



**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 2/27/23
INITIALS (over)

TENTATIVE MEETING DATES

P&Z PH 4/24/23BCC/P&Z PH 5/16/23**RECEIVED**

FEB 24 2023

3:50 p.m.
Marion County
Growth Service

SPECIAL USE PERMIT APPLICATION - REGULAR - \$1,000.00

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Development of private baseball facility with ability to perform 4 special events per year.

Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** A-1

Parcel account number(s): 14848-006-00 & 14848-008-00

Property dimensions: _____ **Total acreage:** 15.46

Directions: Take CR 200A north to CR 326, turn L. Turn R on NE 17th Terrace. Subject property on L at 7020 NE 17th Terrace.

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. **Please print all information, except for the Owner and Applicant/Agent signature.**

Donna F. Kelley

Tillman & Associates Engineering

Property Owner name (please print)

P.O. Box 4013

Applicant or agent name (please print)

1720 SE 16th Avenue, Bldg 100

Mailing Address

Ocala, FL 34478

Mailing Address

Ocala, FL 34471

City, State, Zip code

352-266-0037

City, State, Zip code

352-347-4540

Phone number (include area code)

dfkelley7@yahoo.com

Phone number (include area code)

permits@tillmaneng.com

E-mail address

Signature

E-mail address

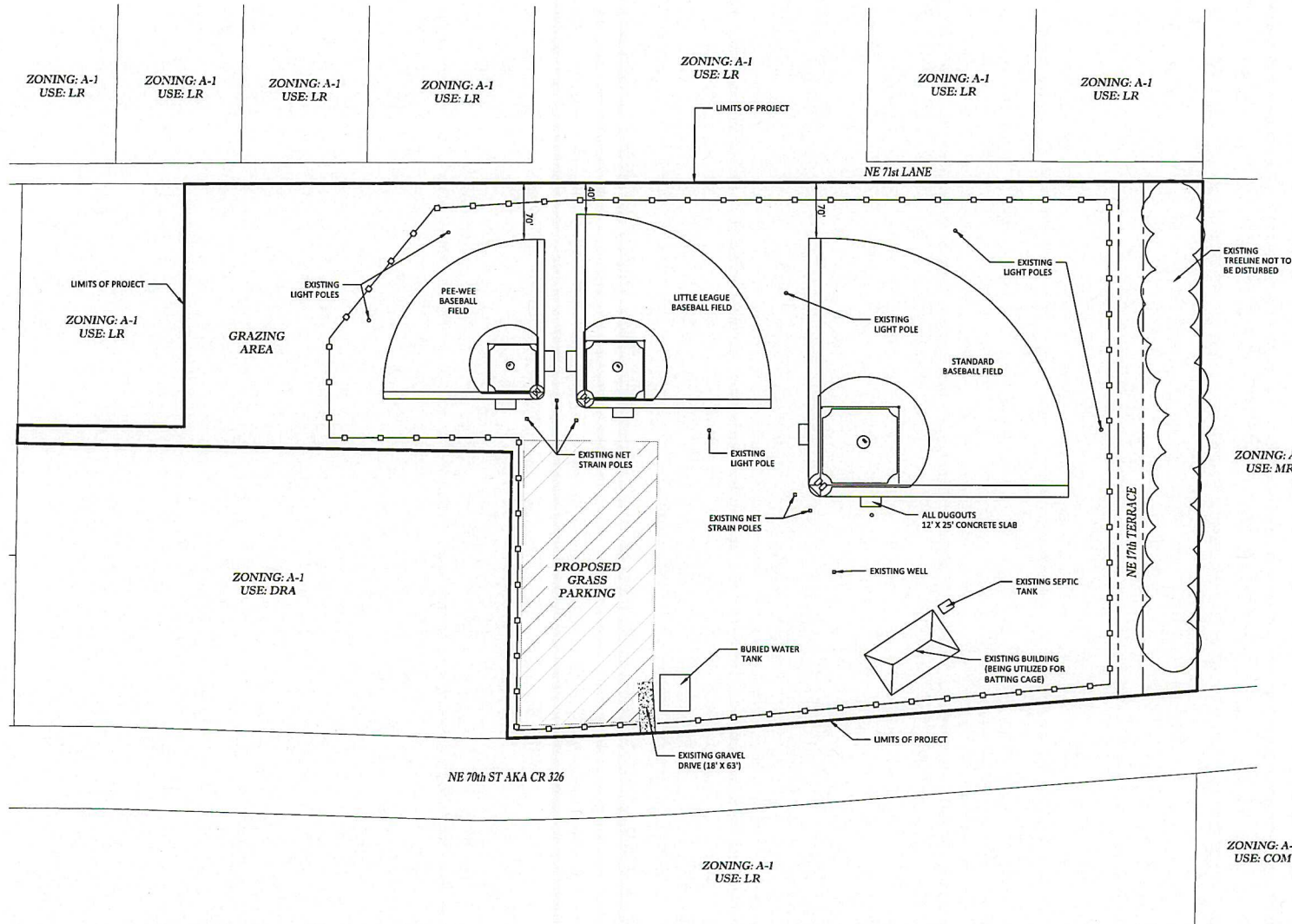
Signature

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or **denied**. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

AR 29803 STAFF/OFFICE USE ONLY			
Project No.: <u>2023020099</u>	Code Case No.:	Application No.:	
Rcvd by: <u>(over)</u>	Rcvd Date: <u>2/24/23</u>	FLUM: <u>LR</u>	Zoning Map No.: <u>193</u>
		Rev: 07/1/2019	

CONCEPT PLAN

MARION COUNTY, FLORIDA



SITE DATA

OWNER: KELLEY DONNA F

PARCELS:
14848-006-00 & 14848-008-00

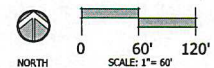
PROJECT AREA:
14848-006-00 = 13.70 ± AC.
14848-008-00 = 1.76 ± AC.
TOTAL = 15.46 ± AC.

