derived from the sale of alcoholic beverages.

Landfills - Commissioner Townley asked Allen Ellison, Solid

Waste Administrator, to submit a recommendation on how to address the problem of charging property owners in gated communities, who do not pay the per parcel assessment and want to dispose of items at the recycling centers.

County Employees/Roads, Miscellaneous - The following members of the CQI (Continuous Quality Improvement) Team known as the Blade Runners appeared: Leader Ken Stoldt, Members Danny Beauchamp, Doug Pearsall, Thomas Riley and Raymond Huff, and Facilitator Marcia Zabor. Mr. Stoldt advised that the group was assigned the task of reducing maintenance cost of roadways by addressing sod on the right of way. He and the other members gave an overview beginning with road contractor and County Road Department complaints, condition of Bermuda sod, information received from Professor Miller of the University of Florida, and the cost of various grasses.

Mr. Stoldt stated the Team recommended using Roadside Bermuda where possible, on a trial basis for one year. The County Administrator stated that Roadside Bermuda would be used, but staff wanted the flexibility to use Bahia sod in sandy areas. The Board had no objection. Mr. Stoldt noted it was easier to maintain Roadside Bermuda sod.

There was a recess at 11:44 a.m.

The meeting reconvened at 2:01 p.m. with all members present, except Commissioner Johnson.

Ordinances/Zoning - Deputy Clerk Pauley presented Proof of Publication #122944, Notice of Intention to Consider Adoption of an Ordinance, published in the Star Banner newspaper on July 12, 1998. The Notice stated the Board would consider adopting an ordinance granting zoning changes and Special Use Permits.

Zoning/Development Review Director Michael May, Site Planner Bill Cobb, Senior Planner Chris Rison, and Planner Jimmy Massey were present.

Chairman Harris announced that both the Planning Department and Zoning Commission recommended approval of petitions 1 through 5, and based on the lack of signatures on the sign-up sheets, there would be no public comment. He announced that petition 6 was withdrawn from the Consent Agenda. The Chairman announced the zoning petition names and numbers 1 through 5, and that they would be considered on the Consent Agenda.

There being no public comment, upon motion of Commissioner Henning, seconded by Commissioner Townley, the Board approved the Consent Agenda, petitions 1 through 5, based on staff findings and recommendations that the proposed uses would not adversely affect the public interest, were consistent with the Comprehensive Plan and were compatible with the surrounding land uses, as follows:

Zoning - 1. (Zoning Commission 980702Z) - The Board approved a petition by Albert Behn and Gary Behn, 608 2nd Street NE, Hampton,

IA, requesting a Zoning Change of the Marion County Land Development Code, Article 5, from R-1 (Single Family Dwelling) to R-4 (Residential Mixed Use) for the intended use of a mobile home, and any other use permitted in an R-4 zone, on Parcel No. 3500-006-062.

Zoning - 2. (Z. C. 980703Z) - The Board approved a petition by Ricky and Karen Watson, 8459 NW 10th Terrace, Ocala, FL, and Frank and Frances Dietz, 8397 NW 13th Court, Ocala, FL, requesting a Zoning Change of the Marion County Land Development Code, Article 5, from R-1 (Single Family Dwelling) and B-2 (Community Business) to R-4 (Residential Mixed Use) for the intended use of manufactured homes, and any other use permitted in an R-4 zone, on Parcel Nos. 1462-005-004, 1462-005-005, 1461-001-016, 1461-005-011, and 1461-010-004.

Zoning - 3. (Z. C. 980704Z) - The Board approved a petition by James Hunt, P. O. Box 24431, St. Simons Island, GA, requesting a Zoning Change of the Marion County Land Development Code, Article 5, from R-3 (Multiple Family Dwelling) to RAC (Rural Activity Center), for the intended use of any uses allowed in an RAC zone, on Parcel No. 5069-412-000.

Zoning - 4. (Z. C. 980705SU) - The Board adopted Resolution 98-R-172 granting a petition by Wilfred and Elizabeth Fredette, 910 East Hwy. 318, Citra, FL, for a Special Use Permit of the Marion County Land Development Code, Section 5.3, for the purpose of an aviary for birds in an A-1 (General Agriculture) zone on Parcel No. 03567-002-02. The Resolution contained the following conditions:

1. The site shall be developed and operated consistent with the submitted conceptual site plan and the conditions as provided with this approval.
2. All aviary birds shall be maintained inside the on-site barn (hereafter aviary barn).
3. The owner/operator of the aviary operation shall reside on-site.
4. All doors and windows for the aviary barn shall be kept closed between the hours of 8:00 p.m. and 8:00 a.m., and during feeding times for the birds.
5. All bird sales shall be wholesale, and no retail sales may occur on-site.
6. Access for the aviary operation shall use the site flag lot access connection to CR 318.
7. The aviary barn shall be locked to control access when the owner/operator is not on-site.
8. The applicant shall provide a paved apron (e.g., concrete or asphalt) at the CR 318 access point, including obtaining any necessary jurisdictional agency permits (e.g., Marion County Driveway/Right-of-Way Permit, Building Permit, etc.).
9. All material (e.g. feed, etc.) and bird shipments and deliveries for the aviary operation shall occur between the hours of 8:00 a.m. and 6:00 p.m.

- 10. No exterior lighting provided on-site shall be elevated more than 15' above ground level.
- 11. A low-level berm shall be provided to ensure that bird droppings/feces removed/washed out of the aviary barn do not flow directly off-site onto adjacent property at any time.
- 12. The applicant shall obtain and maintain all appropriate jurisdictional agency licenses for the aviary operation (e.g., Florida Game and Fresh Water Fish Commission), and provide a copy of all current operating permits to the Zoning Department.
- 13. In the event the subject property is ever split or subdivided, this Special Use Permit shall terminate, and all aviary operation birds shall be removed within (30) calendar days of the division/subdivision. Birds maintained as private pets may be maintained on-site consistent with the applicable LDC Sections.

Zoning - 5. (Z. C. 980707Z) - The Board approved a petition by John W. Romano, 10835 SW 38th Drive, Davie, FL, requesting a Zoning Change of the Marion County Land Development Code, Article 5, from R-1 (Single Family Dwelling) to R-4 (Residential Mixed Use) for the intended use of mobile homes, and any other use permitted in an R-4 zone, on Parcel No. 3500-005-065.

Zoning - 6. (Z. C. 980710Z) - The Board considered a petition by Nancy Steinmetz, P. O. Box 217, Lady Lake, FL, requesting a Zoning Change of the Marion County Land Development Code, Article 5, from A-1 (General Agriculture) to RE (Residential Estate) for the intended use of a real estate office, and any use permitted in a RE zone, on Parcel No. 48503-001-01.

Located: US 441 South past SR 42. Site is SE corner of US 441 and East Orbit Road.

PERCENT WRITTEN OPPOSITION WITHIN 300 FEET: 0 OF 9 = 0%

ZONING COMMISSION RECOMMENDATION: Motion was made by Mr. Fowler, seconded by Mr. Lafferty, to agree with staff findings and recommendation, and recommend approval of a Zoning Change from A-1 to R-E for the intended use of a real estate office and any other use permitted in an R-E zone. Motion carried by a vote of 7-0.

Senior Planner Rison stated that based on analysis and findings, staff recommended approval of rezoning from A-1 to R-E.

Attorney Deborah Martohue appeared for the petitioner. She stated there was lengthy discussion at the Zoning Commission hearing regarding a Special Use Permit. Ms. Martohue stated the discussion should be limited to the rezoning issue at this time.

Attorney Chester Trow appeared for Jo Hagle, owner of several parcels north of the proposed site to be rezoned R-E and who resided within 300 feet. He pointed out there was no other R-E zones in the area and would be "spot zoning" if approved. Mr. Trow stated the parcel was not large enough for R-E uses. He stated the petitioner was trying to create a business zone in a residential area. Mr. Trow stated customers would create a traffic hazard turning left across SE 104th Terrace, which intersected into Bridle

Trail Estates Subdivision. He submitted excerpts from the recorded deed restrictions which prohibited a manufactured building and advertising signs for the real estate office.

In response to inquiry by Commissioner Cretul, Mr. May advised that the minimum size for R-E zoning was one unit per acre. He stated the subject property was a parcel of record and R-E was the only zoning available. He stated a Special Use Permit would allow use as an office building. Commissioner Henning agreed that a Special Use Permit would create a minimal impact on the neighborhood, but asked why the petitioner wanted to change the A-1 property. He questioned whether staff addressed the traffic issue in the recommendation. Mr. May stated the traffic was not addressed by the Zoning Commission. Commissioner Cretul asked whether there were deed restrictions in the subdivision. Mr. May stated the deed restrictions prohibited manufactured homes.

Charles Vollmar, SE 172nd Lane, President of the Board of Directors of the Property Owners Association, stated the deed restrictions were recorded in the public records and prohibited mobile homes on the parcel. He stated members of the association opposed rezoning.

Henry Bednars, SE 101 Avenue Road, Bridlewood Estates resident, stated he opposed rezoning to R-E due to the existing traffic into the subdivision. He stated a business would create a hazard in the residential area.

