



# 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, Commissioner  
District 3 – Matt McClain, Vice-Chair  
District 4 – Carl Zalak, III, Chairman  
District 5 – Michelle Stone, Commissioner

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**Monday, December 15, 2025**

**1:30 PM**

**McPherson Governmental  
Campus Auditorium**

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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 - 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.** [251201SU - Dan Ausley, On Behalf of the Property Owner 4 C Family Trust LLC, Special Use Permit to Allow for a New 185' Monopole Telecommunication Tower and Associated Ground Equipment, in a Community Business \(B-2\) Zone, 20.0 Acre Parcel, Parcel Account Number 16066-002-01, No Address Assigned](#)

**1.2. Planning and Zoning Items for Individual Consideration:**

- 1.2.1.** [251202SU - Lisa Silvestri-Casey, On Behalf of Geraldine Silvestri, Special Use Permit to Allow for a Home Occupation for Pet Grooming of Up to Sixty Domestic Animals, in a General Agriculture \(A-1\) Zone, 2.80 Acre Parcel, Parcel Account Number 35626-005-04, Site Address 8328 SW 52nd Court, Ocala, FL 34476](#)
- 1.2.2.** [251203SU - Scott Adams & Dianne Lapum, Special Use Permit to Allow for Indoor Simunition Training Within an Enclosed Metal Structure, in a General Agriculture \(A-1\) Zone, 6.51 Acre Parcel, Parcel Account Number 03823-000-00, 4243 NE 175th Street Road, Citra FL 32113](#)
- 1.2.3.** [251204SU -Trailhead Asset Group, LLC, Special Use Permit to Allow for a Community Residential Group Home for Up to Eight \(8\) Adult Residents, in a Single-Family Dwelling \(R-1\) Zone, 0.46 Acre Parcel, Parcel Account Number 1304-043-018, Site Address 5543 NW 56th Street, Ocala, FL 34482](#)
- 1.2.4.** [251205SU - Trailhead Asset Group, LLC, Special Use Permit to Allow for a Community Residential Group Home for Up to Eight \(8\) Adult Residents, in a Single-Family Dwelling \(R-1\) Zone, 0.25 Acre Parcel, Parcel Account Number 1304-045-005, Site Address 5489 NW 56th Terrace, Ocala, FL 34482](#)
- 1.2.5.** [251206SU - JRB Property Management, LLC, Special Use Permit for On-Site Sale and Consumption of Alcoholic Beverages Within 1,000 Feet of A Church, School, or Public Park, in a Regional Business \(B-4\) Zone, 0.21 Acre Parcel, Parcel Account Number 4879-004-043, Site Address 13490 E Highway 25, Ocklawaha, FL 32179](#)

**1.3. Adoption of Ordinance**





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

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**File No.:** 2025-21430

**Agenda Date:** 12/15/2025

**Agenda No.:**

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**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 November 24, 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**

Marion Co Zoning Board-330  
2631 SE 3RD ST  
OCALA FL 34471

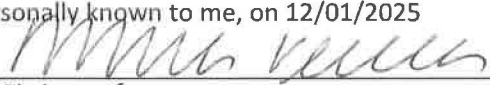
STATE OF WISCONSIN, COUNTY OF BROWN

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 Public Notices, was published on the publicly accessible website of Marion County, Florida, or in a newspaper by print in the issues of, on:

OCA Ocala Star-Banner 12/01/2025  
OCA ocala.com 12/01/2025

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 12/01/2025

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

  
\_\_\_\_\_  
My commission expires

Publication Cost: \$304.84

Tax Amount: \$0.00

Payment Cost: \$304.84

Order No: 11867755

# of Copies:

Customer No: 533584

0

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 **15TH DAY OF DECEMBER 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. 251201SU** – 4 C Family Trust LLC, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for a new telecommunication tower (tower structure not to exceed 200'), in a Community Business (B-2) zone, on an approximate 20.0 Acre Parcel, on Parcel Account Number 16066-002-01, No Address Assigned.

**2. 251202SU** – Geraldine Silvestri & Lisa Silvestri-Casey, request a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for a home occupation for pet grooming, in a General Agriculture (A-1) zone, on an approximate 2.80 Acre Parcel, on Parcel Account Number 35626-005-04, Site Address 8328 SW 52nd Court, Ocala, FL 34476.

**3. 251203SU** – Scott Adams & Dianne Lapum, request a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow indoor simulation training within an enclosed metal structure, in a General Agriculture (A-1) zone, on an approximate 6.51 Acre Parcel, on Parcel Account Number 03823-000-00, Site Address 4243 NE 175th Street Road, Citra, FL 32113.

**4. 251204SU** – Trailhead Asset Group, LLC, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow a group home for up to eight (8) adult residents, in a Single-Family Dwelling (R-1) zone, on an approximate 0.46 Acre Parcel, on Parcel Account Number 1304-043-018, Site Address 5543 NW 56th Street, Ocala, FL 34482.

**5. 251205SU** – Trailhead Asset Group, LLC, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow a group home for up to eight (8) adult residents, in a Single-Family Dwelling (R-1) zone, on an approximate 0.25 Acre Parcel, on Parcel Account Number 1304-045-005, Site Address 5489 NW 56th Terrace, Ocala, FL 34482.

**6. 251206SU** – JRB Property Management LLC, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow the on-site sale and consumption of alcoholic beverages within 1,000 feet of a church, school, or public park, in a Regional Business (B-4) zone, on an approximate 0.21 Acre Parcel, on Parcel Account Number 4879-004-043, Site Address 13490 E Highway 25, Ocklawaha, FL 32179.

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/legallnotices)

PLEASE BE GOVERNED ACCORD-  
INGLY

DATED THIS 4TH DAY OF NOVEM-  
BER 2025.

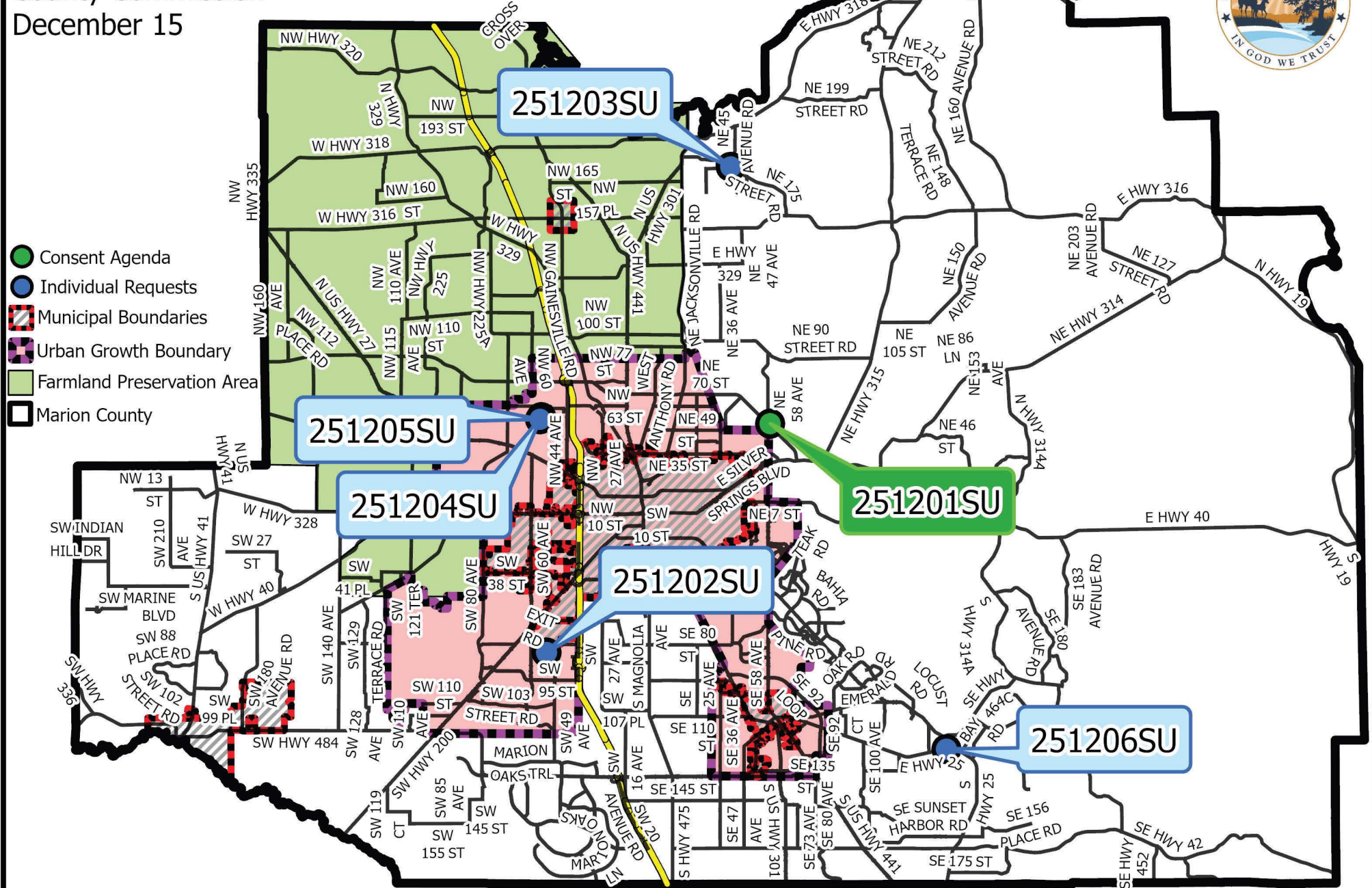
BOARD OF COUNTY COMMISSION-  
ERS

MARION COUNTY, FLORIDA  
D. WINDBERG, DEPUTY CLERK

11867755

2025 Applications Board of  
County Commission  
December 15

# MARION COUNTY, FL



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: 11/26/2025  
Department: Growth Services



**Planning and Zoning Commission**  
**Recommendation Report for the December 15 & 16, 2025 BCC Public Hearing**

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on November 24, 2025, during the P&Z Commission Public Hearing

**Items on the Consent Agenda**

**251201SU – 4 C Family Trust LLC**

Special Use Permit to allow for a new telecommunication tower (tower structure not to exceed 200'), in a Community Business (B-2) zone, on an approximate 20.0 Acre Parcel, on Parcel Account Number 16066-002-01, No Address Assigned

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

**Items for Individual Consideration**

**251203SU – Scott Adams & Dianne Lapum**

Special Use Permit, to allow indoor simunition training within an enclosed metal structure, in a General Agriculture (A-1) zone, on an approximate 6.51 Acre Parcel, on Parcel Account Number 03823-000-00, Site Address 4243 NE 175<sup>th</sup> Street Road, Citra, FL 32113

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

**251204SU – Trailhead Asset Group, LLC**

Special Use Permit to allow a group home for up to eight (8) adult residents, in a Single-Family Dwelling (R-1) zone, on an approximate 0.46 Acre Parcel, on Parcel Account Number 1304-043-018, Site Address 5543 NW 56<sup>th</sup> Street, Ocala, FL 34482

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

**251205SU – Trailhead Asset Group, LLC**

Special Use Permit to Allow a group home for up to eight (8) adult residents, in a Single-Family Dwelling (R-1) zone, on an approximate 0.25 Acre Parcel, on Parcel Account Number 1304-045-005, Site Address 5489 NW 56<sup>th</sup> Terrace, Ocala, FL 34482

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

**Planning and Zoning Commission**  
**Recommendation Report for the December 15 & 16, 2025 BCC Public Hearing**

**251202SU – Geraldine Silvestri & Lisa Silvestri-Casey**

Special Use Permit to Allow for a home occupation for pet grooming, in a General Agriculture (A-1) zone, on an approximate 2.80 Acre Parcel, on Parcel Account Number 35626-005-04, Site Address 8328 SW 52<sup>nd</sup> Court, Ocala, FL 34476

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

**251206SU – JRB Property Management LLC**

Special Use Permit to Allow the on-site sale and consumption of alcoholic beverages within 1,000 feet of a church, school, or public park, in a Regional Business (B-4) zone, on an approximate 0.21 Acre Parcel, on Parcel Account Number 4879-004-043, Site Address 13490 E Highway 25, Ocklawaha, FL 32179

Staff recommends denial. Planning and Zoning recommends approval with conditions (motion passed, 4-2).

**25-S15 – Linda Capozzoli**

Land Use Change from Low Residential (LR) to Medium Residential (MR), on an approximate 19.62 Acre Parcel, on Parcel Account Number 35460-039-00, Site Addresses 7317 and 7325 SW 80<sup>th</sup> Street, Ocala, FL 34476

Staff recommends approval. Planning and Zoning recommends approval (motion passed, 4-2).

**251209ZC – Linda Capozzoli**

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) zone, for a maximum of 72 Detached Single-Family Residential Dwelling Units, on an approximate 19.62 Acre Parcel, on Parcel Account Number 35460-039-00, Site Addresses 7317 and 7325 SW 80<sup>th</sup> Street, Ocala, FL 34476

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed, 4-2).

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 November 24, 2025, at 5:30 pm in the Board of County Commissioners Auditorium, 601 SE 25<sup>th</sup> 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 Michael Kroitor, Vice Chair Greg Lord, Michael Behar, Danny Gaekwad, Jerry Lourenco, Andy Bonner, Alternate Paul Stentiford, and Alternate Len Racioppi.

Staff members present were Chief Assistant County Attorney Dana Olesky, Director Chuck Varadin, Deputy Director Ken Weyrauch, 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 Proofs 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 Michael Kroitor and Assistant County Attorney Dana Olesky explained the procedure for hearing requests to the audience.

#### **1. Items on the Consent Agenda**

##### **251201SU – 4 C Family Trust, LLC**

Special Use Permit to Allow for a New 185' Monopole Telecommunication Tower and Associated Ground Equipment, in a Community Business (B-2) Zone, 20.0 Acre Parcel, Parcel Account Number 16066-002-01, No Address Assigned

Andy Bonner made a motion to agree with the staff's findings and recommendations, and recommend approval of the application on the consent agenda as amended 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, 6-0.