EXISTING BUILDING: 6,000 SF
DUG OUTS: 1,800 SF
GRAVEL DRIVE: 1,134 SF
TOTAL IMPERVIOUS AREA: 8,934 SF

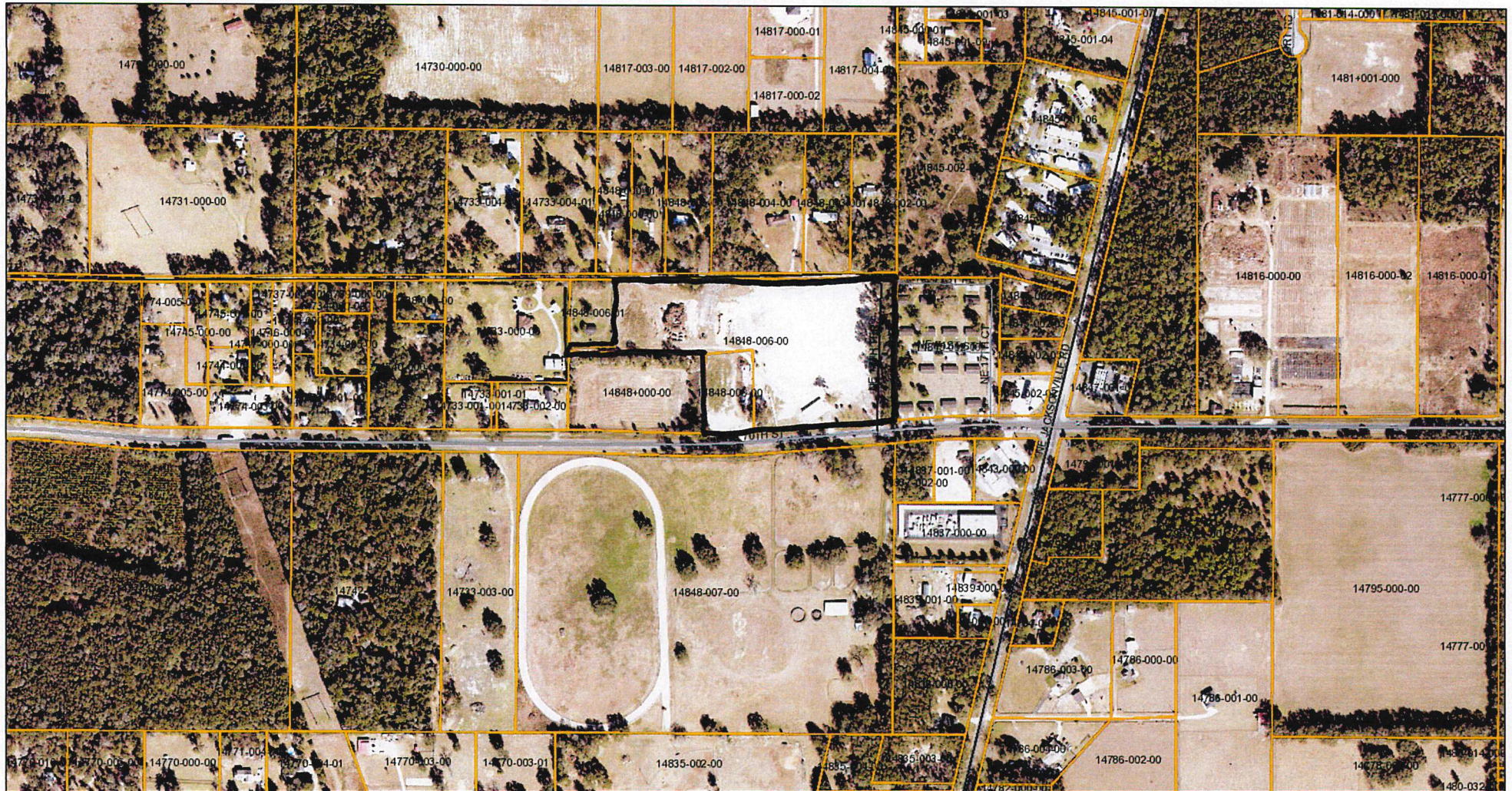
LAND USE & ZONING:
EXISTING FUTURE LAND USE: LR
EXISTING ZONING: A-1

- NOTES:
1. OUTSIDE LIGHTING SHALL BE SHIELDED TO NOT CAST GLARE ONTO ADJACENT PROPERTIES.
 2. EXISTING WELL AND SEPTIC TANK TO BE UTILIZED
 3. SPECIAL EVENT PERMIT MAY BE OBTAINED PROVIDED COMPLIANCE WITH COUNTY CODE OF ORDINANCE.

ZONING: A-1
USE: COM



MCBCC Interactive Map - Internal

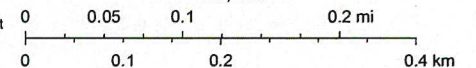


2/27/2023, 9:51:13 AM

Address Points

- | | | | | | | |
|--------------------------------------|--|---------------|--------------------|------------------------|-----------------------|-----------------------------|
| Address Points | Telephone Equipment - Confidential Address | Gas Site | No Address | Railroad Equipment | Unverified Point | Waste Water Treatment Plant |
| Structure - Addressed | Vacant - Confidential Address | Gate | Park | School | Vacant with Address | Marion County |
| Structure - Confidential Address | Electric Meter | Hospital | Parking Garage | Sewage Treatment Plant | WRA/DRA | Municipalities |
| Gate - Confidential Address | Elevator | House Boat | Payphone | Substation | WELL | |
| Lift Station - Confidential Address | Fire Station | Law | Prison | Tower | Water Meter | |
| Miscellaneous - Confidential Address | Fire Tower | Lift Station | In-Office Use Only | Telephone Equipment | Water Tower | |
| Cemetery - Confidential Address | Government Building | Miscellaneous | In-Office Use Only | Trailhead | Water Treatment Plant | |
| Tower - Confidential Address | | | | | | |

1:5,733



Marion County IT/GIS, E911, and Office of the County Engineer, FDOT, Marion County IT GIS Team, Marion County Property Appraiser, Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates,

MCBCC IT/GIS

FOR INTERNAL COUNTY USE ONLY: MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S.119.10).

Written Findings and Facts

(1) Provisions for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe. Access to site shall be from existing driveway located directly on NE 70th Street/ CR 326 (west side), and shall utilize NE 17th Terrace for accessibility. Traffic flow concerning special events shall be handled through the special event procedure. This may include contracting law enforcement to direct traffic. Please note the special events shall only occur a maximum of 4 times per year.

(2) Provision for off-street parking and loading areas, where required, with particular attention to the items in 1.a. above and the economic, noise, glare, or odor effects of the Special Use Permit on adjoining properties and properties generally in the surrounding area. Parking to occur on proposed grass parking area. This location is adjacent to an existing DRA, therefore the parking location will not have any negative impacts to adjacent properties.