Ms. Martohue stated the intent was to develop a commercial use in the area.

In response to inquiry by Commissioner Henning as to the impact on the road if rezoning was approved, Planner Massey advised that staff had reviewed the conceptual plan and there would be traffic accessing from SE 104th Terrace onto 441. He projected the impact would be a minimal due to the proposed use of a real estate sales office.

Commissioner Townley asked whether a pending Comprehensive Plan amendment near this area related to the rezoning. Mr. Massey stated there may be difficulty with the pending amendment due to Department of Community Affairs considering traffic on 441. He stated traffic could exceed the desired level of service.

Ms. Martohue suggested that a condition on the Special Use Permit limit the use to an office, exempting a medical office.

Mr. Trow pointed out that if the request was granted, the R-E parcel could not be used for residential purposes in the future.

Commissioner Townley made a motion, seconded by Commissioner Henning, to approve rezoning from A-1 to R-E based on staff and Zoning Commission findings and recommendation that the proposed use would not adversely affect the public interest, was consistent with the Comprehensive Plan and was compatible with the surrounding land uses.

Tom Grizzard, West North Boulevard, Leesburg, stated the intent was to put a branch real estate office on the site. He stated that a Comprehensive Plan amendment was not requested due to the extensive time involved with processing an amendment. Ms. Martohue stated that R-E zoning would be more compatible with the Orange Blossom Hills Subdivision and Stonecrest PUD. Commissioner Henning asked whether 1/2 acre was large enough for a sales office. Mr. May stated that it would be close and the Land Development Code required 35% of the area be designated for parking. He stated that staff would review the site plan and the size of the building may need to be reduced to comply with the Code. Commissioner Henning stated that conditions on the Special Use Permit could protect the area and use of the parcel. Mr. Rison noted the parcel was on an arterial road, which was 441.

Ms. Martohue stated that Ms. Hagle, the primary objector to the rezoning, lived in a mobile home. She stated there were deed restrictions on the adjacent property. Mr. May stated the Land Development Code would require a DCA designed home to be placed on the site for an office.

Jo Alice Hagle, SE 104th Terrace, confirmed that she had lived in a mobile home on her parcel for the past twenty-five years. She stated she had purchased other properties and built a real estate office on 441 during those years. Ms. Hagle stated that she would not object to rezoning if the Board could restrict use to a real estate sales office. She advised that her office was on the corner of 441 and 42. Ms. Hagle stated another concern was past problems with drainage in Stonecrest. Mr. May stated that a site plan review by staff would address driveway concerns and water flow issues.

Mr. Grizzard stated the property was under a Contract for Sale, contingent upon rezoning to R-E. Ms. Martohue stated the current tax value of the A-1 property was \$12,000. Commissioner Townley stated the assessed value would increase if rezoning was approved. Commissioner Henning stated that conditions on the Special Use Permit would protect the area. Chairman Harris stated that R-E was not the correct zoning; however the Special Use Permit would address conditions for the use in that area.

The Board approved the motion to grant R-E zoning.

The Board agreed to consider the petition for a Special Use Permit at this time.

Zoning - 8. (Z. C. 980711SU) - The Board considered a petition by Nancy Steinmetz, P. O. Box 217, Lady Lake, FL, requesting a Special Use Permit of the Marion County Land Development Code, Section 5.3, for the purpose of a real estate office in an RE zone, on Parcel No. 48503-001-01.

Located: South on US 441/27 past SR 42. SE corner of intersection of US 441 and East Orbit Road.

PERCENT WRITTEN OPPOSITION WITHIN 300 FEET: 3 of 9 = 33%

ZONING COMMISSION RECOMMENDATION: Motion was made by Mr. Rohrbacher, seconded by Mr. Mangram, to agree with staff findings and recommendation with modifications in Conditions 4 and 5, and recommend approval of a Special Use Permit for the purpose of a real estate office in an R-E zone. Motion carried by a vote of 6-1 with Mr. Albright voting no due to the generation of traffic at this location.

Planner Rison stated that based on analysis and findings, staff recommended approval of a Special Use Permit for a professional office in an R-E zone with the following conditions:

1. The site shall be developed and operated consistent with the submitted conceptual site plan and the conditions as provided with this approval.
2. Development of the site shall be limited to one, single-story, professional office structure.
3. The site's driveway shall connect to SE 104th Terrace for access. No direct access shall be obtained from US 441.
4. In the event the site comes under joint ownership with the adjacent property to the south and east (currently Stonecrest DRI), the site shall obtain access from that adjoining property and the driveway connection to SE 104th Terrace shall be terminated and closed.
5. A land use buffer, consistent with FLUE Policy 1.11 and LDC Section 8.2.10.I(4), shall be provided along the site's northern border shared with the adjacent residential lot in the Orange Blossom Hills Subdivision. When, and if, the driveway connection to SE 104th Terrace is terminated and closed as required in the prior condition, the land use buffer shall be extended west to US 441, although extension of the land use buffer shall be adjusted to comply with site distance requirements for the US 441/SE 104th Terrace intersection.
6. An evergreen hedgerow, a minimum of 18" high at the time of planting, shall be established along the site's US 441 frontage, between US 441 and any on-site improvements (e.g., driveway, parking lot, building, etc.). The hedgerow shall be maintained consistent with vegetation planting requirements of LDC Section 8.2.10.
7. No site lighting shall be placed higher than 15' above ground level, and the lighting shall be prohibited from casting direct light off-site.
8. The site's refuse container(s) (e.g., dumpster, garbage can, etc.) shall be located a minimum of 25' from any property line and shall be enclosed by a privacy fence or wall, of a sufficient height to shield the container(s) from view by the surrounding properties. The enclosure shall include a gate or similar access control which also shields the container(s) from view by the surrounding properties.

In response to inquiry by Chairman Harris, Mr. Rison stated the Land Development Code required buffering of twenty-five feet with berms and fencing. Site Planner Bill Cobb stated the code provided that the trees should reach a height of eight feet within three years of planting. Assistant County Attorney Jeff Fowler advised that a condition on the Special Use Permit could require a site-built office on the site.

Chairman Harris out at 3:08 p.m.; Vice-Chairman Townley assumed the chair.

Mr. May suggested that a condition for a site-built structure be included on the Special Use Permit. Mr. Fowler suggested changing condition #2 to the following: Development of the site shall be limited to one, single-story site-built real estate office structure. Mr. Trow stated it would prohibit a prefabricated structure.

Chairman Harris returned at 3:10 p.m. and assumed the chair.

Ms. Martohue stated she was not aware of the Deed Restrictions in Bridle Trails Estates Subdivision before the hearing, and requested the Board not add a specific condition requiring a site-built structure. Ms. Martohue stated condition #2 should not be changed. She suggested that consideration be made to changing the condition for a professional office, which would exempt medical offices. Ms. Martohue stated the proposed use as a real estate office would be consistent with the area, but the Special Use Permit could allow another business in the future with low impact on traffic, such as an insurance agency, in the event the real estate venture did not succeed. Commissioner Henning stated concern with protecting other residents' investments. Mr. May stated the Land Development Code did not specify uses that a Special Use Permit would allow in R-E. In response to inquiry by Mr. Fowler as to revised condition #2 for the Special Use Permit, Mr. Trow stated that Ms. Hagle would accept the revision to allow one, single-story site-built real estate office structure.

Commissioner Henning made a motion, seconded by Commissioner Townley, to adopt Resolution 98-R-173 granting the Special Use Permit with staff conditions based on findings and recommendation that the proposed use would not adversely affect the public interest, was consistent with the Comprehensive Plan and was compatible with the surrounding land uses with Condition #2 amended to the following:

2. Development of the site shall be limited to one, single-story site-built real estate office structure.

Ms. Martohue accepted the change to condition #2. The motion was approved by the Board.

Zoning - 7. (Z. C. 980708Z) - The Board considered a petition by Lori J. Busch, Bradley Busch, Trustee, and G. Shepard Dozier, Trustee, 5881 NW 80th Av. Rd., Ocala, FL, requesting a Zoning Change of the Marion County Land Development Code, Article 5, from M-1 (Light Industrial) to M-2 (Heavy Industrial) for the intended use of a truck dealership and any use permitted in an M-2 zone, on Parcel Nos. 22900-000-00, 22900-001-00, 22900-002-00, and 22900-003-00.

Located: SR 40 West. Property is on north side one mile west of I-75 (200 ft. West of NW 52nd Av. stoplight).

PERCENT WRITTEN OPPOSITION WITHIN 300 FEET: 0 of 43 = 0%

ZONING COMMISSION RECOMMENDATION: Motion was made by Mr. Fowler, seconded by Mr. Rohrbacher, to agree with staff findings and recommendation, and recommend denial of a Zoning Change from M-1 to M-2 for the intended use of a truck dealership and any other use permitted in an M-2 zone. Motion carried by a vote of 6-0. Mrs. Mastrantonio had declared a conflict of interest.