**2. Consider the Following Individual Requests****25-S14 – Pecan Hollow Farms LLC (CONTINUED TO JANUARY 26, 2026)**

Land Use Change from Low Residential (LR), Commercial (COM), and Medium Residential (MR) to Rural Land (RL), 10.40 Acre Parcel, Parcel Account Number 14113-001-00, Site Address 9945 NE Jacksonville Road, Anthony, FL 32617

Danny Gaekwad made a motion to approve the continuation of this item to be heard at the January 26, 2026, Planning and Zoning Meeting. Seconded by Michael Behar. The motion passed unanimously, 6-0.

This item was continued to the January 26, 2026, Planning and Zoning Meeting.

**251208ZC – Pecan Hollow Farms LLC (CONTINUED TO JANUARY 26, 2026)**

Zoning Change from General Agriculture (A-1), Community Business (B-2), and Single-Family Dwelling (R-1) to General Agriculture (A-1) Zone, For All Permitted Uses, on an Approximate 6.74 Acre Portion of an Approximate 10.40 Acre Parcel, Parcel Account Number 14113-001-00, Site Address 9945 NE Jacksonville Road, Anthony, FL 32617

Danny Gaekwad made a motion to approve the continuation of this item to be heard at the January 26, 2026, Planning and Zoning Meeting. Seconded by Michael Behar. The motion passed unanimously, 6-0.

This item was continued to the January 26, 2026, Planning and Zoning Meeting.

**251207ZC – Solarium Properties, LLC (CASE WITHDRAWN)**

Zoning Change from Expired Planned Unit Development (PUD-000901Z) to Regional Business (B-4) Zone, For All Permitted Uses, 20.90 Acre Parcel, Parcel Account Number 36943-000-00, No Address Assigned

This item was withdrawn and not heard.

**251203SU – Scott Adams & Dianne Lapum (PULLED FROM CONSENT)**

Special Use Permit to Allow Indoor Simunition Training Within an Enclosed Metal Structure, in a General Agriculture (A-1) Zone, 6.51 Acre Parcel, Parcel Account Number 03823-000-00, Site Address 4243 NE 175th Street Road, Citra, FL 32113

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

Scott Adams, 12771 US Highway 27, Williston, 32696, the property owner and applicant, and Jared Lee, 691 NE 138<sup>th</sup> Avenue, Williston, 32696, addressed the Board.

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

Andy Bonner 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 Michael Behar. The motion passed unanimously, 6-0.

**251204SU – Trailhead Asset Group, LLC (PULLED FROM CONSENT)**

Special Use Permit to Allow for a Community Residential Group Home for Up to Eight (8) Adult Residents, in a Single-Family Dwelling (R-1) Zone, 0.46 Acre Parcel, Parcel Account Number 1304-043-018, Site Address 5543 NW 56th Street, Ocala, FL 34482

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

David Minnici, 10865 SE 47<sup>th</sup> Avenue, Ocala, 34476, 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 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, 6-0.

**251205SU – Trailhead Asset Group, LLC (PULLED FROM CONSENT)**

Special Use Permit to Allow for a Community Residential Group Home for Up to Eight (8) Adult Residents, in a Single-Family Dwelling (R-1) Zone, 0.25 Acre Parcel, Parcel Account Number 1304-045-005, Site Address 5489 NW 56th Terrace, Ocala, FL 34482

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

David Minnici, 10865 SE 47<sup>th</sup> Avenue, Ocala, 34476, 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 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, 6-0.

#### **251202SU – Geraldine Silvestri and Lisa Silvestri-Casey**

Special Use Permit to Allow for a Home Occupation for Pet Grooming of Up to Sixty Domestic Animals, in a General Agriculture (A-1) Zone, 2.80 Acre Parcel, Parcel Account Number 35626-005-04, Site Address 8328 SW 52nd Court, Ocala, FL 34476

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

Lisa Silvestri-Casey, 8328 SW 52<sup>nd</sup> Court, Ocala, 34476, 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, 6-0.

#### **251206SU – JRB Property Management LLC**

Special Use Permit to Allow for the On-Site Sale and Consumption of Alcoholic Beverages Within 1,000 Feet of A Church, School, or Public Park, in a Regional Business (B-4) Zone, 0.21 Acre Parcel, Parcel Account Number 4879-004-043, Site Address 13490 E Highway 25, Ocklawaha, FL 32179

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

Justin Wise, 12543 SE 102<sup>nd</sup> Avenue, Belleview, 34420, and Chris Bartram, 41314 Grays Airport Road, Lady Lake, 32159 on behalf of the property owner and applicant, addressed the Board.

1. Amy Rowell – 13474 SE 124<sup>th</sup> Place, Ocklawaha

- Opposed, states parking presents a significant concern, as the majority of the parcel is occupied by the building itself, along with the well and septic system. Existing parking challenges, where there is parking of unauthorized individuals at the nearby post office and churches, further highlight the inadequacy of available spaces for the proposed use. Additionally, she mentions concerns regarding whether the structural updates currently underway have been properly permitted.

2. Anthony Bullock – 12399 SE 134<sup>th</sup> Court, Ocklawaha

- Opposed, feels this is a good idea, but the wrong location due to the inadequate parking plan. States a use of this scale should require a parking garage to properly accommodate demand. Asks if the surrounding churches have been consulted regarding potential impacts? States past establishments of similar use have created severe parking challenges in the area. Although tow-away signs are posted, enforcement has been insufficient, with limited sheriff presence to address violations.

Jerry Lourenco made a motion to disagree 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 Danny Gaekwad. The motion passed, 4-2, with Michael Behar and Andy Bonner dissenting.

**25-S15 – Linda Capozzoli**

Small Scale Land Use Change, from Low Residential (LR) to Medium Residential (MR), 19.75 Acres, Parcel Account Number 35460-039-00, Site Addresses 7317 and 7325 SW 80<sup>th</sup> Street, Ocala, FL 34476

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

Paolo Mastroserio, 170 SE 32<sup>nd</sup> Place, Ocala, 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Rosalee Fourakre – 7385 SW 80<sup>th</sup> ST, Ocala

- Opposed, notes there was mention of no fence will be separating her property from the parcel, and says at that point her parcel would be surrounded with new development. Raises concerns about access and traffic, and mentions a traffic light that the citizens in this area were promised four years ago, but has not been installed to date.

2. Allen Moss – 7001 SW 80<sup>th</sup> Street, Ocala

- Opposed, states the neighborhood consists of 2-acre lots and has already been encroached upon by surrounding development. Expresses that he is tired of the continued high-density housing in the area.

3. Jerry Hare – 7700 SW 70<sup>th</sup> Avenue, Ocala

- Opposed, states the area is low-density with larger parcels. Explains traffic, roads, and schools are already overburdened. Questions whether approved but unbuilt projects were considered in the analysis presented today? Adds that water, sewer, and road infrastructure are not designed for the proposed growth.

4. Joyce McElrath – 7525 SW 72<sup>nd</sup> Court, Ocala

- Opposed, states this is a horse farm area, and approval of this application would eliminate another farm. Explains that the road is privately maintained and would be damaged by added traffic. States traffic is already severe, with long delays. Mentions extensive tree removal and animal displacement. Adamantly opposes adding 72 more homes.

5. Tommy Pinder – 7589 SW 77<sup>th</sup> Avenue, Ocala

- Opposed, states the traffic study fails to account for the substantial increase in daily trips from 72 homes, in addition to what in the area has already been approved but not finished. Notes traffic is already severe, with long delays, and describes 80th as a nightmare. Emphasizes desire to keep the area equestrian.

6. Nicholas Estavillo – 7780 SW 70<sup>th</sup> Avenue, Ocala

- Opposed, the main concern is traffic and existing safety issues in the area. Notes long wait times and fears that many drivers cannot safely navigate the local roads. Questions about access and the added traffic problems the proposed access would create during emergencies.

Jerry Lourenco 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 Danny Gaekwad. The motion passed, 4-2, with Andy Bonner and Michael Behar dissenting.

**251209ZP – Linda Capozzoli**

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) Zone, For A Maximum of 72 Detached Single-Family Residential Dwelling Units, 19.75 Acre Parcel, Parcel Account Number 35460-039-00, Site Addresses 7317 and 7325 SW 80th Street, Ocala, FL 34476

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

Paolo Mastroserio, 170 SE 32<sup>nd</sup> Place, Ocala, 34471, on behalf of the property owner and applicant, addressed the Board.

Chair Michael Kroitor stated for the record that the board would presume that the public comment previously stated in companion case 25-S15 would also be applied to the present case and shall be incorporated by the previous reference.

Jerry Lourenco 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 Danny Gaekwad. The motion passed, 4-2, with Andy Bonner and Michael Behar dissenting.

## **7. Other Business**

## **8. Review the Minutes of the Previous Meeting**

Andy Bonner made a motion to approve the minutes from the October 27, 2025, Planning and Zoning Commission meeting. Seconded by Danny Gaekwad. The motion passed unanimously, 6-0.

## **ADJOURNMENT**

The meeting adjourned at 8:07PM

Attest:

\_\_\_\_\_  
Michael Kroitor, Chairman

\_\_\_\_\_  
Autumn Williams  
Administrative Staff Assistant

## 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	X		X	X	
Danny Gaekwad	Board Member	X	X	X		X				X		X	
Greg Lord	Board Member	X		X	X	X		X	X			X	
Jerry Lourenco	Board Member		X	X	X	X	X		X		X	X	
Michael Kroitor	Board Member	X	X	X	X		X	X	X	X	X	X	
Andy Bonner	Board Member	X	X	X	X	X	X	X	X	X	X	X	
Donald Johnson	Board Member	-	-	-	-	X		X	X	X			
*Thomas Fisher Term ended 08/2025	Alternate	*	*	*	*	*		*		-	-	-	-
Len Racioppi	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](mailto:Planning@MarionFL.org).



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

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**File No.:** 2025-21431

**Agenda Date:** 12/15/2025

**Agenda No.:** 1.1.1.

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**SUBJECT:**

**251201SU - Dan Ausley, On Behalf of the Property Owner 4 C Family Trust LLC, Special Use Permit to Allow for a New 185' Monopole Telecommunication Tower and Associated Ground Equipment, in a Community Business (B-2) Zone, 20.0 Acre Parcel, Parcel Account Number 16066-002-01, No Address Assigned**

**INITIATOR:**

**Kenneth Weyrauch, Deputy Director**

**DEPARTMENT:**

**Growth Services**

**DESCRIPTION/BACKGROUND:**

The subject property is a 20.0 acre parcel that is currently zoned General Agriculture (A-1). The subject parcel lies within the Primary Springs Protection Zone and is adjacent to the Silver Meadows subdivision as well as State conservation lands. The applicant proposes to use approximately 10,000 square feet in order to erect a 185' monopole communications tower.

**BUDGET/IMPACT:**

None

**RECOMMENDED ACTION:**

Staff recommends approval with conditions. Planning and Zoning Commission recommends approval with conditions.



**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**

<b>P&amp;ZC Date: 11/24/2025</b>	<b>BCC Date: 12/15/2025</b>
<b>Case Number:</b>	251201SU
<b>CDP-AR:</b>	33433
<b>Type of Case:</b>	<b>Special Use Permit 16066-002-01</b>
<b>Owner</b>	4C Family Trust, LLC (Thomas Conrad)
<b>Applicant</b>	'verticalbridge' c/o Dan Ausley
<b>Street Address</b>	No Site Address
<b>Parcel Number</b>	16066-002-01
<b>Property Size</b>	±20.00-acres (Leased space for cell tower, 10,000 sq. ft.)
<b>Future Land Use</b>	Commercial (COM)
<b>Zoning Classification</b>	Community Business (B-2)
<b>Overlay Zone/Scenic Area</b>	Primary Springs Protection Overlay Zone (PSPOZ)
<b>Staff Recommendation</b>	<b>Approval with Conditions</b>
<b>P&amp;ZC Recommendation</b>	<b>Approval with Conditions (Consent 6-0)</b>
<b>Project Planner</b>	Kenneth Odom, Transportation Planner
<b>Related Case(s)</b>	None



## I. ITEM SUMMARY

Dan Ausley, on behalf 'verticalbridge', has filed an application for a special use permit to allow for a new 185' monopole cell tower and associated ground equipment (see Attachment A), on property owned by The 4C Land Trust, LLC. Figure 1 is an aerial photograph showing the location of the subject property. The Property Identification Number associated with the property is 16606-002-01, the site currently has no address, and the legal description is displayed on the deed included as part of the application. The subject property is located within the Silver Springs Primary Protection Overlay Zone (SSPPOZ) and is also within the Urban Growth Boundary (UGB).

**Figure 1**  
**Aerial Photograph of Subject Property**



## II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** due to the request being consistent with the Marion County Comprehensive Plan, compatible with the surrounding area, and will not adversely affect the public interest specified in Section VI.B. of this Staff Report. The recommended conditions are being imposed to address compliance with the requirements in LDC Sections 2.8.2.D and 2.8.3.B.