(3) Provision for refuse and service areas, with particular reference to the items in 1.a. and 1.b. above. Garbage collected shall be removed and transported to a designated recycling facility in a timely manner. General maintenance or upkeep of the grounds shall occur with no impacts to adjacent properties.

(4) Provision for utilities, with reference to locations, availability and compatibility. Existing septic and well to be utilized in compliance with DOH regulations. Portable toilets may be utilized on a temporary basis during special events. City of Ocala Utilities is the electric provider.

(5) Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary. Existing vegetation to remain along east boundary of site. Grazing area to remain as buffer from the property to the west. 25' easement to remain as separation from parcels to the north.

(6) Provision for signs, if any and exterior lighting with consideration given to glare, traffic safety, economic effects and compatibility and harmony with properties in the surrounding area. Lighting to be shielded in a manner that does not cast glare onto adjacent properties. Temporary signs only to be used during Special Events.

(7) Provision for required yards and other green space. Fields to be minimum of 25' from all property lines. Any associated structure, i.e. batting cages, stands for seating, or storage shall be in excess of 25' from all property lines.

(8) Provision for general compatibility with adjacent properties and other property in the surrounding area. There is an existing baseball complex to the south (Oak Griner), and to the north (Anthony Little League). The Anthony complex is not being maintained or utilized. Hours of operation may be imposed as warranted. Even though site is zoned agricultural, zoning classification allows for a public recreational use.

(9) Provision for meeting any special requirements required by the site analysis for the particular use involved. Applicant is willing to consider conditions to be imposed as deemed necessary in order to obtain approval.

Suggested Conditions self-imposed:

1. Site shall be used as a practice facility as depicted on the submitted concept plan, including location of parking in the SW area of site.
2. Hours of operation shall be as follows:
Days regular school is in session: Monday thru Friday 2:30pm – 8:30pm, Saturday 10:00am-8:30pm
Summer and holidays: Monday – Saturday 10:00am – 8:30pm
3. Lighting shall be shielded as to not cause glare onto adjacent properties or CR 326.
4. Type C buffer to be installed along CR 326
5. All structures that are built or converted for the use of the practice facility shall obtain permits and comply with building codes and setbacks.
6. Special Events shall be limited to 4 times per calendar year,(once a quarter) and be approved through the Special Event Permit Process with Marion County. Special event may consist of tournament or fund raiser activities.
7. This Special Use Permit shall expire every 5 years, but may be renewed for an additional 5 years administratively with the Growth Services Director or designee.
8. Driveway access shall be inspected to meet current code, and obtain proper permits if necessary.



Prepared by
Bellinda Stephenson, an employee of
First American Title Insurance Company
1808 East Silver Springs Blvd
Ocala, Florida 34470
(352)690-1787

Return to: Grantee

File No.: 142032625840
Consideration: \$160,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this Twenty-eighth day of February, 2020, between

Susan D. Harris, a single woman

having a mailing address of: 1222 Leisure Ave. Tampa, FL 33613,
("Grantor"). and

Donna F. Kelley

having a mailing address of: PO Box 4013, Ocala, FL 34478
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", its successors and assigns forever, following described land, situate, lying and being in the County of Marion, State of Florida, to-wit:

Commence at the Southwest corner of the Northwest 1/4 of Section 21, Township 14 South, Range 22 East, Marion County, Florida, said point being on the North right-of-way line of State Road No. 326 (100 foot Wide R/W); Thence S.89 degrees 57'59" W. along said North right-of-way line 115.46 feet to the Southwest corner of a Florida Department of Transportation water retention area; Thence N.00 degrees 16'29"W. along the West boundary of said water retention area 349.97 feet to the Northwest corner thereof; Thence continue N.00 degrees 16'29"W. along the Northerly Projection of aforesaid West boundary 311.39 feet to the North boundary of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 14 South, Range 22 East, Marion County, Florida, said boundary also being the South boundary of a reserved roadway, 25.00 feet in width; Thence N.89 degrees 52'15"E. along said South boundary of reserved roadway and along said North boundary of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 20 a distance of 116.63 feet to the Northeast corner of said Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 20 and the Northwest corner of the South 1/2 of the Southwest 1/4 of aforesaid Northwest 1/4 of Section 21; Thence continue along aforesaid South boundary of reserved roadway N.88 degrees 27'33"E. 1318.38 feet to the East boundary of the West 1/2 of aforesaid Northwest 1/4; Thence S.00 degrees 01'46"E. along said East boundary 624.26 feet to aforesaid North right-of-way line of State Road No. 326; Thence S.84 degrees 43'31"W. along said North right-of-way line 639.29 feet to the point of curvature of a curve concave Northerly, having a radius of 2814.79 feet and a central angle of 3 degrees 58'44"; Thence Southwesterly along said