Planner Rison stated that based on analysis and findings, staff recommended denial of rezoning from M-1 to M-2 based on the intended use not being compatible with the surrounding land uses. He presented photographs showing the Ocala International Commerce Park and Ocala Airport Commerce Center that had similar uses. Mr. Rison presented a copy of a letter received from the City of Ocala, dated July 9, 1998, supporting the staff recommendation for denial of the request based on M-2 zoning not being consistent with the surrounding uses.

Lori Busch, petitioner, stated a packet of information regarding the request was submitted to the Commissioner's Office, which suggested they inspect the subject property. She stated the parcel contained 8.9 acres, was near the I-75 industrial area on Highway 40, noting its proximity to the K-Mart Distribution Center, Federal Express, Airport, Ocala Airport Commerce Center, Ocala International Commerce Center, E-One, Hughes and a future parts warehouse. Ms. Busch stated there was no opposition from the residents in the Ocala Ridge Subdivision. She stated there was a need for the services in the area, which would include truck sales, leasing, repairs and a distribution and warehousing center. Ms. Busch stated there were other M-2 uses in the area.

Commissioner Henning asked why staff recommended denial of the request and why the road had been four-laned if not for trucking uses. Mr. Rison stated that M-2 was the highest and most intense zoning classification and staff was concerned the proposed use may not continue in the future, but the adjacent subdivision could continue to develop. Commissioner Henning stated there was no opposition received from the adjacent property owners. Mr. Rison advised that staff determined the highest and best use of the property would not be M-2 zoning, which would allow other uses that might be offensive to the area. He noted the parcel was just beyond the point where the four-lane merged on SR40.

Mr. May stated light manufacturing uses and manufacturing uses were separated in the Land Development Code due to traffic generated. Chairman Harris questioned why a request for a Comprehensive Plan amendment was not submitted. Ms. Busch advised that an amendment was a long, tedious process. Chairman Harris asked how long it would take to amend the Land Development Code to allow the proposed uses by Special Use Permit. Commissioner Henning stated M-1 and M-2 zoning were different categories for the City of Ocala and the County. Mr. May advised the City was now in the process of amending its Code as to M-1 uses. Commissioner

Henning stated the City was the only objector to rezoning to M-2. He stated the City would require the property to be annexed if the owner requested water and sewer services. Chairman Harris questioned whether the petitioner was willing to return in two months to request a Special Use Permit. Ms. Busch stated that she would submit a petition requesting a Special Use Permit. Commissioner Cretul stated there should be no objection to that request from the adjacent property owners. Chairman Harris stated he had no objection to allowing the trucking business, but was concerned with intense uses allowed by M-2 zoning. Mr. Rison stated that M-2 would allow manufacturing businesses for cars or boats. Mr. May stated the Airport Commerce Center allowed mixed uses. Ms. Busch stated that her next step would be to approach the City regarding the issue of water and sewer services to the parcel.

Commissioner Townley made a motion, seconded by Commissioner Cretul, to disagree with staff and the Zoning Commission and to approve rezoning from M-1 to M-2. Commissioner Henning questioned where staff would propose a trucking business. Mr. Rison stated a parcel farther down SR40 near SW 60th Avenue and the airport was available. Commissioner Henning stated the issue of requesting a Special Use Permit to protect the neighborhood should be addressed. Mr. May stated that staff would need direction as to conditions to include on the Special Use Permit to fit the M-1 zoning classification. Chairman Harris stated directions could be given at a later time. He suggested the petitioner wait until staff could process a Special Use Permit. Ms. Busch requested the rezoning request from M-1 to M-2 be withdrawn. Mr. May stated that due to deadlines for preparing notices it would be three months before they would schedule the petition for consideration. Commissioner Townley withdrew the motion.

Commissioner Henning made a motion, seconded by Commissioner Townley, to waive the filing fee for a Special Use Permit under the M-1 zoning classification. The Board approved the motion.

Zoning - 9. (Z. C. 980706Z) - The Board considered a petition by Forest and Ethel Ward, 15 N. Union Street, Apt. 1, Easton, PA, requesting a Zoning Change of the Marion County Land Development Code, Article 5, from R-1 (Single Family Dwelling) to R-4 (Residential Mixed Use) for the intended use of a mobile home, and any other use permitted in an R-4 zone, on Parcel No. 45909-01-011.

Located: 441 South to Sunset Harbor Road, turn right. Go to Timucuan Road, turn left. Second road on left is SE 105th Court, turn left. Go to SE 145th Place and turn left. Follow around horseshoe (SE 105th AV) past mobile home of the Lambs, which is number 10573. Property is adjacent to the Lambs on the left side of the road.

PERCENT WRITTEN OPPOSITION WITHIN 300 FEET: 3 of 26 = 11%

ZONING COMMISSION RECOMMENDATION: Motion was made by Mr. Rohrbacher, seconded by Mrs. Mastrantonio, to disagree with staff findings and recommendation, and recommend denial of a

Zoning Change from R-1 to R-4 for the intended use of a manufactured home and any other use permitted in an R-4 zone, based on the following findings of fact:

1. Is not compatible with surrounding land uses.
2. Will adversely affect the public interest.

Motion to deny carried by a vote of 6-1 with Mr. Fowler voting no.

Planner Rison stated that based on analysis and findings, staff recommended approval of rezoning from R-1 to R-4.

Patricia Opitz, SE 145th Street, Summerfield, presented a letter, dated July 21, 1998, opposing the rezoning and photographs and map showing the assessed property values of adjacent homes and property. She stated that she lived within 300 feet of the proposed parcel and was not notified. Ms. Opitz stated residents were trying to preserve the R-1 zoning. She stated the Board should accept the recommendation of the Zoning Commission to deny the request so that additional mobile homes could not be placed on the four lots.

Bob Maxwell, SE 107th Terrace, stated that his parcel was beyond the 300 feet radius, but he opposed the rezoning. He stated the property was zoned R-1 when he purchased on Little Lake Weir and should not be changed. Mr. Maxwell stated the present property owners were trying to maintain the assessed property values.

Commissioner Henning made a motion, seconded by Commissioner Townley, to deny rezoning from R-1 to R-4 based on the Zoning Commission recommendation that the proposed use was not compatible with the surrounding land uses and would adversely affect the public interest. Mr. May pointed out that he could rezone the delineated areas for mobile homes if the Board directed him to proceed. The Board agreed to have Mr. May submit a recommendation on the lots that would be involved. The Board approved the motion to deny rezoning from R-1 to R-4.

Zoning - 10. (Z. C. 980701Z) - The Board considered a petition by Kathryn Stone, 19151 SE 135th Court, Lot 25, Dunnellon, FL, requesting a Zoning Change of the Marion County Land Development Code, Article 5, from R-4 (Residential Mixed Use) to P-MH (Mobile Home Park) for the intended use of a mobile home park, and any other use permitted in a P-MH zone, on Parcel No. 3582-253-000.

Located: From 441 South turn east on SE 52nd Street. Go south on SE 30th Court and west on SE 59th Street.

PERCENT WRITTEN OPPOSITION WITHIN 300 FEET: 2 OF 17 = 11%

ZONING COMMISSION RECOMMENDATION: Motion was made by Mrs. Mastrantonio, seconded by Mr. Rohrbacher, to disagree with staff findings and recommendation, and recommend denial of a Zoning Change from R-4 to P-MH for the intended use of a mobile home park and any other use permitted in a P-MH zone, based on the following findings of fact:

1. Is not compatible with the surrounding land uses.
2. Will adversely affect the public interest.

Motion to deny carried by a vote of 6-1 with Mr. Grant voting no.

Planner Rison stated that based on analysis and findings, staff recommended approval of rezoning from R-4 to P-MH.

Robert Corte, SE 59th Street, stated he was exercising a Lease Option to purchase the property from Kathryn Stone and was requesting the zoning change to P-MH to comply with State and County regulations for a mobile home park. Mr. Corte stated the neighbors feared he would install twenty mobile home units, but he could not do so without water and sewer availability. He stated the maximum that would be installed would be nine units and that he would continue to reside in a double-wide unit and rent eight units. Mr. Corte stated he wanted to upgrade the property and replace some of the older mobile homes and to expand the park. He presented a letter from the Property Appraiser, dated July 20, 1998, regarding assessed values.

Mr. May stated the 2.15 acre parcel was zoned R-4, but was not considered a mobile home park. He stated the existing mobile homes were a non-conforming use of the lands. Mr. May stated that if two units were removed the owner would come into conformance as to land use or he could request a rezoning to P-MH, which would put him into compliance with the State. He stated the non-conforming use was created when rezoning was put in place. Mr. Corte stated that due to cost it was not feasible to install a water treatment plant.

Larry Reams, SE 59th Street, stated that he lived adjacent to the property, which had not been upgraded during the four years that Mr. Corte had been there. He stated he opposed rezoning to P-MH.

Ruth Lynch, SE 59th Street, presented a letter, dated July 21, 1998, stating the reasons she opposed the rezoning. She stated Mr. Corte had not shown any responsibility for upgrading the area since he began operating the park.

Renee' Monk, SE 59th Place, stated she lived adjacent to the park and opposed rezoning based on concerns with the children coming from the park to her property and getting hurt. She stated she was concerned with future expansion of the mobile home park.