## III. NOTICE OF PUBLIC HEARING

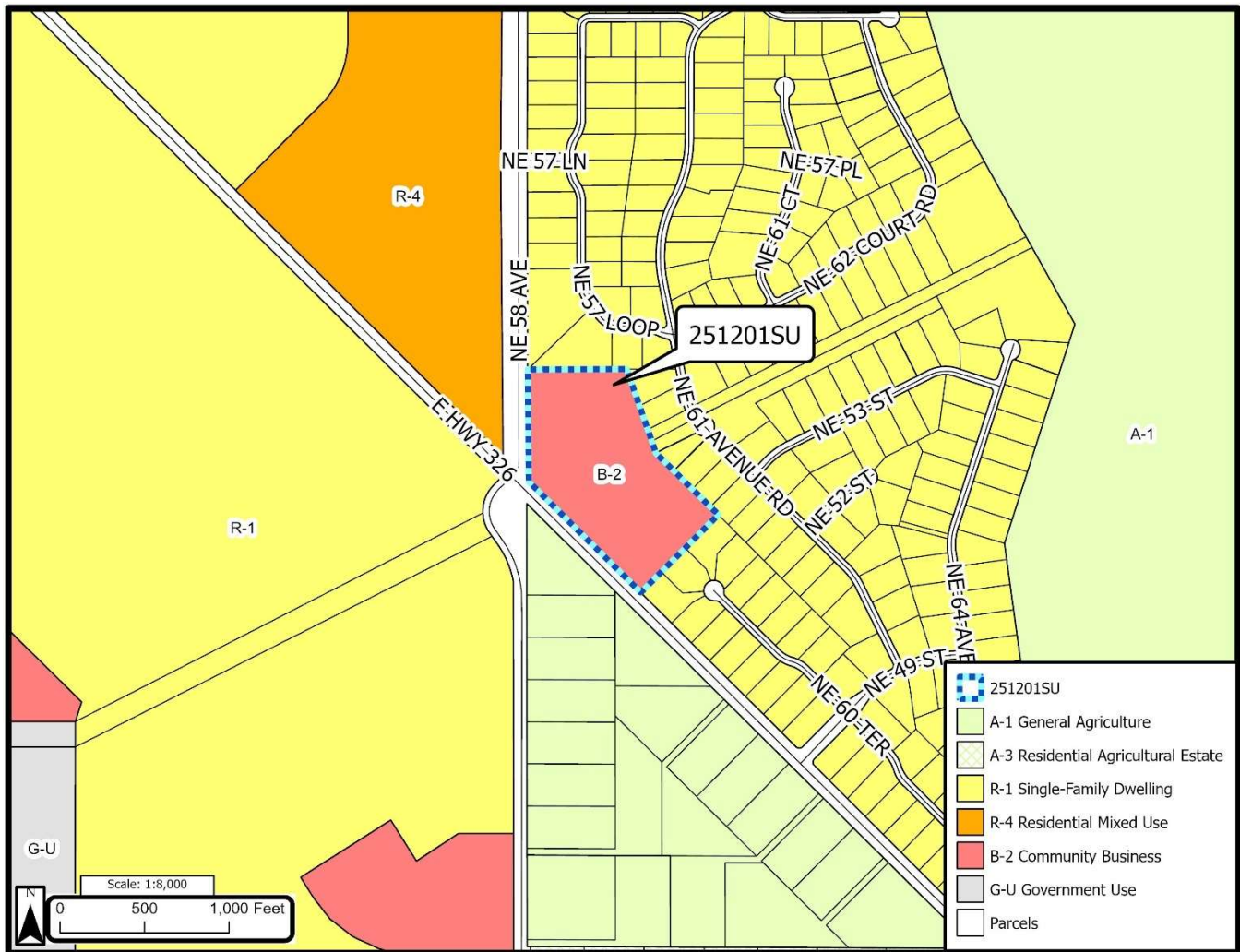
The Growth Services Director has interpreted the requirements of Land Development Code (LDC) Sections 2.7.3.C and 2.7.3.B to apply to SUP applications. LDC Section 2.7.3.C requires notice of public hearing be mailed to all property owners within 300 feet of the subject property, and notice was mailed to (34) property owners on October 10, 2024. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on November 12th, 2025 and consistent with LDC Section 2.8.3.E. due public notice was published in the Ocala Star-Banner on October 13, 2025. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference.

## IV. BACKGROUND/CHARACTER OF THE AREA

- A. *Existing site conditions.* Figure 2 provides zoning classification information, while Figure 3 shows the FLUMS designation for the area. Table 1 outlines the existing uses of the surrounding area, while Figure 4 illustrates those uses in relation to the subject property. As illustrated, the subject property is currently listed as Agricultural Acreage, specifically Silviculture, by the MCPA's office. The surrounding area is a mix of vacant and improved residential uses and conservation lands. The Silver Meadows subdivision lies to the north and east, Silver Springs Farms to the south, and Florida conservation lands to the west. The site is listed as a Timber Class IV use by the Marion County Property Appraiser, but the site has been harvested and is only lightly wooded at this time.
- B. *Zoning district map.* Figure 2 shows the subject property designated as Community Business (B-2), with all other surrounding properties being of residential uses in A-1, R-1, or R-4.

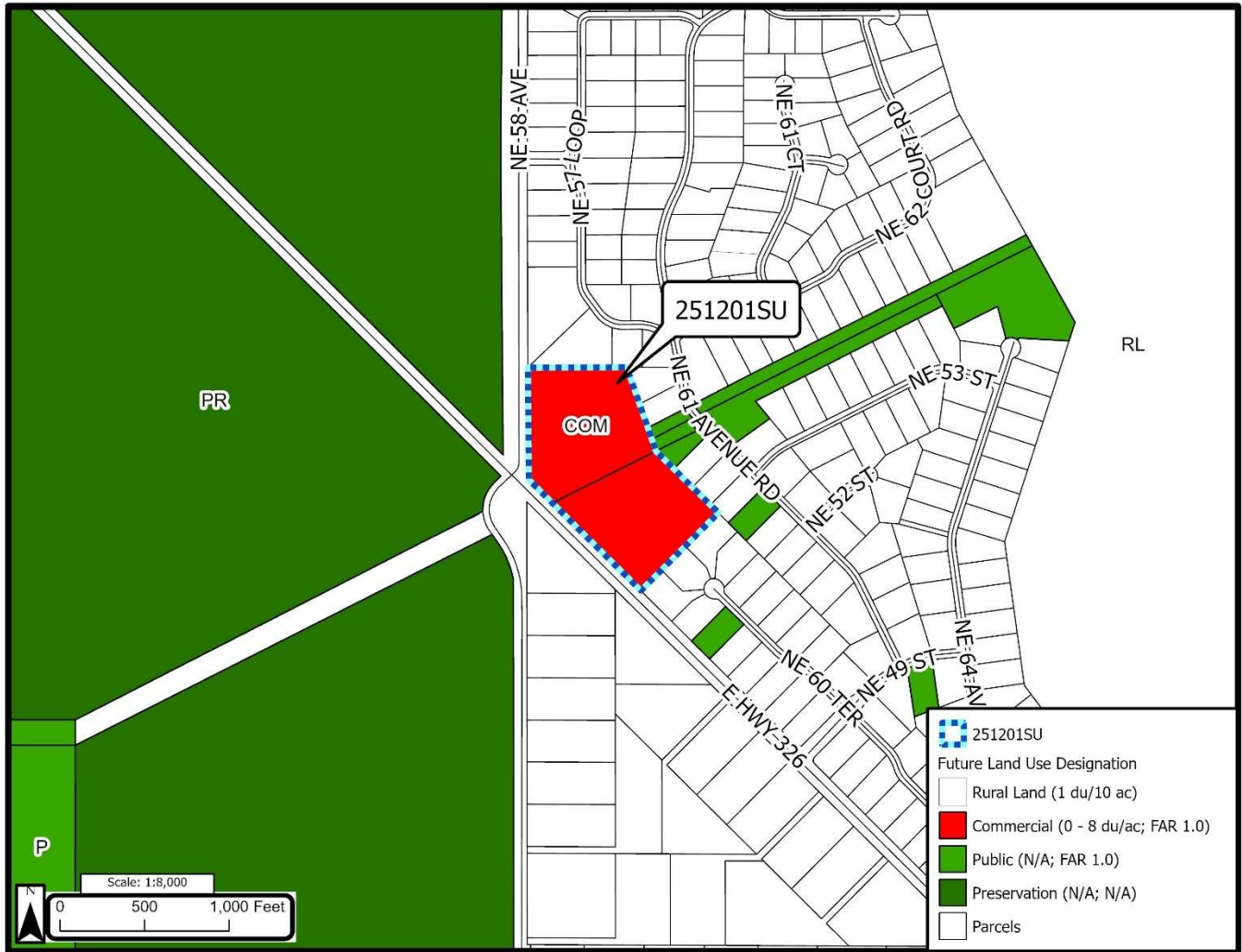


**Figure 2**  
**Zoning Classification**



- C. *FLUMS designation.* Figure 3 is the FLUMS and shows the subject property as 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).

**Figure 3**  
**Future Land Use Map Series**

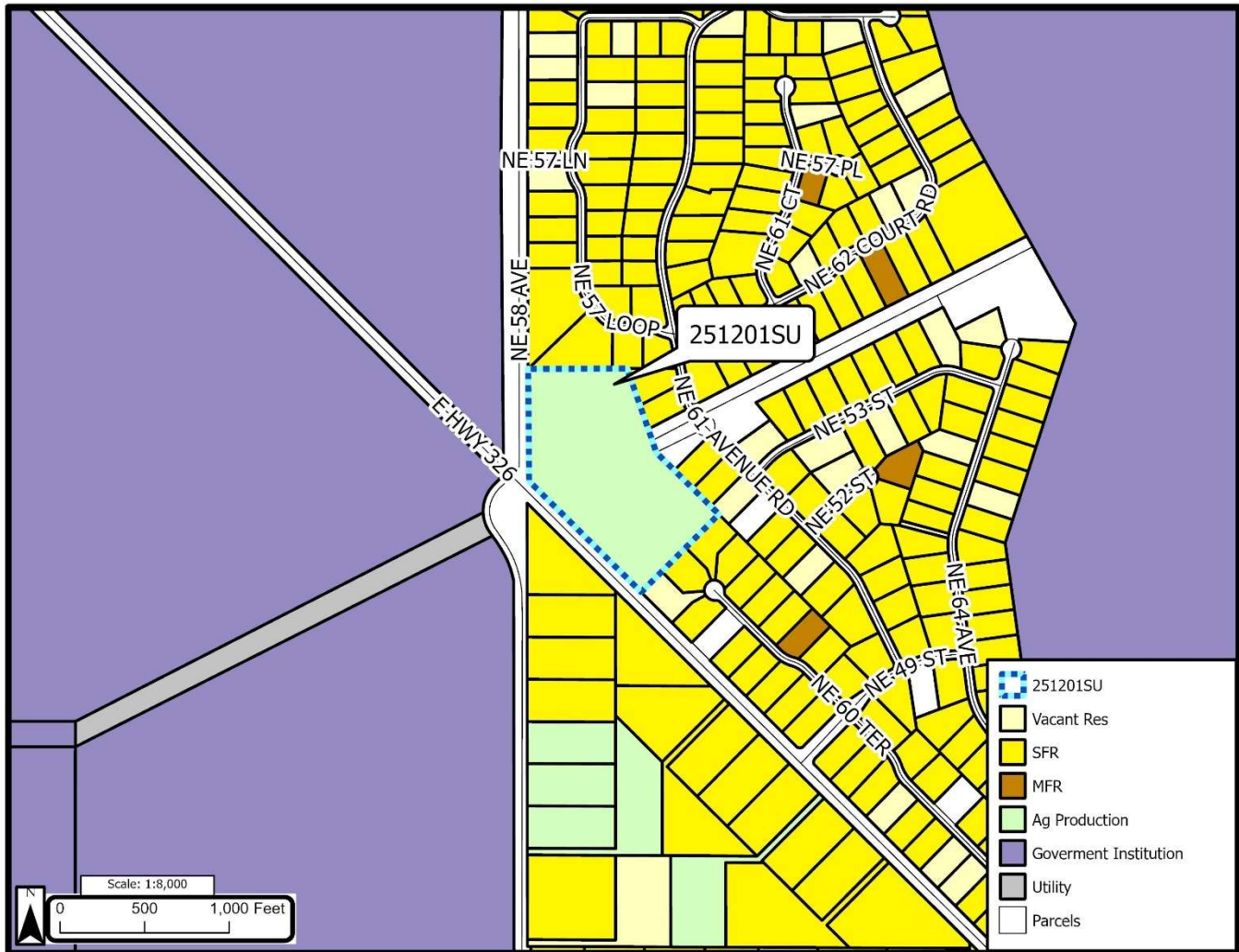


**TABLE 1. ADJACENT PROPERTY CHARACTERISTICS**

Direction	FLUMS	Zoning	Existing Use
Site	Commercial (COM)	Community Business (B-2)	Timber Class IV
North	Rural Land (RL)	Single-Family Dwelling (R-1)	Improved Residential
South	Rural Land (RL)	Single-Family Dwelling (R-1)	Improved Residential
East	Rural Land (RL) & Public (P)	General Agriculture (A-1)	Improved & Vacant Residential
West	Preservation (PR)	General Agriculture (A-1)	State Property