right-of-way curve an arc distance of 195.47 feet, through a chord bearing and distance of S.86 degrees 42'53"W., 195.43 feet to the Southeast corner of aforesaid water retention area; Thence N.00 degrees 16'29"W. along the East boundary of said retention area 350.00 feet to the Northeast corner thereof; Thence S.89 degrees 43'31"W. along the North boundary of said water retention area 600.00 feet to the Point of Beginning.

Except:

Commence at the Southwest corner of the Northwest 1/4 of Section 21, Township 14 South, Range 22 East, Marion County, Florida, said point being on the North right of way line of State Road No. 326 (100 foot wide R/W); thence N.89 degrees 43'31"E, along said North right of way line 434.38 feet to the point of curvature of a curve concave to the North, having a radius of 2814.79 feet, and a central angle of 1 degrees 06'16"; thence Northeasterly along said right of way curve an arc distance of 50.16 feet, through a chord bearing and distance of N.89 degrees 12'53"E., 50.16 feet to the point of beginning; said point being on aforesaid right of way curve; thence continue Northeasterly along said right of way curve, being concave to the North and having a radius of 2814.79 feet, through a central angle of 3 degrees 58'44" for an arc distance of 195.47 feet, along a chord bearing and distance of N.86 degrees 42'53"E., 195.43 feet to the point of tangency of said curve; thence continue along aforesaid north right of way line N.84 degrees 43'31"E a distance of 20.89 feet; thence N.00 degrees 01'46"W. 356.19 feet; thence S.84 degrees 55'37"W. 218.25 feet to the Northeast corner of a Florida department of transportation water retention area; thence S.00 degrees 16'29"E. along the East boundary of said water retention area, 350.00 feet to the point of beginning.

LESS AND EXCEPT that certain property in Agreement for Deed recorded in Official Records Book 2399, Page 97, of the Public records of Marion County, Florida.

Commence at the SE corner of the NE 1/4 of Section 20, Township 14 South, Range 22 East, Marion County, Florida, said point being on the North right of way line of State Road No. 326 (100 foot wide R/W); thence S.89 degrees 57'95" W. along said North right-of-way line 115.46 feet to the Southwest corner of a Florida Department of Transportation water retention area; Thence N.00 degrees 16'29"W. along the West boundary of said water retention area 349.97 feet; thence continue N.00 degrees 16'29"W. along the Northerly projection thereof the water retention area 20.00 feet to the point of beginning; thence continue N.00 degrees 16'29" W. 291.39 feet to the N. boundary of the SE 1/4 of the SE 1/4 of aforesaid NE 1/4 of Section 20, said boundary also being the South boundary of a Reserved Roadway 25.00 feet in width; thence N.89 degrees 52'15" E. along said S. boundary of reserved roadway and along said N. boundary of the SE 1/4 of the SE 1/4 of the NE 1/4 of Section 20 a distance of 116.63 feet to the NE corner of said SE 1/4 of the SE 1/4 of the NE 1/4 of Section 20 and the NW corner of the S 1/2 of the SW 1/4 of the NW 1/4 of Section 21, Township 14 South, Range 22 East, Marion County, Florida, thence continue along aforesaid S. boundary of reserved roadway N.88 degrees 27'33" E. 83.37 feet; thence S. E. along the East boundary approx 292 feet to the SE corner of this newly divided parcel; thence S. W. along the South boundary a distance of 200 feet to the point of beginning.