Leslie Lynch, SE 59th Street, stated he opposed the rezoning. He suggested another location on the North side of the property for a mobile home park.

Mr. Corte stated that when he agreed to purchase the property he thought it was already a mobile home park, until the State notified him differently. He stated this investment was for a future retirement income. Mr. Corte stated that improvements should be allowed and suggested the Board limit the number of units on the site to nine. He stated that most of the mobile homes were already on the property when he purchased his unit. Mr. Corte stated that he could replace existing units, but could not expand

without rezoning and State approval.

Commissioner Cretul asked what the petitioner needed to do to come into compliance with the State and County. Mr. May stated that two units would need to be removed for State compliance and be rezoned to P-MH for County compliance. He stated the existing well system had already been improved. Commissioner Townley stated objection to allowing ten units.

Commissioner Townley made a motion to accept the Zoning Commission recommendation and denied rezoning from R-4 to P-MH based on the findings that the proposed use was not compatible with the surrounding land uses and would adversely affect the public interest. The motion was seconded by Commissioner Henning and approved by the Board.

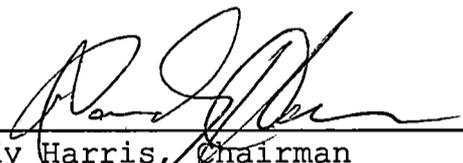
Ordinances/Zoning - Deputy Clerk Pauley presented Affidavits of Mailing and Posting of Notices received from Zoning/Development Review Director Michael E. May and Deputy Clerk M. Williamson regarding petitions for rezoning and Special Use Permits heard earlier in the public hearing.

Upon motion of Commissioner Cretul, seconded by Commissioner Townley, the Board adopted Ordinance 98-25 changing the Marion County Zoning Map pursuant to petitions heard earlier in the public hearing and entitled:

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

Ordinances/Roads, Miscellaneous - Assistant County Attorney noted the Scenic Roads Master Plan public hearing to consider adoption of the Plan was scheduled for Wednesday, August 6, 1998, at 1:30 p.m. He questioned whether the Board wanted to authorize advertising the public hearing. Commissioner Henning stated the public hearing should be advertised. Mr. MacNamara suggested a small display ad. The Board agreed.

There being no further business to come before the Board, the meeting thereupon recessed at 4:46 p.m., to Wednesday, July 22, 1998 at 1:00 p.m.



Randy Harris, Chairman

Attest:


David R. Ellspermann, Clerk

Development Review Comments Letter

6/16/2025 1:34:55 PM

**JPP SILVER SPRINGS MHP
ZO ZONING CHANGE #32763**

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Rezoning (non-PUD)	N/A	INFO	911	
2	Rezoning (non-PUD)	This will require an updated application for the MHP and Limited Use Water System permits through the Department of Health in Marion County. The addition of a new MH will require a to scale site plan of the park and proposed new space. This will require a septic permit through the Department of Environmental Protection.	INFO	DOH	
3	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from R-4 to MHP. Parcel# 3582-253-000 is currently zoned R-4 and is a total of 2.51 acres in size. There are Flood Prone Areas on the property. Per the MCPA, this parcel currently has 7,501 SF of impervious coverage. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN	
4	Rezoning (non-PUD)	N/A	INFO	FRMSH	
5	Rezoning (non-PUD)	No tree removal prior to DRC site plan approval	INFO	LSCAPE	
6	WILL NOT BE ADVERSE TO THE PUBLIC INTEREST		INFO	LUCURR	
7	IS COMPATIBLE WITH SURROUNDING USES		INFO	LUCURR	

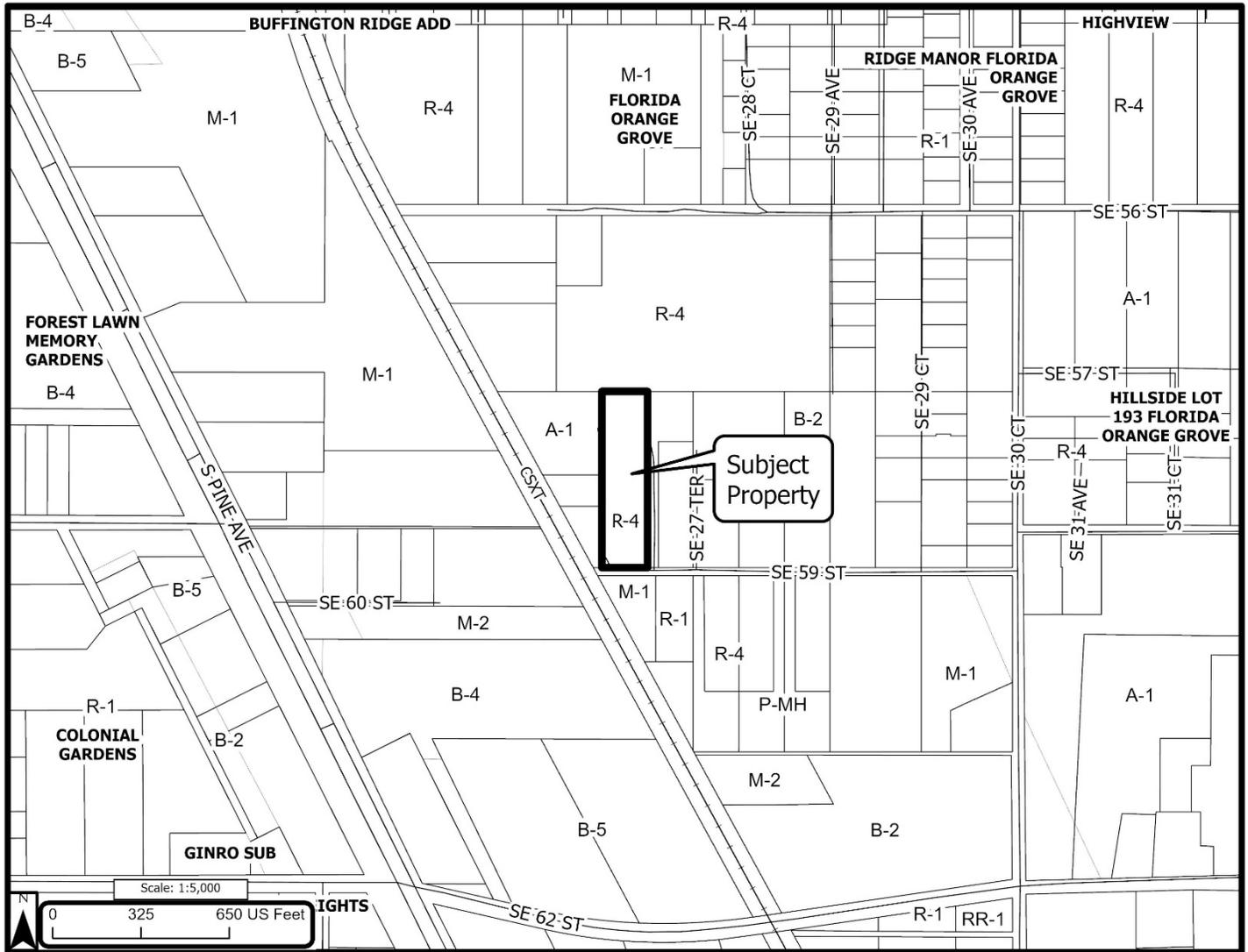
Attachment D

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
8	IS CONSISTENT WITH COMP PLAN		INFO	LUCURR	
9	FUTURE LAND USE DESIGNATION CORRECT		INFO	LUCURR	
10	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
11	Rezoning (non-PUD)	Parcel 3582-253-000 is located within the Marion County Utility service area. The nearest available water connection is approximately 6,500 feet away. The proposed change of use, involving the addition of a single mobile home, will not require connection to MCU water or sewer at this time. Due to the increase in flow associated with the proposed use, it is recommended that the property owner contact the Florida Department of Health in Marion County for guidance regarding the continued use of existing wells and septic systems.	INFO	UTIL	
12	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	ZONE	

Public Notification for: ZONING CHANGE

Marion County Growth Services Planning & Zoning (352) 438-2675

250805ZC



First Public Hearing: Planning & Zoning Commission 07/28/2025 @ 5:30 p.m.	Owner(s): Joseph Petrolino
	Agent(s): N/A
	Location: 5727 SE 27 th Ave, Ocala, FL 34480
Second Public Hearing: Board of County Commissioners 08/18/2025 @ 1:00 p.m.	Parcel(s): 3582-253-000
	Zone(s): R-4 (Mixed Residential)
	Acre(s): ± 2.51
Public Hearing Location: 601 SE 25 th Avenue, Ocala, FL 34471 - McPherson Governmental Campus Auditorium	
Request Description: Requesting a zoning change from Mixed Residential (R-4) to Manufactured Housing Park (P-MH) for all permitted uses.	
You are receiving this notification because you own property that is located within 300' of the subject parcel(s) If you have any questions, please call (352) 438-2675	
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 visual information, contact the appropriate county department or agency. The information is provided visual representation only and is not intended to be used as a legal or official representation of legal boundaries.	



Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2025-20101

Agenda Date: 8/18/2025

Agenda No.: 1.2.3.

SUBJECT:

250806ZC - Brandon and Ashley Winter, Zoning Change from Single-Family Dwelling (R-1) Portion of the Property to Mixed Residential (R-4), ±0.65 Acre Portion of a ±0.93 Acre Parcel, Parcel Account Number 4988-001-001, No Address Assigned

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Brandon and Ashley Winter have applied to rezone a 0.65-acre portion of a 0.93-acre property along SE 162nd Place in Weirsdale, FL from Single-Family Dwelling (R-1) to Mixed Residential (R-4), pursuant to the provisions of Land Development Code (LDC) Division 2.7 - Zoning and LDC Section 4.2. The subject property has a Medium Residential (MR) and High Residential (HR) land use designation and is situated outside the Urban Growth Boundary (UGB) and in the County's Environmental Sensitive Overlay Zone (ESOZ) and Secondary Springs Protection Overlay Zone (SSPOZ). The intention of the zoning change is to construct a manufactured home.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Staff recommends approval. Planning and 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&Z Date: 7/28/2025	BCC Date: 8/18/2025
Case Number	250806ZC
CDP-AR	32800
Type of Case	Rezoning portion from Single-Family Dwelling (R-1) to Mixed Residential (R-4).
Owner	Brandon Winter & Ashley Winter
Applicant	N/A
Street Address/Site Location	No address assigned
Parcel Number(s)	4988-001-001
Property Size	±0.93 AC
Future Land Use	Medium Residential (MR) & High Residential (HR)
Existing Zoning Classification	Single-Family Dwelling (R-1) & Mixed Residential (R-4)
Overlays Zones/Special Areas	Environmentally Sensitive Overlay Zone (ESOZ) & Secondary Springs Protection Zone (SSPZ)
Staff Recommendation	APPROVAL
P&Z Recommendation	APPROVAL
Project Planner	Jared Rivera-Cayetano
Related Cases	None

I. ITEM SUMMARY

Brandon & Ashley Winter filed a rezoning application to change a portion of a ±0.93-acre property from Single-Family Dwelling (R-1) to Mixed Residential (R-4). The Parcel Identification Number for the subject property is 4988-001-001; the site has not been assigned an address. Located within the Star Land subdivision, the legal descriptions are provided within the rezoning application (see Attachment A). The site is located within an Environmentally Sensitive Overlay Zone (ESOZ) and within the Secondary Springs Protection Zone (PSPZ). The site is located outside the Urban Growth Boundary (UGB). The intention of this zoning change is to construct a manufactured home. The applicant plans to construct within the section of the property currently zoned R-1. A section of the property is currently zoned for R-4; however, this section is relatively narrow for a residential unit, considering requirements such as setbacks. An R-4 zoning classification across the entire property would ultimately allow a type of residential structure that is compatible with the surrounding area. The applicant does not currently plan to construct any other structure on this property.

Figure 1
General Location Map



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning application. Staff finds Mixed Residential (R-4) zoning would allow a type of structure that is compatible with the surrounding area.

The applicant proposes a density consistent with the Future Land Use (FLU) designation of Medium Residential (MR). Approving this request would ultimately give the property a zoning classification that will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with land uses in the surrounding area.

III. NOTICE OF PUBLIC HEARING

Consistent with Land Development Code (LDC) Section 2.7.3.C., notice of public hearing was mailed to all property owners (28 owners) within 300 feet of the subject property on July 11, 2025. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on July 18, 2025, and consistent with LDC Section 2.7.3.E., due public notice was published in the Ocala Star-Banner on July 14, 2025. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference. Two (2) letters of opposition from one (1) resident have been received at this time.

IV. ANALYSIS

LDC Section 2.7.3.E.(2) provides that in making a recommendation to the Board, the Commission shall make a written finding that granting the rezoning will not adversely affect the public interest, that the proposed zoning change is consistent with the current Comprehensive Plan, and that it is compatible with land uses in the surrounding area. Staff's analysis of compliance with these three criteria are addressed below.

A. *Compatibility with Surrounding Area*

"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, above, is a general location aerial displaying existing and surrounding site conditions.

Figure 2, below, displays shows the location of nearby subdivisions. Part of Star Land subdivision, the subject property has an irregular shape. The Benja Ranchette subdivision is located directly southeast of the subject property. The Star Land and Benja Ranchette subdivisions are surrounded by the much larger Revised South Lake Weir subdivision. Several of the rights-of-ways produced by the Revised South Lake Weir subdivision are vacant with heavy vegetation, as well as no established roads

Figure 2
Existing Subdivisions



Figure 3, below, shows the Future Land Use (FLU) designation of the subject property, designated as Medium Residential (MR) and High Residential (HR). Notably, the latter aligns with the boundaries of the Star Land subdivision. The surrounding properties are all within an Environmentally Sensitive Overlay Zone (ESOZ) and within the Secondary Springs Protection Overlay Zone (SSPOZ). All properties are outside the Urban Growth Boundary (UGB).

**Figure 3
FLUMS Designation**

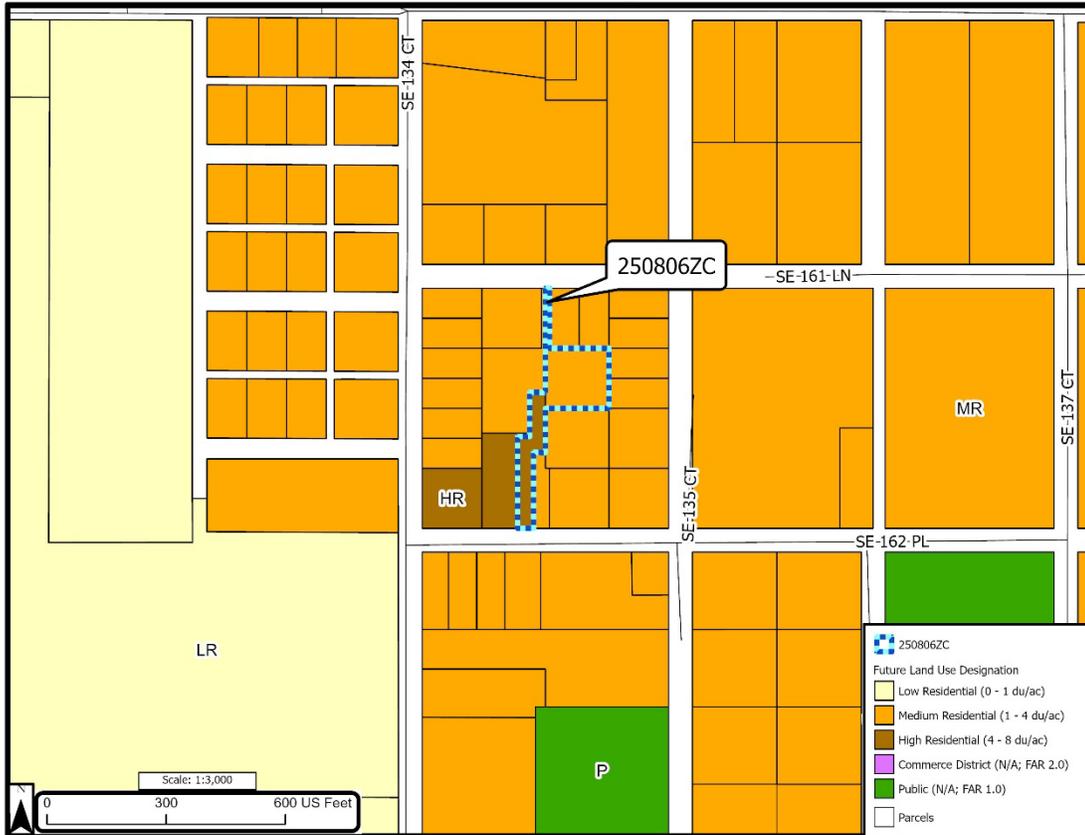


Figure 4, below, displays the existing zoning classifications for the subject properties in relation to the existing zoning classifications of the surrounding properties, and Figure 5 shows the zoning classification proposed by the applicant.

In general, the subject property's North, West, East, and South—whether in the Star Land, Benja Ranchette, or Revised South Lake Weir subdivisions—are all zoned for residential uses. Notably, however, High Residential (HR) zoning aligns with the boundaries of the Star Land subdivision.