**Figure 4**  
**MCPA Property Uses**



**Figure 5**  
**Conceptual Plan**

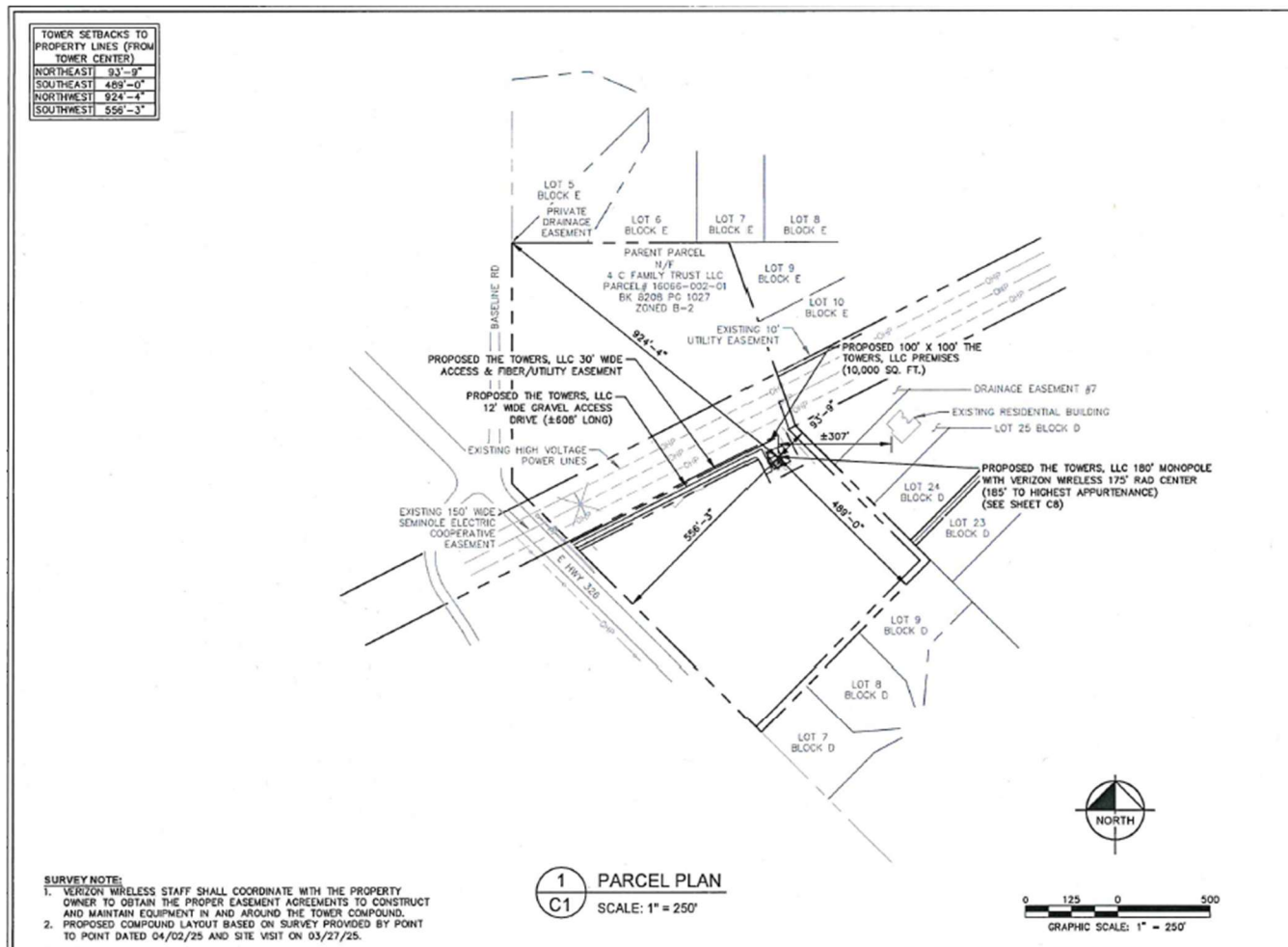
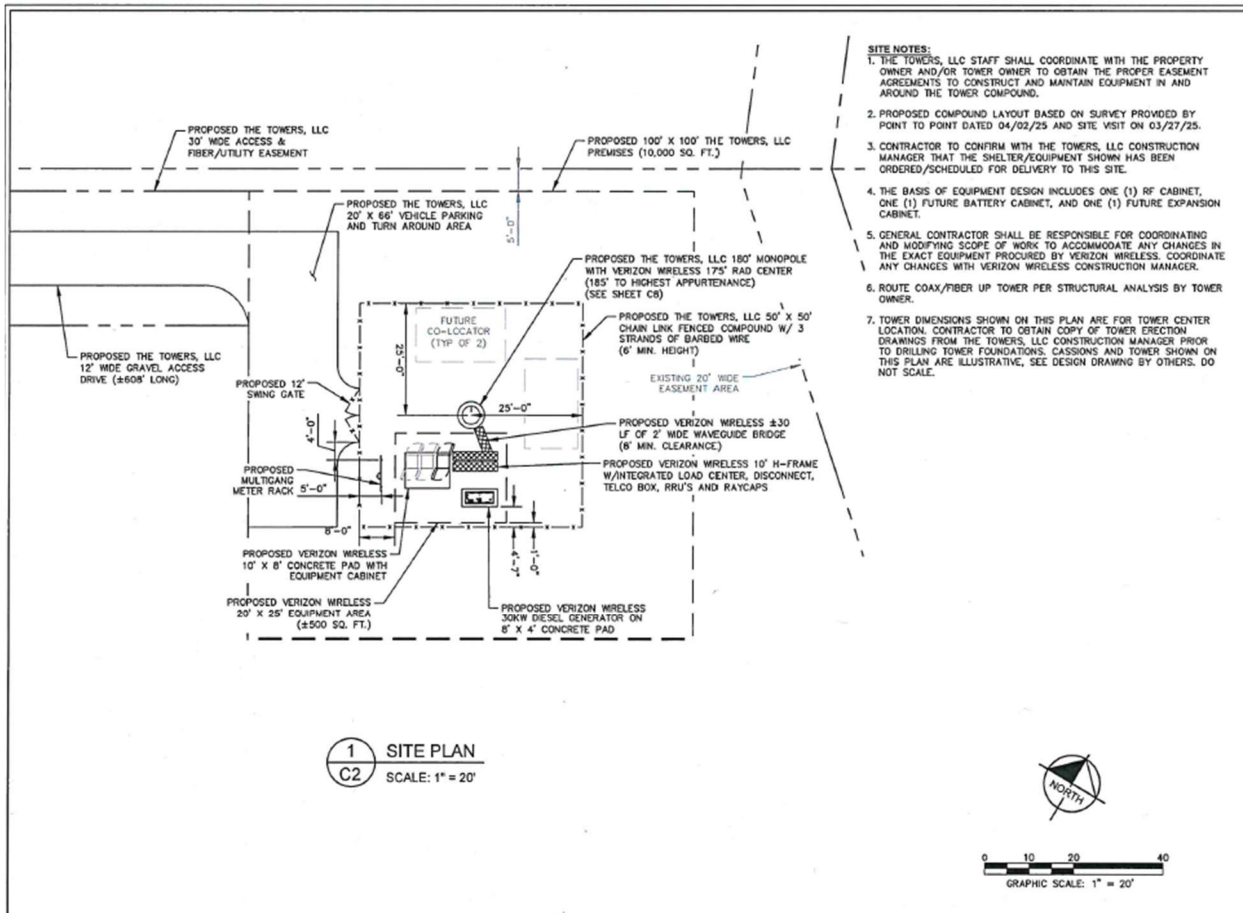


Figure 5A



## V. ANALYSIS

LDC Section 2.8.2.D provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding that the SUP addresses nine (9) specific requirements. LDC Section 2.8.3.B requires consistency with the Comprehensive Plan. Staff's analysis of compliance with these ten (10) requirements is addressed below.

- A. *Provision for **ingress and egress** to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

**Analysis:** Access to the proposed tower compound will be via a 30-foot recorded access easement extending from the public right-of-way along the south side of the existing power line. The access drive will be improved with a stabilized surface and a turning radius sufficient to accommodate emergency vehicles, including fire apparatus, in accordance with Marion County Fire Rescue standards. The easement will be maintained year-round to ensure reliable access for maintenance personnel and emergency responders. No pedestrian traffic is expected beyond

authorized personnel. A driveway apron on the property that meets OCE's standards of development shall be required. Staff concludes that the application is **consistent** with provisions for ingress and egress.

- A driveway apron onto the property that meets OCE's standards of development shall be required.

- B. *Provision for **off-street parking and loading areas**, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area.*

A stabilized parking and turnaround area will be provided at the western edge of the fenced compound, sufficient to accommodate a maintenance vehicle or service truck. Because the site is unmanned, traffic is limited to periodic maintenance visits. All construction activity will occur during daylight hours and comply with Marion County's noise control regulations. After construction, the facility will generate no noise, glare, or odor. The tower is below FAA lighting thresholds, and no exterior lighting is proposed other than that required by applicable codes.

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

**Analysis:** This facility is an unmanned site and will not generate solid waste. Routine maintenance does not require on-site storage of refuse or hazardous materials. Any temporary construction debris will be removed upon project completion. The application is **consistent** with this provision.

- D. *Provision for **utilities**, with reference to locations, availability, and compatibility.*

**Analysis:** Electric service, provided by Ocala Electric, and telecommunications backhaul will be extended underground from the right-of-way to the compound, within dedicated utility easements. No overhead utilities are proposed. The utility route avoids environmentally sensitive areas and will be designed to meet county requirements for separation from existing utilities and drainage features. Staff concludes the application is **consistent** with the provision of utilities.

- E. *Provision for **screening and buffering** of dissimilar uses and of adjacent properties where necessary.*

**Analysis:** The compound will be enclosed by an 8-foot chain-link fence with barbed wire for security. Landscaping will be installed in accordance with the Marion County Land Development Code

buffering requirements, using native or drought-tolerant species to provide visual screening of ground equipment. The monopole will be finished in a galvanized or

neutral color to minimize visual contrast with the sky. The following condition is also imposed.

- A planted buffer around the control fenced perimeter of the control building shall be installed. This buffer shall be a minimum of four feet wide, and around the outside perimeter of the fence around the tower compound shall be established. The area shall be planted with a hedge of native or ornamental evergreen shrubs at least 30 inches in height at planting and capable of growing to at least 40 inches in height within the first growing season.  
This buffer shall also adhere to all additional requirements as established in Marion County Land Development Code Sec. 4.3.25 Telecommunication Towers and Antennas E.(1)(c)(4) Landscapes and Buffers.
- This buffer shall also adhere to all additional requirements as established in Marion County Land Development Code Sec. 4.3.25 Telecommunication Towers and Antennas E.(1)(c)(4) Landscapes and Buffers

- F. *Provision for **signs**, if any, and **exterior lighting** with consideration given to glare, traffic safety, economic effects, and compatibility and harmony with properties in the surrounding area.*

**Analysis:** Only regulatory signage as required by Marion County, the FAA, and the FCC will be posted at the compound gate. No advertising signage is proposed. No exterior lighting is planned except for code-required security lighting, which will be motion-activated and downward-directed to avoid light spillover to adjacent properties. It is concluded that the application is **consistent** with the signs and exterior lighting requirements of this section.

- A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.

- G. *Provision for **required yards and other green space**.*

**Analysis:** The facility is designed to meet or exceed all required setbacks for the B-2 district. The monopole is engineered with an intentional break-point design such that, in the highly unlikely event of a structural failure, the monopole will collapse within the leased compound area. This ensures the "fall zone" remains entirely contained on site and does not encroach on adjacent properties. Green space around the compound will remain vegetated, and the surrounding property will otherwise be undisturbed.

- H. *Provision for general **compatibility** with adjacent properties and other properties in the surrounding area.*

**Analysis:** Compatibility is defined in Chapter 163.3164(9) of the Florida Statutes, under the Community Planning Act, as “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”

Figure 1 is an aerial photograph displaying existing and surrounding properties. Figure 4 displays the same properties based on their use code per the Marion County Property Appraiser. The lot is larger than those surrounding it and includes both the necessary fall radius and heavy vegetation to screen the site from neighboring properties. If approved, a minor site plan review will be required through the Development Review Committee (DRC) to further ensure compatibility is being met by the proposed development. To assist in mitigating any sort of incompatibility, staff recommends the following conditions

- This communications tower site shall be developed consistent with the proposed conceptual plan.
- The Special Use Permit runs with the 4C Family Trust, LLC, and not the property.

Additionally, Table 2 below shows the required separations as provided in LDC Sec. 4.3.25. Separations from the cell tower relative to the surrounding area are all being met.

<b>TABLE 2. CELL TOWER SEPARATIONS</b>				
<b>Separation Type</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<b>Required (Property Lines)</b>	185'	185'	185'	185'
<b>Required (Residences)</b>	276'	276'	276'	276'
<b>Provided</b>	505'	489'	307'	556'

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

**Analysis:** Staff notes that, unlike a variance, which runs with the land and is recorded in the public records, a special use permit is not recorded. As a result, a subsequent owner will not have notice of the requirements. The subject property will require a site plan review before additional development commences. The site plan will ensure that the development is consistent with the Land Development Code. Staff concludes that no special requirements are needed beyond the conditions provided in this report.

J. *Consistency with the Comprehensive Plan.*

1. Policy 2.1.5: **Permitted & Special Uses** – The county shall identify permitted and special uses for each land use designation and zoning classification, as further defined in the Comprehensive Plan, Zoning, and LDC.

**Analysis:** LDC Section 4.3.25(D) allows for Special Use Permits for telecommunication towers. Within section 4.3.25(C), towers exceeding 150' in height must apply for a special use permit. Thus, the application is **consistent** with FLUE Policy 2.1.5.

Based on the above findings, staff concludes the SUP is consistent with LDC Sections 2.8.2.D and 2.8.3.B, even with the provided conditions to attempt to address the ten (10) requirements imposed.

**VI. ALTERNATIVE RECOMMENDATIONS**

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, and make a recommendation to the Commission to adopt a proposed Ordinance to **DENY** the special use permit.
- B. 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 the approval of the Ordinance with amended conditions, and make a recommendation to the Commission to adopt a proposed Ordinance to **APPROVE WITH AMENDED CONDITIONS** the special use permit.
- C. 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 the Commission 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. STAFF RECOMMENDATION**

- A. Staff recommends the Board enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, and make a recommendation to adopt a proposed Ordinance to **APPROVE AS CONDITIONED** the special use permit based on compatibility in the area, compliance with the Comprehensive Plan, and a lack of adverse impacts to the surrounding area.
- B. To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are imposed in the event that the Board chooses to agree with staff recommendation and approve the special use with conditions:



1. A driveway apron onto the property that meets OCE's standards of development shall be required.
2. A planted buffer around the control fenced perimeter of the control building shall be installed. This buffer shall be a minimum of four feet wide, and around the outside perimeter of the fence around a tower compound shall be established. The area shall be planted with a hedge of native or ornamental evergreen shrubs at least 30 inches in height at planting and capable of growing to at least 40 inches in height within the first growing season.
3. This buffer shall also adhere to all additional requirements as established in Marion County Land Development Code Sec. 4.3.25 Telecommunication Towers and Antennas E.(1)(c)(4) Landscapes and Buffers
4. A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.
5. This communications tower site shall be developed consistent with the proposed conceptual plan.
6. The Special Use Permit runs with the 4C Family Trust, LLC, and not the property.

## **VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION**

Approval with Conditions (Consent 6-0)

## **IX. BOARD OF COUNTY COMMISSIONERS ACTION**

To be determined.

## **X. LIST OF ATTACHMENTS**

OE SUP Application.  
OE Site Photos.  
OE ÖÜÖÄ[ { { ^} ¢ È



Marion County  
Board of County Commissioners

Growth Services ♦ Zoning

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

APPLICATION COMPLETE

DATE COMPLETED

INITIALS

TENTATIVE MEETING DATES

P&Z PH

BCC/P&Z PH

**SPECIAL USE PERMIT APPLICATION PACKAGE FOR TELECOMMUNICATION  
ANTENNA OR TOWER SITE**

Application No.: \_\_\_\_\_

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Section 4.3.25, for the following described property zoned B-2, for the purpose of:

New Telecommunication Tower

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

Parcel account number(s): 16066-002-01

Property dimensions: see attached

Total acreage: 20.00

Directions: Please see attached copy of the deed and location map

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

4 C Family Trust, LLC Thomas C. Conrad

Property owner name (please print)

P.O. Box 4368

Mailing address

Ocala, Florida 34478-4368

City, state, zip code

352-427-5405

Phone number (please include area code)

[Signature]  
Signature

Please note: the special use permit 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 \$2,000.00 and is non-refundable. For more information, please contact the Planning & Zoning Division at 352-438-2675.