Tax Parcel Identification Number: 14848-006-00

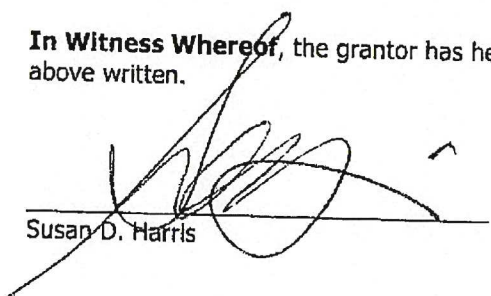
SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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

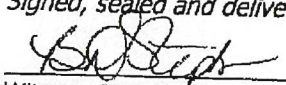
TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2019**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Susan D. Harris

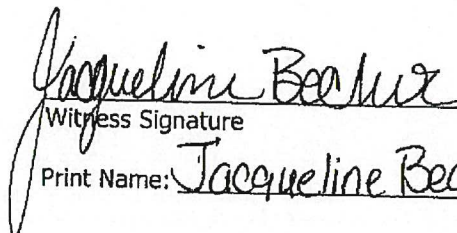
Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Belinda Stephenson

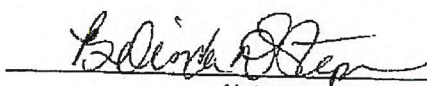
State of **FL**

County of **Marion**


Witness Signature

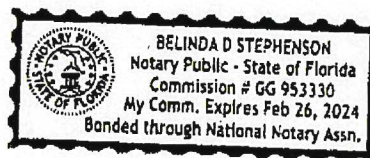
Print Name: Jacqueline Becker

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on **February 28, 2020**, by **Susan D. Harris, a single woman** who is/are personally known to me or who has/have produced a valid driver's license as identification.


Notary Public

(Printed Name)

My Commission expires: _____



(Notarial Seal)

PROPERTY APPRAISER DATA PARCEL DETAIL

Roll Year: 2023								
Parcel ID ; 14848-006-00		Alternat Key 2712490		Roll 1		Status 0		
Parent Parcel 14848-000-00		Special Use CD						
Owner's Name & Address				Location				
KELLEY DONNA F								
1499 NE 70TH ST OCALA								
PO BOX 4013				TaxRoll Page 3438		Map Nbr		
193				TaxRoll Line 21		Total Taxes		
OCALA FL								
4799.65				Acres 13.7		Nbr of Buildings 0		
344784013								
Millage Grp	NBHD	Commercial	Appraised on	Add to Roll	Last Action	Residency Yr	Exempt	CD/YR
9001	0324	0	5/5/2022	12/2/1992	1/26/2023 3:49:04 PM	0	0	0
Full Legal				Notes				
SEC 21 TWP 14 RGE 22 COM SW COR OF NW 1/4 TH S 89-57-59 W 115.46 FT TH N 00-16-29 W 349.97 FT FOR POB TH N 00-16-29 W 311.39 FT TH N 89-52-15 E 116.63 FT TH N 88-27-33 E 1318.38 FT TH S 00-01-46 E 624.26 FT TH N S 84-43-31 W 639.29 FT TO THE								

[HIST VALUE](#)
[SALES HIST](#)
[EXEMPTIONS](#)
[LAND DESCRIPT](#)

[BUILDING INFO](#)
[MISC IMPROV](#)
[E911 ADDR](#)
[BASE YEAR](#)

[BACK](#)
[QUERY](#)
[FULL LEGAL](#)

Name: Donna F. Kelley

Address: 1321 N.E. 70th St
Ocala, FL 34479

This Instrument Prepared by: S. D. Harris

Address: 1222 Leisure Ave
Tampa, FL 33613

Property Appraisers Parcel Identification (Folio) Number(s):

14848-008-00

Grantee(s) G.S. #1(s):

Columbiana Paper & Printing Co., Inc. 1887



DAVID R ELLSPERMAN CLERK & COMPTROLLER MARION CO

DATE: 01/13/2020 01:47:58 PM

FILE #: 2020004013 OR BK 7114 PGS 580-581

REC FEES: \$18.50 INDEX FEES: \$0.00

DDS: \$280.00 MDS: \$0 INT: \$0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 1st day of November, A.D. 2019, by
 Susan D. Harris, divorced
 first party, to Donna F. Kelley, divorced
 whose post office address is 1321 N.E. 70th St. Ocala, FL 34479

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of (\$1000) Ten Thousand dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of

Marion

State of Florida

to-wit:

1499 N.E. 70th St. Ocala, FL 34479 (1.76 Acres MOL)

See attached

"EXHIBIT A"

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Tiffany Womack

Witness Signature (as to first Grantor)

Tiffany Womack

Printed Name

Raul Sarmiento Perez

Witness Signature (as to first Grantor)

Raul Sarmiento Perez

Printed Name

Witness Signature (as to second Grantor, if any)

Printed Name

Witness Signature (as to second Grantor, if any)

Printed Name

STATE OF Florida
COUNTY OF Hillsborough

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Susan D. Harris

executed the foregoing Quit-Claim Deed and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of November, A.D. 2019.