Figure 4 Zoning Classification

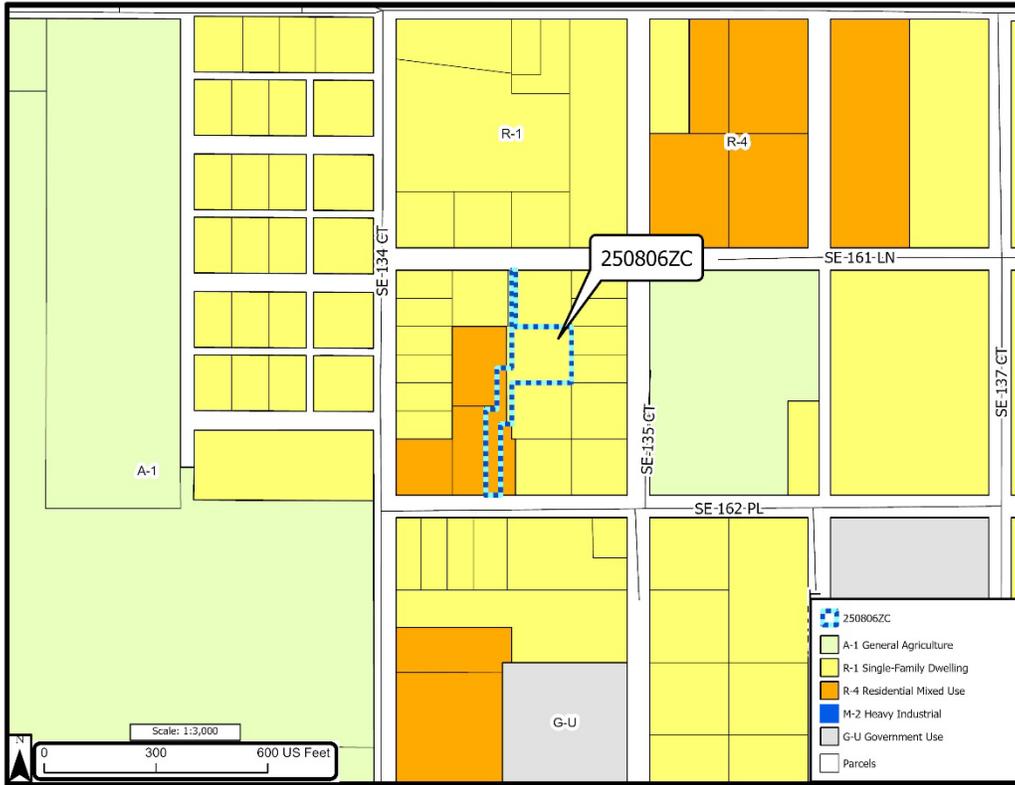


Figure 5. Proposed Zoning Classification

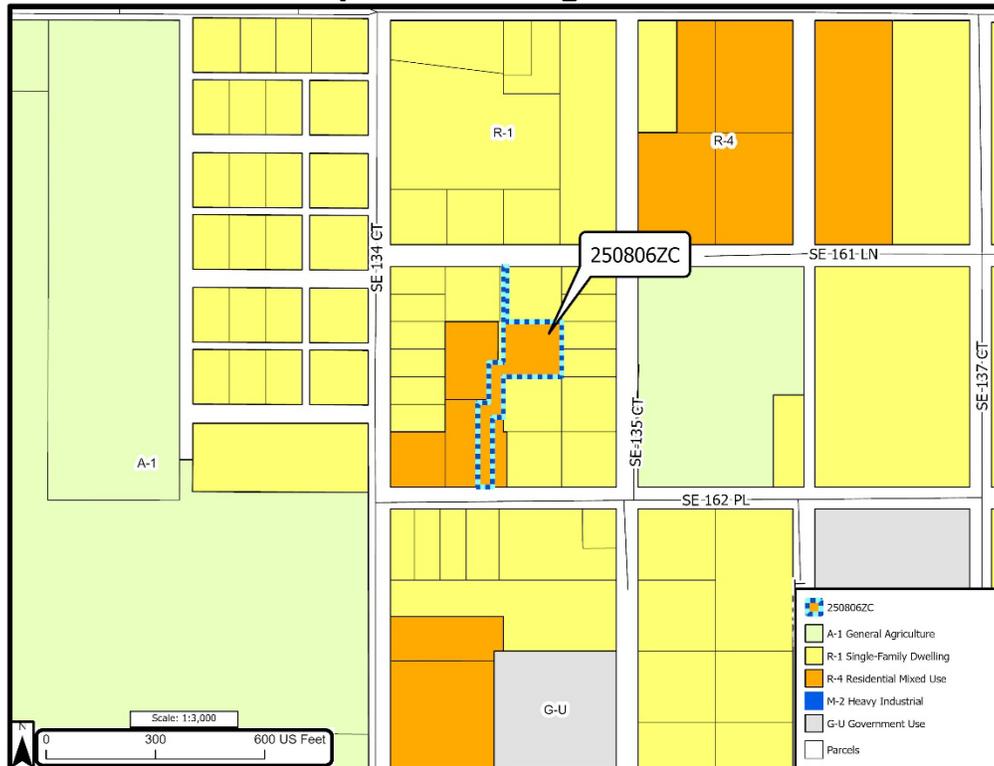


Figure 6, below, displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

Figure 6.
Existing Use per Property Appraiser Property Code

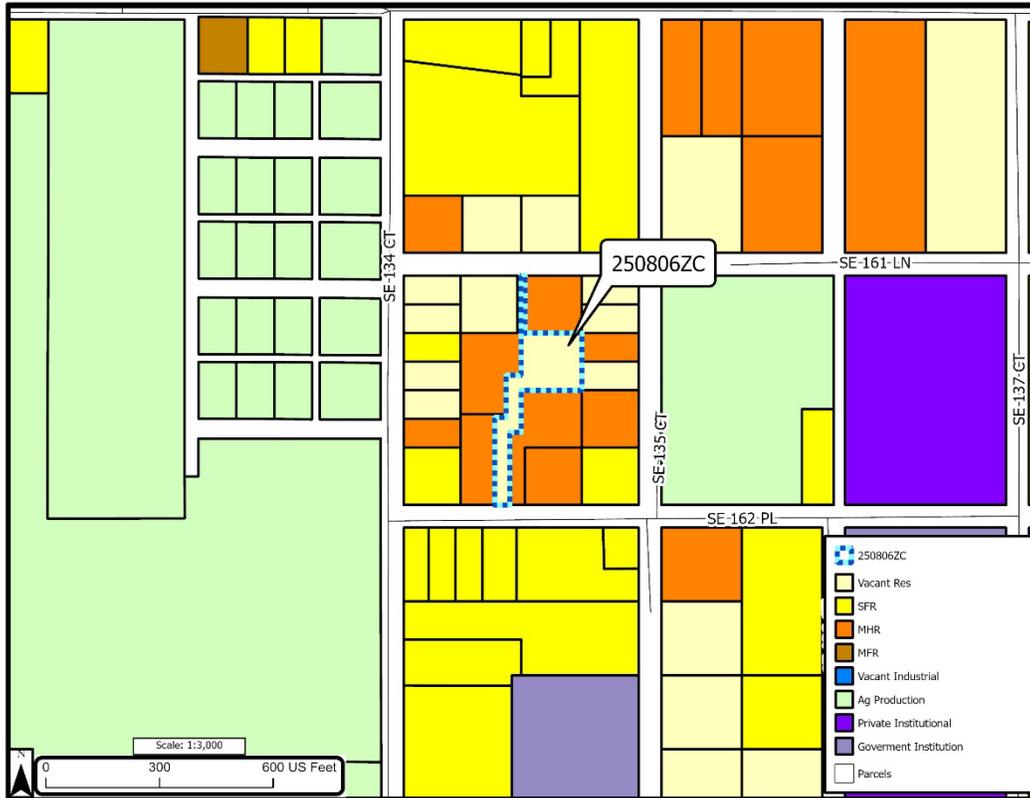


Table A, below, assembles the information in Figures 3, 4, 5, and 6 in tabular form. In general, the area directly adjacent to the subject property is residential. Specifically, properties sitting directly to the North, West, and East of the subject property are characterized by mobile home residential, with some parcels characterized as vacant residential. Parcels to the South of the subject property are single-family residential. There are several large property characterized by agricultural production along SE 134th Court, located to the west of the South Lake Weir subdivision.

Consistent with LDC Section 2.7.3.D, staff conducted a site visit on July 18, 2025 and found that the subject property contains thick vegetation on the frontage along SE 162nd Place, approximately forty (40) feet in width. A dirt road to the east of the subject property (PID 4985-021-000) is used for access. This dirt road is also used by another property directly to the south of the subject property for access (PID 4985-023-000). The property itself is currently vacant, with several trees and other vegetations present on-site. Site photos are attached to this report (see Attachment C).

TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning Classification	MCPA Existing Use
Subject Property	Medium Residential (MR) & High Residential (HR)	Single-Family Dwelling (R-1) & Mixed Residential (R-4)	Vacant Residential
North	Medium Residential (MR) & High Residential (HR)	Single-Family Dwelling (R-1) & Mixed Residential (R-4)	Mobile Home Residential & Vacant Residential
South	Right-of-Way & Medium Residential (MR)	Right-of-Way & Single-Family Dwelling (R-1)	Single Family Residential
East	Medium Residential (MR)	Single-Family Dwelling (R-1) & Mixed Residential (R-4)	Mobile Home Residential & Vacant Residential
West	Medium Residential (MR) & High Residential (HR)	Single-Family Dwelling (R-1) & Mixed Residential (R-4)	Mobile Home Residential

Based on the above findings, the proposed rezoning application is **compatible** with the existing and future surrounding land uses.