Dan Ausley

Applicant or agent name (please print)

1003 Washington Street

Mailing address

Tallahassee, Florida 32303

City, state, zip code

850-566-6761

Phone number (please include area code)

[Signature]  
Signature

FOR OFFICE USE ONLY

RECEIVED BY: EM

DATE: 9/22/25

ZONING MAP NO.: 230

Rev. 04/2017

email: dav@rbwservicesgroup.com

"Meeting Needs by Exceeding Expectations"

AR 33433

www.marioncountyfl.org

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## **1. Provision for Ingress and Egress**

Access to the proposed tower compound will be via a 30-foot recorded access easement extending from the public right-of-way along the south side of the existing power line. The access drive will be improved with a stabilized surface and turning radius sufficient to accommodate emergency vehicles, including fire apparatus, in accordance with Marion County Fire Rescue standards. The easement will be maintained year-round to ensure reliable access for maintenance personnel and emergency responders. No pedestrian traffic is expected beyond authorized personnel.

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## **2. Off-Street Parking and Loading Areas**

A stabilized parking and turnaround area will be provided at the edge of the fenced compound, sufficient to accommodate a maintenance vehicle or service truck. Because the site is unmanned, traffic is limited to periodic maintenance visits. All construction activity will occur during daylight hours and comply with Marion County's noise control regulations. After construction, the facility will generate no noise, glare, or odor. The tower is below FAA lighting thresholds and no exterior lighting is proposed other than that required by applicable codes.

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## **3. Refuse and Service Areas**

This facility is an unmanned site and will not generate solid waste. Routine maintenance does not require on-site storage of refuse or hazardous materials. Any temporary construction debris will be removed upon project completion.

---

## **4. Utilities**

Electric service and telecommunications backhaul will be extended underground from the right-of-way to the compound, within dedicated utility easements. No overhead utilities are proposed. The utility route avoids environmentally sensitive areas and will be designed to meet county requirements for separation from existing utilities and drainage features.

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## **5. Screening and Buffering**

The compound will be enclosed by an 8-foot chain-link fence with barbed wire for security. Landscaping will be installed in accordance with Marion County Land Development Code



buffering requirements, using native or drought-tolerant species to provide visual screening of ground equipment. The monopole will be finished in a galvanized or neutral color to minimize visual contrast with the sky.

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## **6. Signs and Exterior Lighting**

Only regulatory signage as required by Marion County, the FAA, and the FCC will be posted at the compound gate. No advertising signage is proposed. No exterior lighting is planned except for code-required security lighting, which will be motion-activated and downward-directed to avoid light spillover to adjacent properties.

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## **7. Yards and Green Space**

The facility is designed to meet or exceed all required setbacks for the B-2 district. The monopole is engineered with an intentional break-point design such that, in the highly unlikely event of a structural failure, the monopole will collapse within the leased compound area. This ensures the “fall zone” remains entirely contained on site and does not encroach on adjacent properties. Green space around the compound will remain vegetated, and the surrounding property will otherwise be undisturbed.

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## **8. General Compatibility with Surrounding Properties**

The proposed tower is located on a commercially zoned parcel (B-2), consistent with Marion County’s Comprehensive Plan and Land Development Code allowances for telecommunication facilities. The compound is positioned to minimize visual and physical impacts to surrounding properties and rights-of-way. The facility will not generate traffic, noise, odor, or light beyond minimal and incidental levels, ensuring compatibility with adjacent commercial and agricultural uses.

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## **9. Compliance with Special Requirements**

The proposed monopole has been designed in accordance with Marion County’s telecommunication tower regulations, including structural engineering, wind-load compliance, and fall-zone containment. The site has been evaluated for co-location opportunities, and no existing structures within the search area meet the carrier’s technical requirements for coverage. The project will comply with all applicable FCC and FAA requirements, including RF emissions standards and FAA clearance processes. Any comments or conditions identified through staff review will be addressed prior to permit issuance.

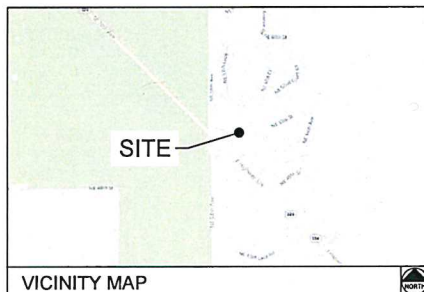


SITE ADDRESS (E-911 TBD)

E HWY 326  
SILVER SPRINGS, FL 34488  
MARION COUNTY  
LATITUDE: 29° 14' 29.95" N  
LONGITUDE: 82° 03' 04.89" W  
TAX/PIN #: 16066-002-01  
ZONING: B-2

MARION COUNTY SHERIFF'S OFFICE  
8311 N UN HWY 441  
OCALA, FL 34475  
PHONE: (352) 438-5920  
ATTN.: CUSTOMER SERVICE

**MARION COUNTY FIRE RESCUE STATION 1**  
3199 NE 70TH ST  
OCALA, FL 34479  
PHONE: (352) 291-8000  
ATTN.: CUSTOMER SERVICE



## DRIVING DIRECTIONS

**JURISDICTION:**  
**MARION COUNTY**

STATE:  
FLORIDA

TOWER TYPE:  
MONOPOLE TOWER

TOWER HEIGHT:  
180' (185' TO HIGHEST APPURTENANCE)

**NUMBER OF CARRIERS:**  
0 EXISTING, 1 PROPOSED

**USE:**  
PROPOSED TELECOMMUNICATIONS TOWER  
AND UNMANNED EQUIPMENT

**FLOOD INFO**  
SITE IS LOCATED WITHIN FEMA FLOOD MAP  
AREA 12083C0535E DATED 04/19/2017 WITHIN  
FLOOD ZONE X.

## PROJECT SUMMARY

**DEVELOPER**  
THE TOWERS, LLC  
750 PARK OF COMMERCE DRIVE  
BOCA RATON, FL 33487  
PHONE: (561) 246-5541  
ATTN: ANDRELLA BARNES

**POWER COMPANY**  
**SECO ENERGY**  
**PHONE: (342) 237-4107**  
**ATTN.: CUSTOMER SERVICE**

**PROPERTY OWNER**  
4 C FAMILY TRUST LLC  
NE 58TH AVE & E HWY 326  
SILVER SPRINGS, FL 34488  
PHONE: N/A  
ATTN.: N/A

**CONSULTANT**  
KIMLEY-HORN AND ASSOCIATES, INC.  
11720 AMBER PARK DRIVE, SUITE 600  
ALPHARETTA, GEORGIA 30009  
PHONE: (470) 443-3776  
ATTN.: BAILEY LIVELY

## CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
—	SITE SURVEY (SHEET 1 OF 3)
—	SITE SURVEY (SHEET 2 OF 3)
—	SITE SURVEY (SHEET 3 OF 3)
N1	GENERAL NOTES
C0	AERIAL PARCEL PLAN
C1	PARCEL PLAN
C2	SITE PLAN
C3	EQUIPMENT PAD LAYOUT
C4	CONCRETE PAD FOUNDATION DETAILS
C5	FENCE, GATE, AND COMPOUND DETAILS
C6	SITE SIGNAGE DETAILS
C7	WAVEGUIDE BRIDGE DETAILS
C8	ANTENNA AND TOWER ELEVATION DETAILS

SHEET INDEX

**MARION COUNTY ZONING & DEVELOPMENT**  
2710 E SILVER SPRINGS BLVD  
OCALA, FL 34470  
PHONE: (352) 438-2675  
ATTN.: CUSTOMER SERVICE

## PERMIT INFORMATION

verticalbridge  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON FL, 33487  
TEL: (561) 948-6367

## PROJECT INFORMATION:

SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 326  
SILVER SPRINGS, FL 34488  
MARION COUNTY

PLANS PREPARED BY:

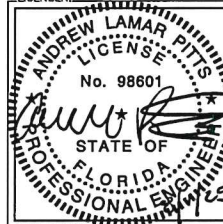
## Kimley»Horn

201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE: 813-620-1460  
WWW.KINLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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1	07/31/25	ZONING	BNL
0	08/01/25	ZONING	BNL

LICENSER:



KHA PROJECT NUMBER:

013291025

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

JAR	BNL
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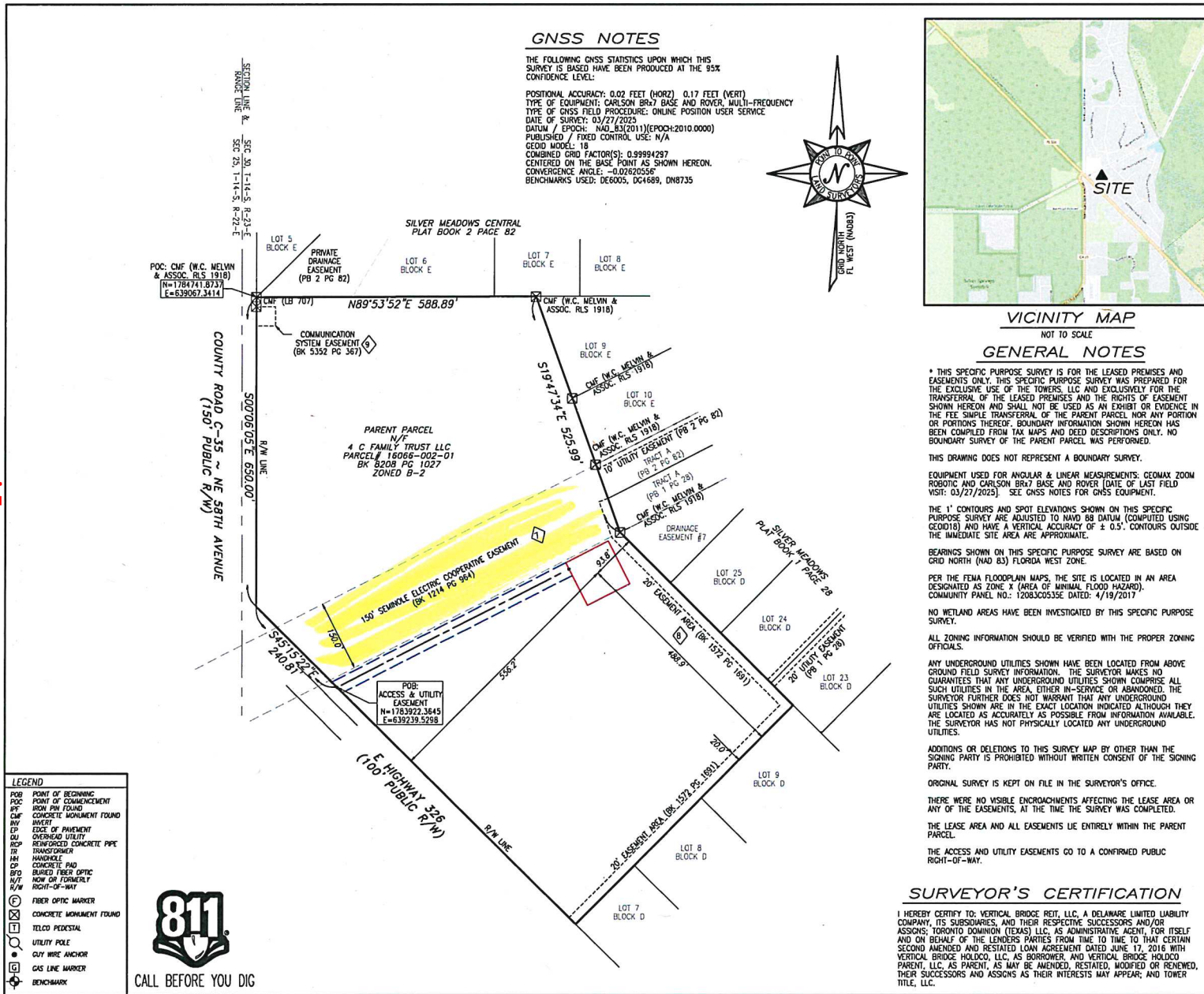
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

T1





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I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

DATE: 04/02/2025  
 G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER [LS6904]

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

\* SPECIFIC PURPOSE SURVEY PREPARED BY:



Business License Number: LB8148  
 100 Governors Trace, Ste. 103  
 Peachtree City, GA 30269  
 (direct) 678.565.4440 (fax) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

**verticalbridge**  
 THE TOWERS, LLC  
 750 PARK OF COMMERCE DRIVE, SUITE 200  
 BOCA RATON, FL 33487

**INDIAN LAKE ST FOREST**  
 US-FL-6065

W 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH,  
 RANGE 23 EAST, MARION COUNTY, FLORIDA