Grantor Signature

Susan D. Harris

Printed Name

1222 Leisure Ave Tampa, FL 33613

Post Office Address

Grantor Signature

Printed Name

Post Office Address

Notary Signature

Raul Sarmiento Perez

Printed Notary Signature

My Commission Expires: 04/30/2023

EXHIBIT "A"

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF
 SECTION 21, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY,
 FLORIDA, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF
 STATE ROAD NO. 326 (100' WIDE R/W); THENCE N.89 43'31"E. ALONG
 SAID NORTH RIGHT OF WAY LINE 434.38 FEET TO THE POINT OF
 CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF
 2814.79 FEET, AND A CENTRAL ANGLE OF 1 06'16"; THENCE
 NORTHEASTERLY ALONG SAID RIGHT OF WAY CURVE AN ARC DISTANCE OF
 50.16 FEET, THROUGH A CHORD BEARING AND DISTANCE OF N.89
 12'53"E., 50.16 FEET TO THE POINT OF BEGINNING; SAID POINT BEING
 ON AFORESAID RIGHT OF WAY CURVE; THENCE CONTINUE NORTHEASTERLY
 ALONG SAID RIGHT OF WAY CURVE, BEING CONCAVE TO THE NORTH AND
 HAVING A RADIUS OF 2814.79 FEET, THROUGH A CENTRAL ANGLE OF 3
 58'44", FOR AN ARC DISTANCE OF 195.47 FEET, ALONG A CHORD
 BEARING AND DISTANCE OF N.86 42'53"E., 195.43 FEET TO THE POINT
 OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG AFORESAID NORTH
 RIGHT OF WAY LINE N.84 43'31"E. A DISTANCE OF 20.89 FEET; THENCE
 N.00 01'46"W. 356.19 FEET; THENCE S.84 55'37"W. 218.25 FEET TO
 THE NORTHEAST CORNER OF A FLORIDA DEPARTMENT OF TRANSPORTATION
 WATER RETENTION AREA; THENCE S.00 16'29"E. ALONG THE EAST
 BOUNDARY OF SAID WATER RETENTION AREA, 350.00 FEET TO THE POINT
 OF BEGINNING.
 CONTAINING 1.76 ACRES, MORE OR LESS.

PROPERTY APPRAISER DATA PARCEL DETAIL

Roll Year: 2023								
Parcel ID ; 14848-008-00		Alternat Key 2717513		Roll 1		Status 0		
Parent Parcel 14848-006-00		Special Use CD						
Owner's Name & Address				Location				
KELLEY DONNA F								
1321 NE 70TH ST				TaxRoll Page 3438		Map Nbr		
193 OCALA FL				TaxRoll Line 51		Total Taxes		
576.55				Acres 1.76		Nbr of Buildings 0		
344795332								
Millage Grp	NBHD	Commercial	Appraised on	Add to Roll	Last Action	Residency Yr	Exempt	CD/YR
9001	0324	0	5/5/2022	2/2/1993	6/30/2022 11:14:46 AM		0	0
Full Legal					Notes			
SEC 21 TWP 14 RGE 22 COM SW COR NW 1/4 TH N 89-43-31 E 434.38 FT TO PT OF CURVATURE TH N 89-12-53 E 50.16 FT TO POB N 86-42-53 E 195.43 FT TH N 84-43-31 E 20.89 FT TH N 00-01-46 W 356.19 FT TH S 84-53-37 W 218.25 FT TH S 00-16-29 E 350 FT TO POB								

[HIST VALUE](#)
[SALES HIST](#)
[EXEMPTIONS](#)
[LAND DESCRIPT](#)

[BUILDING INFO](#)
[MISC IMPROV](#)
[E911 ADDR](#)
[BASE YEAR](#)

[BACK](#)
[QUERY](#)
[FULL LEGAL](#)