B. Effect on Public Interest

1. Transportation impacts. These include roadways, public transit, and other mobility features. No concerns were indicated by the Office of the County Engineer.
 - a. Roadways. The subject parcel is located along SE 162nd Place, a local subdivision road maintained by Marion County. Realistically, both the current and proposed zoning would allow up to two (2) dwelling units, along with its associated trips. The current R-1 zoning would allow up to a single residential unit and a single guest home, while the proposed R-4 zoning would allow up to a two-family residential structure. The applicant, however, has indicated to construct, at most, a single manufactured home in the subject property.
 - b. Public transit. There are no fixed route services in the area.
 - c. Other mobility features. Sidewalks currently exist along SE 162nd Place.

Based on the above findings, the transportation impacts of the rezoning request, if approved, **would not adversely affect the public interest.**

Zoning	Units	Trip Rate (per unit)	Estimated Daily Trips
Existing: Single-Family Dwelling (R-1)	1 dwelling unit + 1 guest home	9.44 trips/day (ITE code 210) x 2	± 20 trips/day
Proposed: Mixed Residential (R-4)	2 dwelling units	9.44 trips/day (ITE code 210) x 2	± 20 trips/day

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

2. Potable water impacts. Potable Water Element Policy 1.1.1 adopts a level of service (LOS) standard of approximately 150 gallons per person per day for residential demand and 2,750 gallons per acre per day for non-residential demand. Since a single manufactured home is proposed at this time, the proposed rezoning would result in a potential demand of 600 gallons per day, assuming four-person household.

The property is within the Marion County service area and is currently within connection distance. Any new development will be required to connect to the County water system. Due to the irregular shape of the lot, longer-than-usual lines may be required for a potential residential unit, to be determined during the permit review process. Based on the above findings, if approved, the potable water impacts of the rezoning request **would not adversely affect the public interest.**

3. Sanitary sewer impacts. Sanitary Sewer Element Policy 1.1.1 adopts a LOS standard of approximately 110 gallons per person per day for residential demand and 2,000 gallons per acre per day for commercial and industrial demand. Given that a single manufactured home is proposed at this time, the proposed rezoning would result in a potential demand of 440 gallons per day, assuming four-person household.

The property is outside connection distance. Any new development shall meet County wastewater standards, including for septic tanks, at the time of permit review. Based on the above findings, if approved, the wastewater impacts of the rezoning request **would not adversely affect the public interest.**

4. Solid waste impacts. 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. Given that a single manufactured home is proposed at this time, the proposed rezoning would generate about 24.8 pounds of solid waste per day, assuming four-person household. In comparison, any non-

residential use would likely generate more total waste. Based on the above, the solid waste impacts of the rezoning request, if approved, **would not adversely affect the public interest.**

5. Recreation. Recreation Element Policy 1.1.1 adopts a level of service standard of two (2) acres per 1,000 persons. Given that a single manufactured home is proposed at this time, the recreation impacts of the rezoning request **would not adversely affect** the public interest.
6. Stormwater/drainage. Stormwater Element Policy 1.1.1 adopts varying levels of service standards based on the characteristics of the development site. The site is indicated to be entirely within FEMA flood zone X. Any development of the site that undergoes Marion County's formal site review processes will be required to comply with a 100-year frequency 24-hour duration design storm. If the proposed impervious coverage exceeds 9,000 SF, the site would be subject to the Major Site Plan review process. Based on the above, the stormwater/drainage impacts of the rezoning request, if approved, **would not adversely affect the public interest.**
7. Fire rescue/emergency services. The Weirsdale Fire Station #16, located at 16355 S Hwy 25, Weirsdale, FL 32195 is less than a mile (by automobile) southeast of the subject property. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services. Staff has established a 5-mile drive time from the subject property as evidence of the availability of such services. Based on the above, the fire rescue/emergency impacts of the rezoning request, if approved, **would not adversely affect the public interest.**
8. Law enforcement. The nearest Sherriff substation is located roughly 5 miles (by automobile) northeast of the subject property at 13985 SE Hwy 25, Ocklawaha, FL 32179. 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. Based on the above, the law enforcement impacts of the rezoning request, if approved, **would not adversely affect the public interest.**
9. Public schools. The applicant has indicated that if the proposed zoning change is approved, only a single manufactured home would be built. Therefore, the public schools impacts of the rezoning request, if approved, **would not adversely affect the public interest.**

When weighing the totality of the circumstances, **the public interest will not be adversely affected** if this rezoning request is approved.

C. *Consistency with the Comprehensive Plan*

1. **Policy 2.1.8** on Medium Residential (MR) provides, "This land use designation is intended to recognize areas suited for primarily single-family residential units within the UGB, PSAs and Urban Area. However, the designation allows for multifamily residential units in certain existing developments along the outer edges of the UGB or Urban Area. The density range shall be from one (1) dwelling unit per one (1) gross acre to four (4) 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 subject site is designated as Medium Residential (MR) and the applicant indicates plans for a single manufactured home within a ±0.93-acre property, thereby maintaining a density greater than one (1) dwelling unit per one (1) acre. This use thus aligns with the intent of the Medium Residential use and is consistent with Policy 2.1.8.

2. FLUE 3.1.5 on Urban Areas outside of UGB provides, "The County shall maintain existing Future Land Use designations that have been previously adopted that are outside of the UGB to recognize vested development rights. Any expansion or creation of new Urban Areas outside the UGB shall require a Comprehensive Plan Amendment, analysis to demonstrate the potential need for the creation of such new Urban Areas, and other appropriate documentation in accordance with Policy 3.1.3. It shall not be necessary to modify the UGB to expand or create Urban Areas outside the UGB unless the expansion or creation of new urban area is within the FPA."

Analysis: Part of Star Land subdivision and surrounded by the revised South Lake Weir subdivision, most of the subject property has a Future Land Use (FLU) designation of Medium Residential (MR). The applicant indicates plans for a single manufactured home within a ±0.93-acre property, thereby maintaining a density as required by the subject site's Medium Residential (MR) designation. The applicant therefore maintains the intention of an urban Future Land Use (FLU) designation that had been previously adopted outside of the UGB. No expansion or creation of an Urban Area will be required in this rezoning case. Therefore, this rezoning request meets the criteria above and is **consistent** with FLUE Policy 3.1.5.

3. 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 zoning change was heard on July 28, 2025 by the Planning and Zoning Commission. Therefore, the application is **consistent** with FLUE Policy 5.1.3.

4. 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.

Based on the above findings, granting the proposed rezoning request **is consistent with the Comprehensive Plan.**

V. 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 rezoning 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.

VI. 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** the proposed rezoning because approving the application:

- A. Will not adversely affect the public interest;
 - B. Is consistent with the Comprehensive Plan provisions because it is in conformance with FLUE Policies 2.1.8, 3.1.5, 5.1.3, and 5.1.4;
- and
- C. Is compatible with the surrounding uses.

VII. PLANNING & ZONING COMMISSION RECOMMENDATION

APPROVAL.

VIII. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined. Scheduled for August 18, 2025 at 1:30 PM.

IX. LIST OF ATTACHMENTS

- A. Application
- B. DRC Comments Letter
- C. Site Photos



**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 FOR REZONING

Application No.: _____

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article Five, Zoning, on the below described property and area, from R1 to R4, for the intended use of:

Placing a manufactured home

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 4988-001-001

Property dimensions: _____ Total acreage: .93

Directions: _____

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

Brandon & Ashley Winter
Property owner name (please print)
36100 Hickory St
Mailing address
Fruitland Park FL 34731
City, state, zip code
352-396-7394
Phone number (please include area code)

Brandon & Ashley Winter
Applicant or agent name (please print)
36100 Hickory St
Mailing address
Fruitland Park FL 34731
City, state, zip code
352-396-7394
Phone number (please include area code)

awsinte307@yahoo.com
Email Address

awsinte307@yahoo.com
Email Address

Brandon & Ashley Winter
Signature

[Signature]
Signature

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. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. 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 \$1,000, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