**PARENT PARCEL**

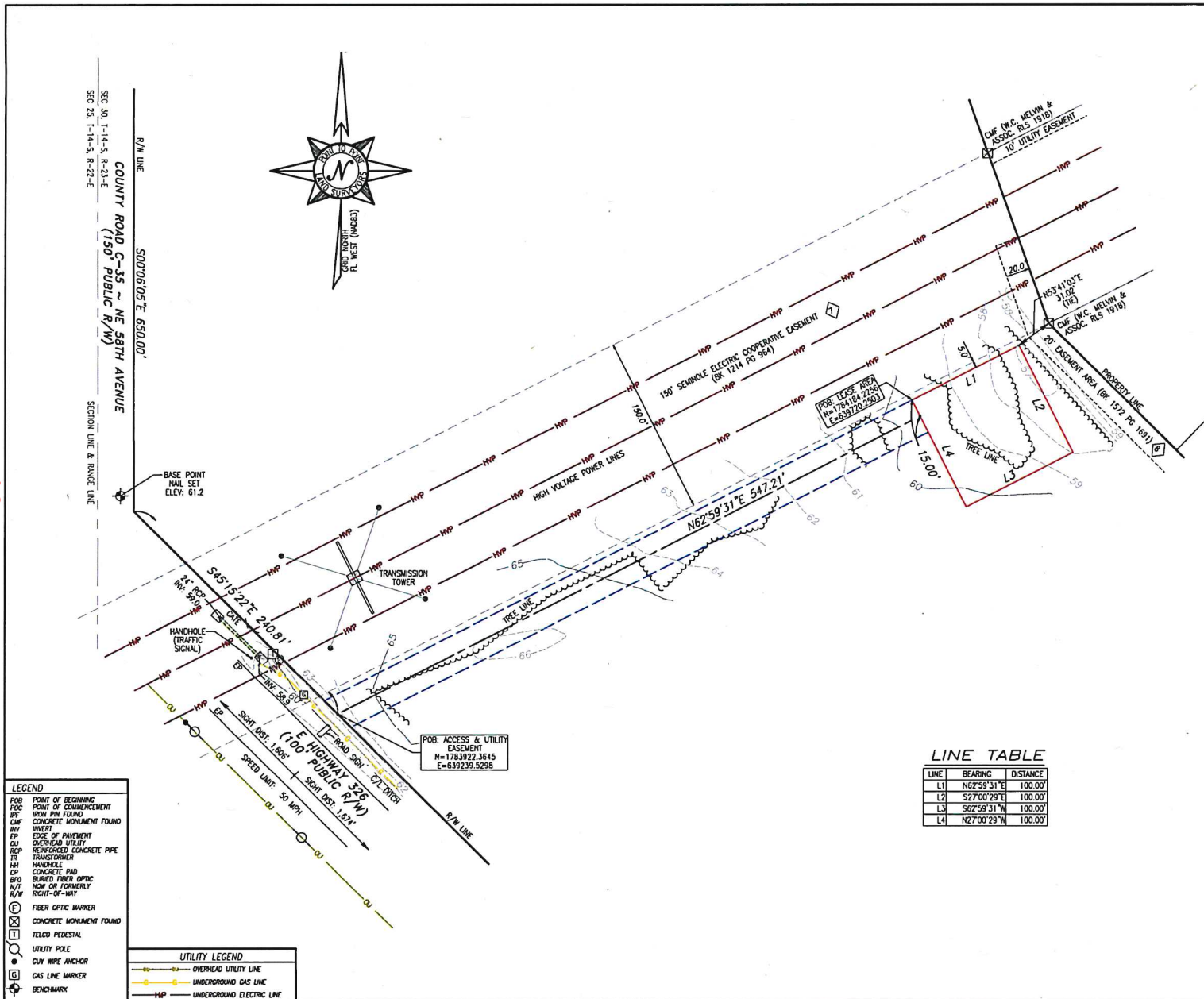
OWNER: 4 C FAMILY TRUST LLC, A FLORIDA LIMITED LIABILITY COMPANY  
 SITE ADDRESS: NE 58TH AVE & E HWY 326, SILVER SPRINGS, FL 34488  
 PARCEL ID: 18066-002-01  
 AREA: 20.00 ACRES (PER TAX ASSESSOR)  
 ZONED: B-2 (COMMUNITY BUSINESS)  
 REFERENCE: BOOK 8208 PAGE 1027

GRAPHIC SCALE IN FEET  
 SCALE: 1" = 200' (11x17)

NO.	DATE	REVISION	DRAWN BY: NRW	SHEET:
			CHECKED BY: JKL	1
			APPROVED: D. MILLER	
			DATE: APRIL 2, 2025	
			P2P JOB #: 250388RL	OF 3

SURVEY NOT VALID WITHOUT ALL SHEETS





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SPECIFIC PURPOSE SURVEY PREPARED FOR:



THE TOWERS, LLC  
750 PARK OF COMMERCE DRIVE, SUITE 200  
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INDIAN LAKE ST FOREST  
US-FL-6065

W 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH,  
RANGE 23 EAST, MARION COUNTY, FLORIDA

**SITE INFORMATION**

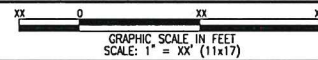
LEASE AREA = 10,000 SQUARE FEET (0.2296 ACRES)

AT CENTER LEASE AREA:  
LATITUDE: 29°14'29.95" (NAD 83) (29.241653°)  
LONGITUDE: -82°03'04.89" (NAD 83) (-82.051358°)  
ELEVATION = 58.7' A.M.S.L.

VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)

HORIZONTAL DATUM: NAD83

BEARINGS ARE BASED ON FLORIDA GRID NORTH (WEST ZONE)



NO.	DATE	REVISION	DRAWN BY: NRW	CHECKED BY: JKL	APPROVED: D. MILLER	DATE: APRIL 2, 2025	P2P JOB #: 250388FL	SHEET: 2 OF 3

SURVEY NOT VALID WITHOUT ALL SHEETS

ATTACHMENT A

Verticalbridge, LLC is not responsible for any errors or omissions in this document. The user of this document assumes all liability for any use of this document.

(AS PROVIDED IN COMMITMENT NO. VTB-200460-C)

ALL THAT CERTAIN LAND SITUATE IN MARION COUNTY, FLORIDA, VIZ:

A PARCEL OF LAND SITUATED IN SECTION 30, TOWNSHIP 14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, COMMENCE AT THE NW CORNER OF THE SW 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, THENCE N 89°53'10" E. ALONG THE NORTH BOUNDARY OF SAID SW 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, THENCE S 07°06'05" E. ALONG SAID EAST RIGHT OF WAY LINE 573.50 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 07°06'05" E. ALONG SAID EAST RIGHT OF WAY LINE 650.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 07°06'05" E. ALONG SAID EAST RIGHT OF WAY LINE 650.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 07°06'05" E. ALONG SAID EAST RIGHT OF WAY LINE 650.00 FEET TO THE NORTHEASTLY RIGHT OF WAY LINE 950.00 FEET, THENCE N 44°43'48" E. 630.00 FEET, THENCE S 45°15'22" W. 515.95 FEET TO THE SOUTHERLY BOUNDARY OF A SEMINOLE ELECTRIC COOPERATIVE, INC., TRACT, THENCE N 19°47'34" W. 525.99 FEET, THENCE S 89°53'55" W. 568.89 FEET TO THE POINT OF BEGINNING.

PARCEL ID: 16066-002-01

THIS BEING THE SAME PROPERTY CONVEYED TO 4 C FAMILY TRUST LLC, A FLORIDA LIMITED LIABILITY COMPANY, IN A DEED FROM WAYNE M. LAWPERT, AS SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1989, DATED 12/11/2023 AND RECORDED 12/11/2023, IN BOOK 8208 PAGE 1027 AS INSTRUMENT NO. 2023157653.

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY TOWER AGENCY, LLC, COMMITMENT DATE OF 2ND DAY OF OCTOBER, 2024, BEING COMMITMENT NO. VTB-200460-C, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

EXCEPTIONS 1 - 6 ARE STANDARD AND NOT THE TYPE TO BE DEPICTED

7. RIGHT-OF-WAY EASEMENT BETWEEN CONTAINER CORPORATION OF AMERICA; AND SEMINOLE ELECTRIC COOPERATIVE, INC., DATED MARCH 7, 1984 AND RECORDED APRIL 17, 1984 IN (BOOK) 1214 (PAGE) 0964 (INSTRUMENT) 84-019704, IN MARION COUNTY, FLORIDA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, BUT NOT THE LEASE AREA OR THE ACCESS & UTILITY EASEMENT, AND IS PLOTTED HEREON].

8. EASEMENT AGREEMENT BETWEEN STEVEN H. GRAY; AND KENNETH KARP, DATED APRIL 11, 1989 AND RECORDED APRIL 19, 1989 IN (BOOK) 1572 (PAGE) 1691 (INSTRUMENT) 89-23964, IN MARION COUNTY, FLORIDA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, BUT NOT THE LEASE AREA OR THE ACCESS & UTILITY EASEMENT, AND IS PLOTTED HEREON].

9. COMMUNICATION SYSTEM EASEMENT BETWEEN LARRY M. WOOD, SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1989; AND EMBARO FLORIDA, INC., D/B/A CENTURYLINK, DATED APRIL 1, 2010 AND RECORDED APRIL 30, 2010 IN (BOOK) 05352 (PAGE) 0367 (INSTRUMENT) 2010039173, IN MARION COUNTY, FLORIDA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, BUT NOT THE LEASE AREA OR THE ACCESS & UTILITY EASEMENT, AND IS PLOTTED HEREON].

TOGETHER WITH A 30-FOOT WIDE ACCESS AND UTILITY EASEMENT (MEASURING 15 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN THE WEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING A PORTION OF THE LANDS OF A C FAMILY TRUST LLC, AS RECORDED IN BOOK 8208, PAGE 1027, MARION COUNTY RECORDS, BEING DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT FOUND (W.C. MELVIN & ASSOC. RL81918) ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-35 (AS ALSO KNOWN AS NE 54TH AVENUE AND HAVING A 150' FOOT RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF SAGE LANDS AND HAVING A FLORA GRID NUMBER, NOB83, WEST ZONE VALUE OF E 178474.18737, SOUTH ZONE VALUE OF N 178392.52298, TRUE ZONE VALUE OF N 178392.52298, TRUE POINT OF BEGINNING, EAST, 650.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF E HIGHWAY 325 (HAVING A 100' FOOT RIGHT-OF-WAY), THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-35 AND RUNNING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF E HIGHWAY 325, EAST, 240.51 FEET, S44.21°E, 547.21 FEET, TO A POINT ON THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF E HIGHWAY 325 AND RUNNING, NOB83 225931.81, EAST, 547.21 FEET TO THE ENDING AT A POINT ON THE SOUTHWEST LINE

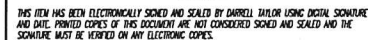
BEARINGS BASED ON FLORIDA GRID NORTH, NAD83, WEST ZONE.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING A PORTION OF THE LANDS OF 4 C FAMILY TRUST LLC, AS RECORDED IN BOOK 8208, PAGE 1027, MARION COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


[illegible]

BEARINGS BASED ON FLORIDA GRID NORTH, NAD83, WEST ZONE.

SAID TRACT CONTAINS 0.2296 ACRES (10,000 SQUARE FEET), MORE OR LESS



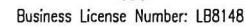
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 DATE: 04/02/2025

G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

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\* SPECIFIC PURPOSE SURVEY PREPARED BY:



100 Governors Trace, Ste. 103

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8.565.4440 (fax) 678.565.4497 (v)

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750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON, FL 33487

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US-FL-6065

W 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH,  
RANGE 23 EAST, MARION COUNTY, FLORIDA

NO.	DATE	REVISION	DRAWN BY: NRW	SHEET:
			CHECKED BY: JKL	3
			APPROVED: D. MILLER	
			DATE: APRIL 2, 2025	
			P2P JOB #: 250388FL	

SURVEY NOT VALID WITHOUT ALL SHEETS



## 1.00 GENERAL NOTES

- 1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- 1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND VERIZON SPECIFICATIONS, THE VERIZON PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.
- 1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
- 1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- 1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.
- 1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- 1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM VERIZON PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- 1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- 1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- 1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "SUNSHINE 811" 48 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (800) 432-4770 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- 1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- 1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY VERIZON PROJECT MANAGER.
- 1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER VERIZON PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C11.

## 2.00 EQUIPMENT FOUNDATION NOTES

- 2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.
- 2.02 EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO VERIZON.
- 2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.
- 2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE VERIZON WIRELESS PROJECT MANAGER.
- 2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- 2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".
- 2.07 FIBERS FOR CONCRETE SHALL BE FIBERMESH 650, 100 PERCENT VIRGIN POLYPROPYLENE FIBRILLATED FIBERS, #3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED OLEFIN MATERIALS. THE FIBERS SHALL CONFORM TO ASTM C1116 TYPE III AND MANUFACTURED SPECIFICALLY FOR THE SECONDARY REINFORCEMENT OF CONCRETE.
- 2.08 THE FIBERS SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED MANUFACTURING FACILITY. UNLESS OTHERWISE STATED, FIBERMESH 650 MACRO-SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LBS/YD<sup>3</sup> AND MIXED FOR A SUFFICIENT TIME (MINIMUM 5 MINUTES AT FULL MIXING SPEED) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBROUS CONCRETE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERMESH, 4019 INDUSTRY DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800 621-1273, WEBSITE: WWW.FIBERMESH.COM
- 2.09 AT THE REQUEST OF THE VERIZON WIRELESS PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.
- 2.10 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH 3/4" x 45' CHAMFER, UNLESS OTHERWISE NOTED.
- 2.11 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER.
- 2.12 TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.
- 2.13 TOP OF FOUNDATION FINISH TO BE LEVEL  $\pm \frac{1}{8}$ " IN 10'.
- 2.14 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.
- 2.15 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.

verticalbridge

750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON FL 33487  
TEL: (561) 948-6367

### PROJECT INFORMATION:

SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 326  
SILVER SPRINGS, FL 34488  
MARION COUNTY

### PLANS PREPARED BY:

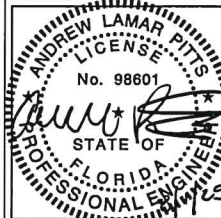
**Kimley»Horn**

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LICENSER:



KHA PROJECT NUMBER:

013291025

DRAWN BY: CHECKED BY:

JAR BNL

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

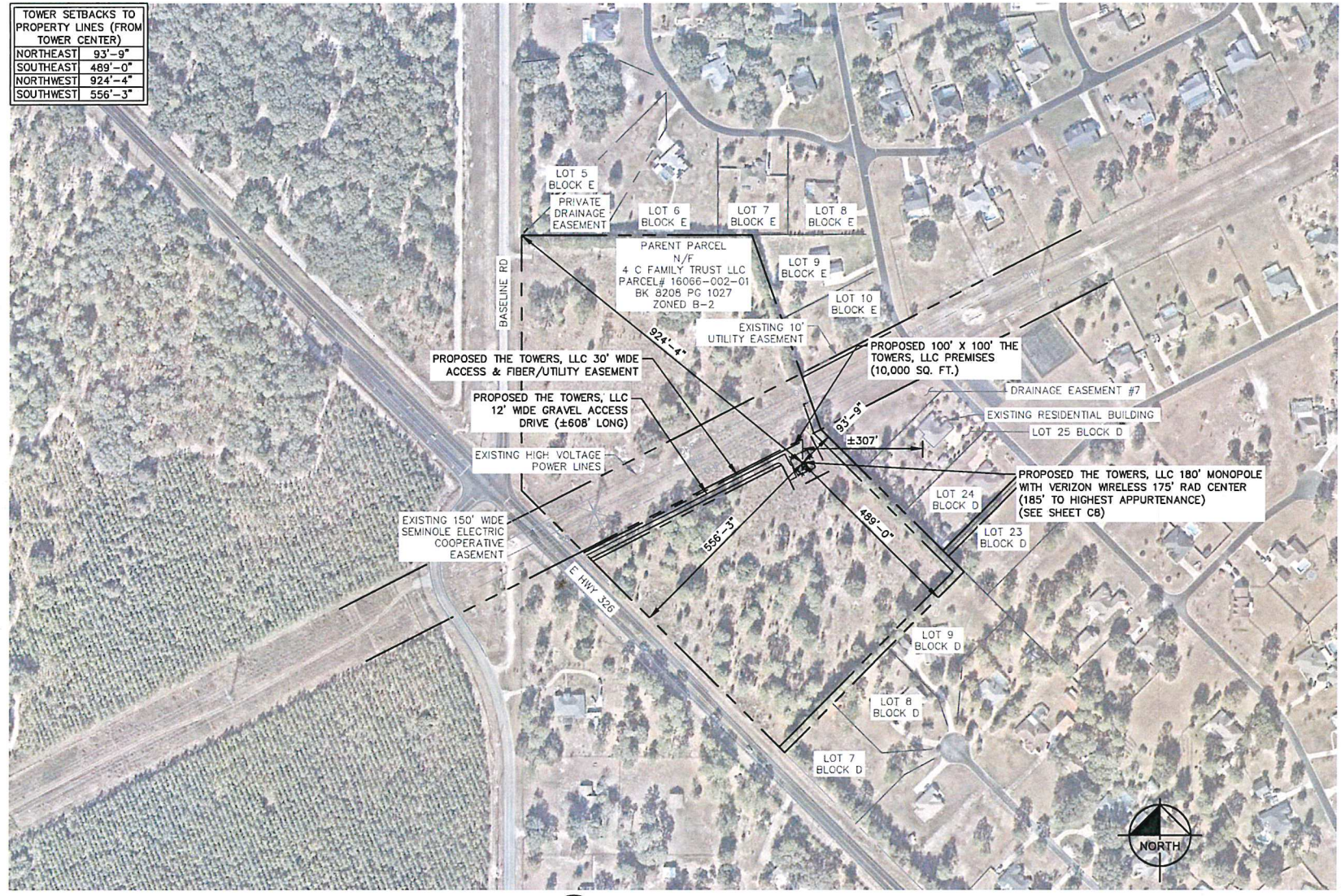
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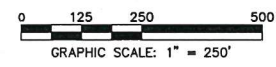
K:\ATL Wireless\Vertical Bridge\US-1-6065 Indian Lake St Forest\CAD\20\20\Cor-CB.dwg

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTHEAST	93'-9"
SOUTHEAST	489'-0"
NORTHWEST	924'-4"
SOUTHWEST	556'-3"



**SURVEY NOTE:**  
1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.  
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT DATED 04/02/25 AND SITE VISIT ON 03/27/25.

1  
C0 AERIAL PARCEL PLAN  
SCALE: 1" = 250'



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REV: DATE: ISSUED FOR: BY:  
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1 07/31/25 ZONING BNL  
0 08/01/25 ZONING BNL

LICENSER:  
  
KHA PROJECT NUMBER:  
013291025  
DRAWN BY: CHECKED BY:  
JAR BNL  
SHEET TITLE:  
AERIAL PARCEL  
PLAN  
SHEET NUMBER:  
C0

ATTACHMENT A

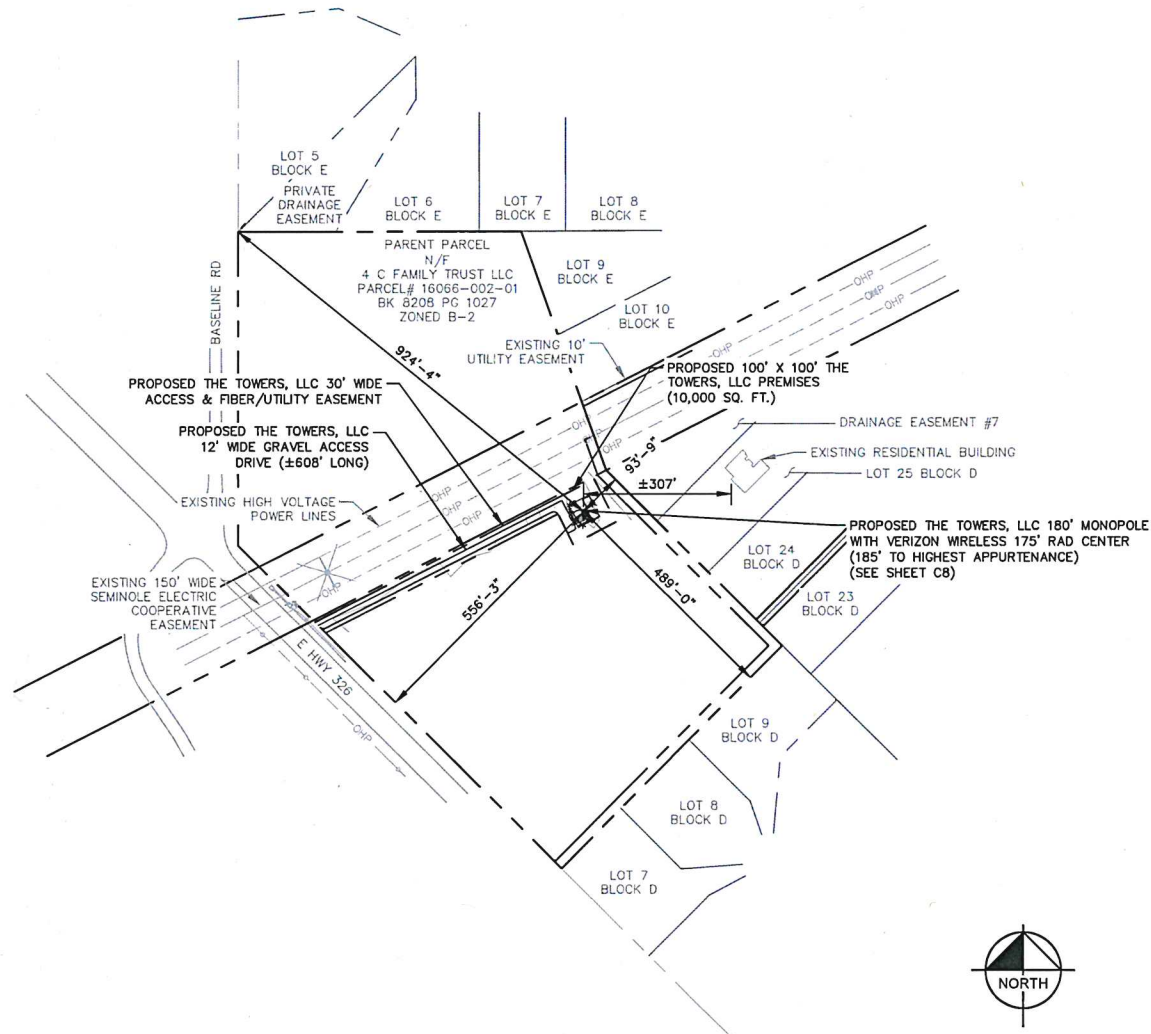
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TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTHEAST	93'-9"
SOUTHEAST	489'-0"
NORTHWEST	924'-4"
SOUTHWEST	556'-3"



#### SURVEY NOTE:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT DATED 04/02/25 AND SITE VISIT ON 03/27/25.

1  
C1

PARCEL PLAN  
SCALE: 1" = 250'

0 125 0 500  
GRAPHIC SCALE: 1" = 250'

verticalbridge  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON, FL 33487  
TEL: (561) 946-6367

#### PROJECT INFORMATION:

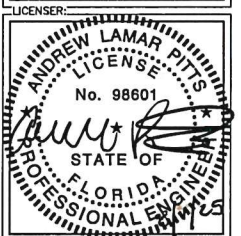
SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 326  
SILVER SPRINGS, FL 34488  
HARRISON COUNTY

#### PLANS PREPARED BY:

**Kimley»Horn**  
201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE: 813-620-1460  
WWW.KIMLEY-HORN.COM

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KHA PROJECT NUMBER:

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DRAWN BY: CHECKED BY:

JAR BNL

SHEET TITLE:

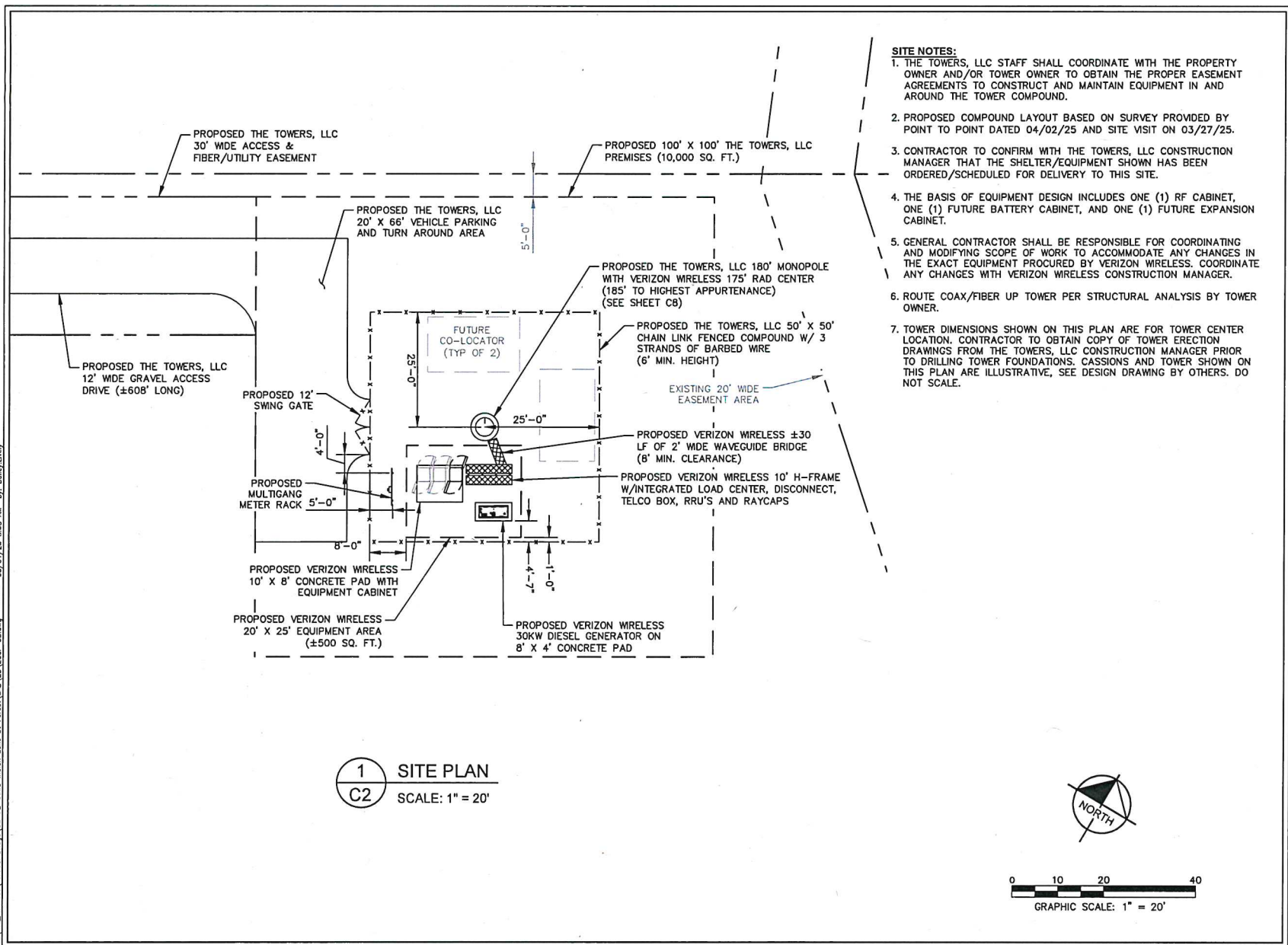
PARCEL PLAN

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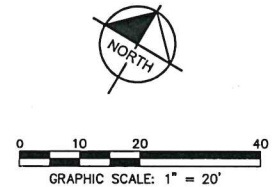
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K:\NL\_Winnest\Vertical Bridge\US-FL-6065 Indian Lake St Forest\CA01\CA01\Cor-CB.dwg 09/01/25 8:58 AM by: BBN\Jody



1 SITE PLAN  
C2 SCALE: 1" = 20'



- SITE NOTES:**
1. THE TOWERS, LLC STAFF SHALL COORDINATE WITH THE PROPERTY OWNER AND/OR TOWER OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
  2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT DATED 04/02/25 AND SITE VISIT ON 03/27/25.
  3. CONTRACTOR TO CONFIRM WITH THE TOWERS, LLC CONSTRUCTION MANAGER THAT THE SHELTER/EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
  4. THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) RF CABINET, ONE (1) FUTURE BATTERY CABINET, AND ONE (1) FUTURE EXPANSION CABINET.
  5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY VERIZON WIRELESS. COORDINATE ANY CHANGES WITH VERIZON WIRELESS CONSTRUCTION MANAGER.
  6. ROUTE COAX/FIBER UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.
  7. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM THE TOWERS, LLC CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.