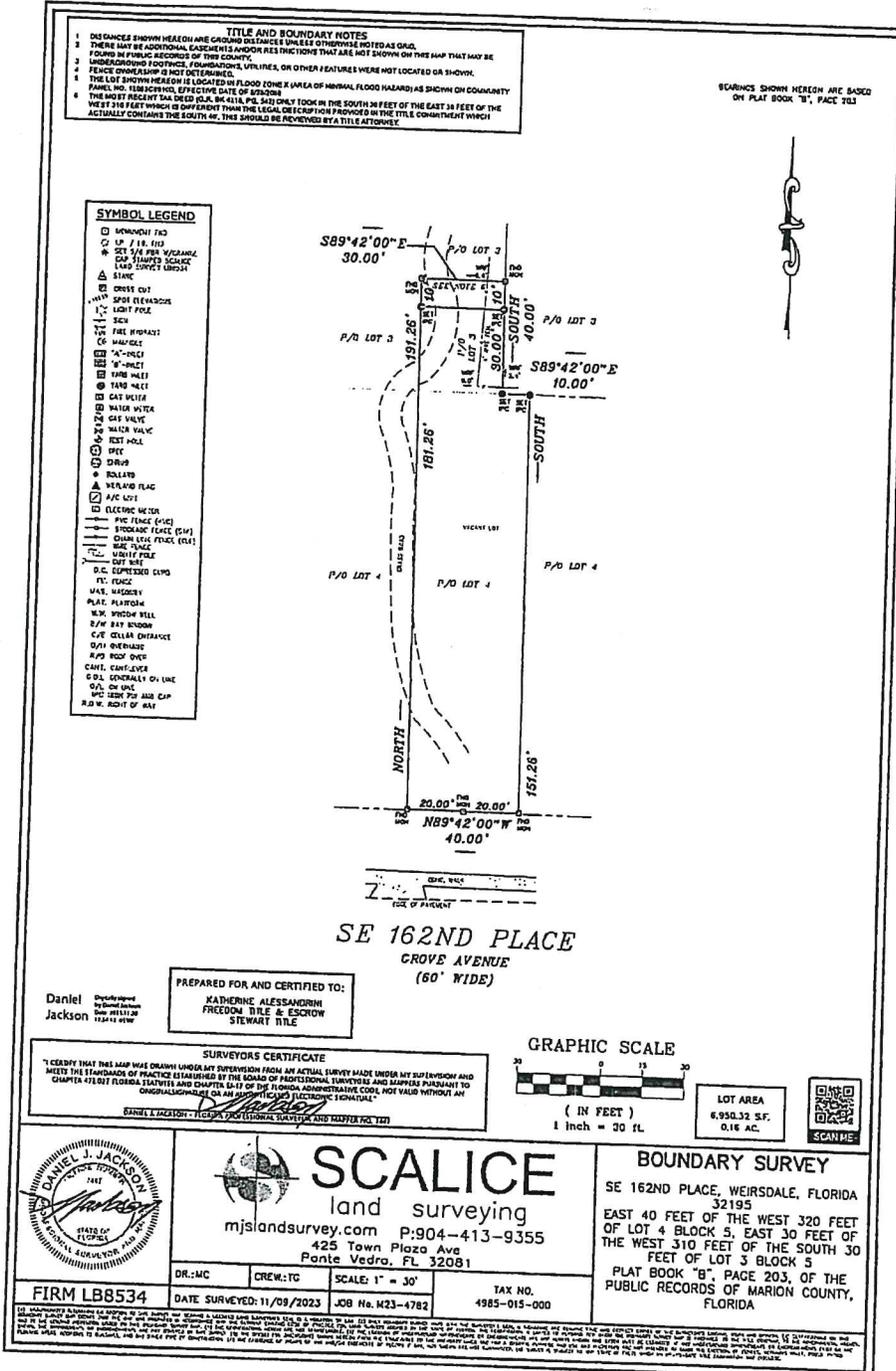
RECEIVED BY: EM DATE: 5/1/25 ZONING MAP NO.: 296
AR 32800

REV: 04/2015

"Meeting Needs by Exceeding Expectations"

www.marioncountyfl.org

DocuSign Envelope ID: 664FCF2D-66F2-4367-A 47B8DE7F3EBB



\$42,000.

Prepared by and return to:

Alexis Hawkins

Freedom Title & Escrow Company, LLC

133 South Old Dixie Highway

Lady Lake, Florida 32159

File Number: 2025-4569

Warranty Deed

THIS INDENTURE, made this March 17, 2025 A.D. by **Katherine Fonseca Alessandrini, a married person**, whose post office address is 5337 Green Briar Drive, Lady Lake, Florida 32159, hereinafter called the grantor(s), to **Ashley Winter and Brandon Winter, wife and husband**, whose post office address is: 36100 Hickory Street, Fruitland Park, Florida 34731, hereinafter called the grantee(s):

(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:

Lot 1, STAR LAND SUBDIVISION, according to the plat thereof recorded in Plat Book "R", Page 108, Public Records of Marion County, Florida.

Parcel ID Number: R4988-001-001

****THE PROPERTY DESCRIBED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR[S], NOR THEIR SPOUSE[S], AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA****

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**.

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:

Witness #1 Signature M. Alexis Hawkins
Printed Name M. Alexis Hawkins

Katherine Fonseca Alessandrini
Katherine Fonseca Alessandrini

Witness Mailing Address: _____
15174 SE 175th Street
Weirsdale, FL 32195

Witness #2 Signature Tiffany Henderson
Printed Name Tiffany Henderson
2931 Sunnyside Road
Lady Lake, FL 32159
Witness Mailing Address: _____

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization this 17 day of March, 2025, by Katherine Fonseca Alessandrini, a married person.

Personally known [] OR Produced Identification

Type of Identification Produced: DL

{SEAL}



M. Alexis Hawkins
(Signature of Notary Public)
M. Alexis Hawkins
(Print, Type, or Stamp Commissioned Name)

My Commission Expires: _____

Online Notary: [] (Check if acknowledgment done by Online Notarization)

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
Real Estate

4988-001-001

Prime Key: 1181321

[MAP IT+](#)

Current as of 4/30/2025

[Property Information](#)

WINTER ASHLEY
WINTER BRANDON
36100 HICKORY ST
FRUITLAND PARK FL 34731-5303

[Taxes / Assessments:](#)

Map ID: 296

[Millage:](#) 9001 - UNINCORPORATED

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

[PC:](#) 00

Acres: .93

[2024 Certified Value](#)

Land Just Value	\$25,203
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$25,203
Total Assessed Value	\$25,203
Exemptions	\$0
Total Taxable	\$25,203

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$25,203	\$0	\$0	\$25,203	\$25,203	\$0	\$25,203
2023	\$15,135	\$0	\$0	\$15,135	\$15,135	\$0	\$15,135
2022	\$15,135	\$0	\$0	\$15,135	\$15,135	\$0	\$15,135

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8562/0337	03/2025	07 WARRANTY	9 UNVERIFIED	Q	V	\$42,000
8188/0966	11/2023	07 WARRANTY	9 UNVERIFIED	Q	V	\$30,000
6091/1069	08/2014	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
6079/1116	08/2014	62 DISTR	0	U	V	\$100
6069/1044	04/2000	71 DTH CER	0	U	V	\$100
6069/1042	03/1982	71 DTH CER	0	U	V	\$100
0804/0558	04/1977	02 DEED NC	0	U	V	\$1,800

[Property Description](#)

SEC 29 TWP 17 RGE 24
PLAT BOOK R PAGE 108
STAR LAND
LOT 1

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		164.0	149.0	R4	.56	AC							
9430		10.0	151.0	R4	.03	AC							
9430		40.0	370.0	R4	.34	AC							

Neighborhood 4984 - SOUTH LAKE WEIR REV - W OF 25

Mkt: 10 70

Miscellaneous Improvements

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

Appraiser Notes

2019 REVIEW W/PICTOMETRY /AERIAL 2017

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Development Review Comments Letter

6/5/2025 10:45:16 AM

ASHLEY & BRANDON WINTER ZO ZONING CHANGE #32800

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Rezoning (non-PUD)	N/A	INFO	911
2	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from R-1 to R-4. Parcel# 4988-001-001 is currently zoned R-1 & R-4 and is a total of 0.93 acres in size. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Per the MCPA, this parcel currently has 0 SF of impervious coverage. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN
3	Rezoning (non-PUD)	5/16/25 – APPROVED: There are no traffic-related concerns for the stated intended use of placing a manufactured home.	INFO	ENGTRF
4	Rezoning (non-PUD)	Approved	INFO	FRMSH
5	Rezoning (non-PUD)	no comment	INFO	LSCAPE
6	IS COMPATIBLE WITH SURROUNDING USES		INFO	LUCURR
7	IS CONSISTENT WITH COMP PLAN		INFO	LUCURR
8	FUTURE LAND USE DESIGNATION CORRECT		INFO	LUCURR
9	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	LUCURR
10	WILL NOT BE ADVERSE TO THE PUBLIC INTEREST		INFO	LUCURR
11	Rezoning (non-PUD)	Parcel 4988-001-001 is located within the Marion County Utility service area and will be required to connect to Marion County Water, available on SE 162nd Place. Sewer is not available within connection distance at this time. Due to the irregular shape of the lot, please account for a potentially longer-than-usual plumbing run from the meter box to the proposed manufactured home.	INFO	UTIL

ATTACHMENT B

12	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	ZONE
----	--------------------	--	------	------

SITE PHOTOS

Consistent with LDC Section 2.7.3.D, staff conducted a site visit on July 18, 2025. One (1) sign was posted and the below photos were taken.

Figure 1.
Sign posted along SE 162nd Place



Figure 2.
Facing east along SE 162nd Place from subject property



Figure 3.
Facing west along SE 162nd Place from subject property



Figure 4.
Facing east of subject property along SE 162nd Place



Figure 5.
Facing west of subject property from SE 162nd Place



Figure 6.
View of driveway starting at PID 4985-021-000



Figure 7.
View of dirt road along subject property



Figure 8.
View of PID 4985-023-000 along dirt road on subject property