**verticalbridge**  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON FL 33487  
TEL: (561) 948-6367

**PROJECT INFORMATION:**

SITE NAME:  
US-FL-6065 - INDIAN LAKE ST FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 326  
SILVER SPRINGS, FL 34408  
MARION COUNTY

**PLANS PREPARED BY:**

**Kimley»Horn**  
201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE: 813-620-1460  
WWW.KIMLEY-HORN.COM

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0	08/01/25	ZONING	BNL

LICENSER: \_\_\_\_\_

ANDREW LAMAR PITTS  
LICENSE  
No. 98601  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

KHA PROJECT NUMBER: \_\_\_\_\_

013291025

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

JAR                      BNL

SHEET TITLE: \_\_\_\_\_

SITE PLAN

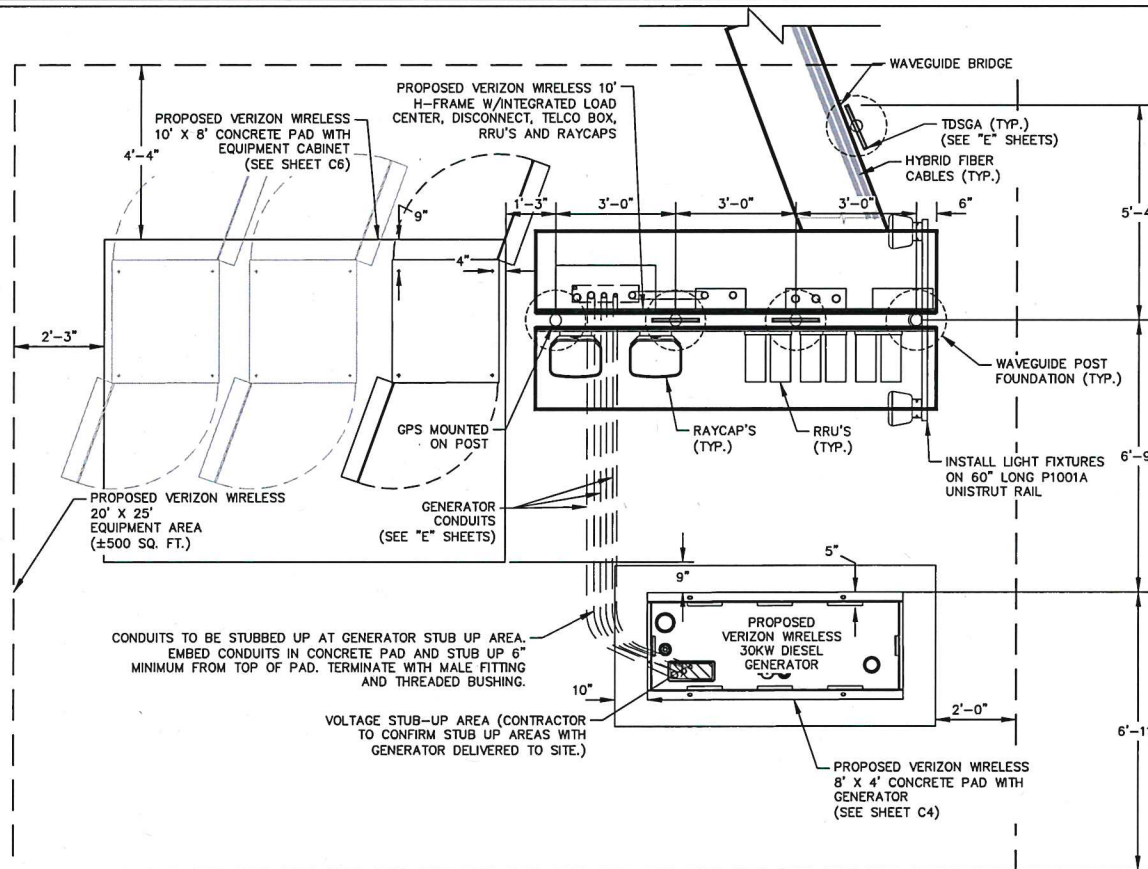
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C2

ATTACHMENT A

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1 EQUIPMENT PAD LAYOUT  
C3 SCALE: 1" = 3'

EQUIPMENT PAD/ROUTING NOTES:

- REFER TO THE SITE PLAN FOR EQUIPMENT PAD LOCATION AND ORIENTATION.
- RUN 2" FLEX TELCO CONDUIT FROM BOTTOM OF TELCO BOX TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
- RUN (2) 2" FLEX POWER CONDUIT AND (1) 1" ALARM CONDUIT FROM BOTTOM OF ILC TO SIDE OF RF CABINET WITH CHASE NIPPLES THROUGH FACTORY KNOCKOUTS.
- RUN 2" FLEX FIBER CONDUIT FROM BOTTOM OF OVP TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
- RUN (1) 1½" FLEX POWER CONDUIT FOR EVERY (6) RRU CIRCUITS FROM BOTTOM OF OVP TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
- SUPPORT FLEX CONDUIT ON HORIZONTAL H-FRAME RAILS OR ON VERTICAL SITE STRUT SNT10 RAILS ADDED TO H-FRAME FOR CONDUIT/CABLE MANAGEMENT.
- RUN HYBRID CABLE FOR TOWER MOUNTED RRU'S OVERHEAD ON TRAPEZE SUSPENDED FROM WAVE GUIDE BRIDGE. SWEEP DOWN ONTO H-FRAME RAILS, THEN LOOP UNDER OVP AND CONNECT TO BOTTOM OF OVP. ATTACH GROUND KITS TO HYBRID CABLE BEFORE LOOPING UNDER OVP, AND BOND TO TDSCA GROUND BAR AT BASE OF H-FRAME.
- RUN COAX CABLE FOR GROUND MOUNTED RRU'S (IF USED) OVERHEAD ON TRAPEZE SUSPENDED FROM WAVE GUIDE BRIDGE. TERMINATE COAX ON ICE BRIDGE AND TRANSITION TO JUMPERS JUST BEFORE REACHING H-FRAME. ATTACH GROUND KITS TO COAX CABLE ON TOWER SIDE OF LAST ICE BRIDGE POST AND BOND TO TDSCA GROUND BAR NEAR TOP OF POST.
- GPS ANTENNA TO BE MOUNTED TO STANDARD HEIGHT POST WITH EXTENDED MOUNTING PIPE, USING COMMSCOPE GPS-U MOUNTING KIT. MOUNT AS NEAR AS PRACTICAL TO RBA84 CABINET.
- BOLT CABINETS AND GENERATOR TO SLAB USING FASTENERS SPECIFIED BY EQUIPMENT MANUFACTURER IN FACTORY PROVIDED MOUNTING HOLES.



verticalbridge

750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON, FL 33487  
TEL: (561) 946-6367

PROJECT INFORMATION:

SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 328  
SILVER SPRINGS, FL 34488  
MARION COUNTY

PLANS PREPARED BY:

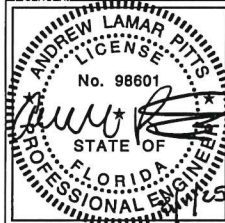
**Kimley»Horn**

201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE: (813) 820-1460  
WWW.KIMLEY-HORN.COM

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0	08/01/25	ZONING	BNL

LICENSER:



KHA PROJECT NUMBER:

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DRAWN BY: CHECKED BY:

JAR BNL

SHEET TITLE:

EQUIPMENT PAD  
LAYOUT

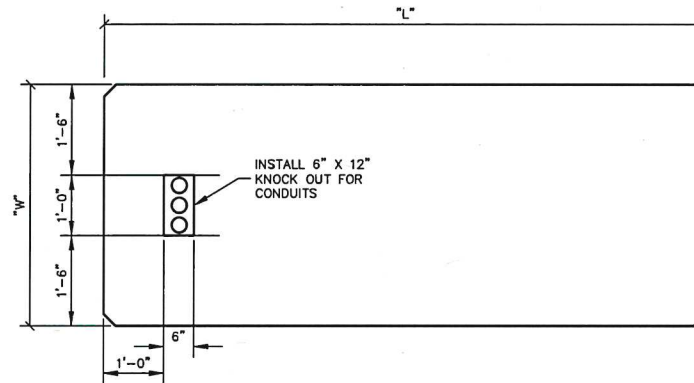
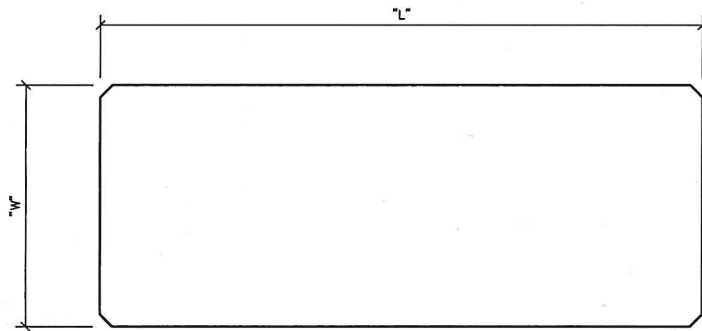
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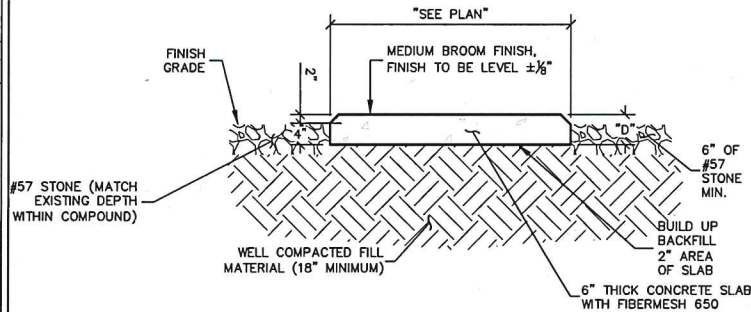


A13 \\ATL-Wireless\Vertical Bridge\US-FL-6065 Indian Lake St Forest\CA01\DO\ECor-CB.dwg 08/01/25 8:31 AM by: BNL

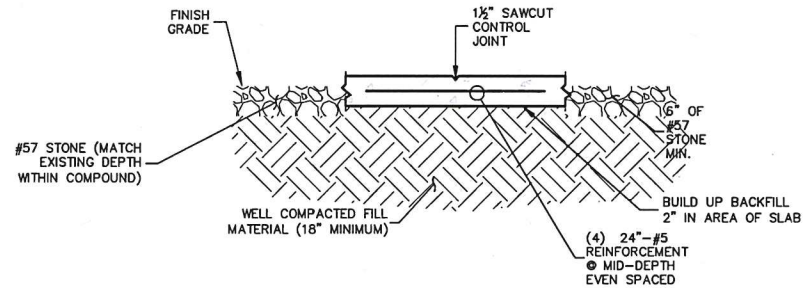
CONCRETE PAD SCHEDULE				
PAD TYPE	"L"	"W"	"D"	REINFORCEMENT
EQUIPMENT PAD	10'-0"	8'-0"	6"	SEE DETAIL 2/C6
GENERATOR PAD	8'-0"	4'-0"	6"	SEE DETAIL 2/C6



1 CONCRETE PAD PLAN  
C4 NOT TO SCALE



2 CONCRETE PAD FOUNDATION SECTION  
C4 NOT TO SCALE



**verticalbridge**  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON, FL 33487  
TEL: (561) 948-6367

PROJECT INFORMATION:  
SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 325  
SILVER SPRINGS, FL 34488  
MARION COUNTY

PLANS PREPARED BY:  
**Kimley»Horn**  
201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE: 813-620-1460  
WWW.KIMLEY-HORN.COM

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LICENSER:  
**ANDREW LAMAR PITTS**  
LICENSE  
No. 98601  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

KHA PROJECT NUMBER:  
013291025

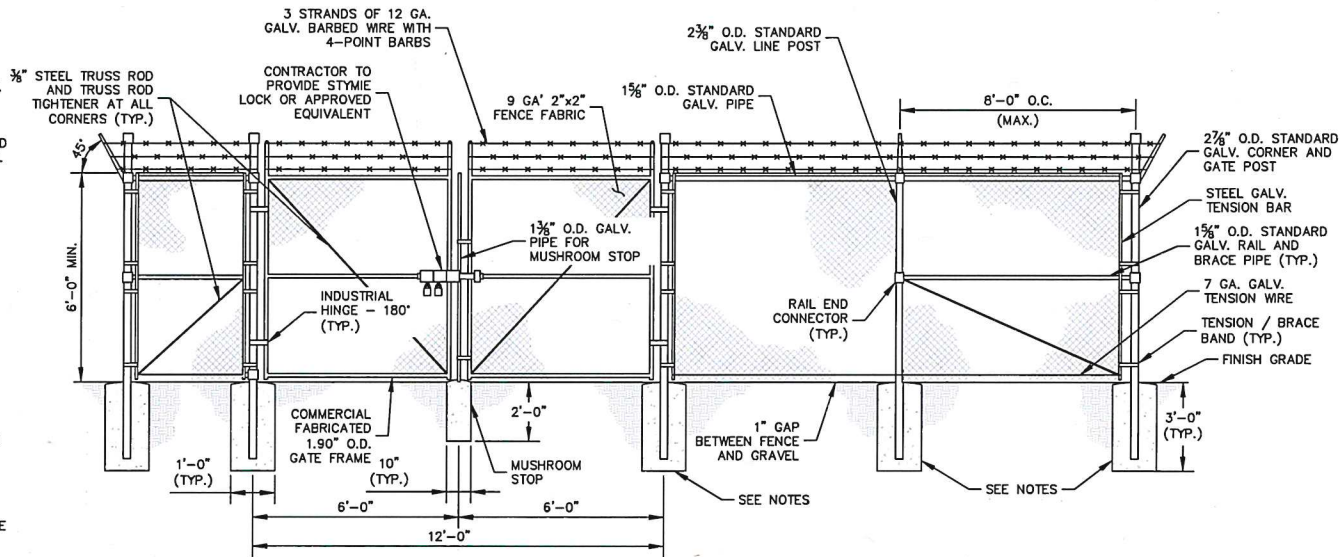
DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
JAR BNL

SHEET TITLE:  
**CONCRETE PAD  
FOUNDATION  
DETAILS**

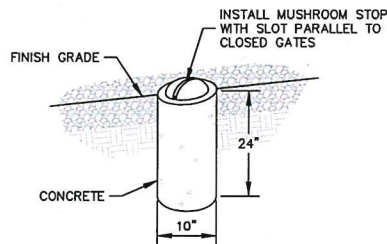
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1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.

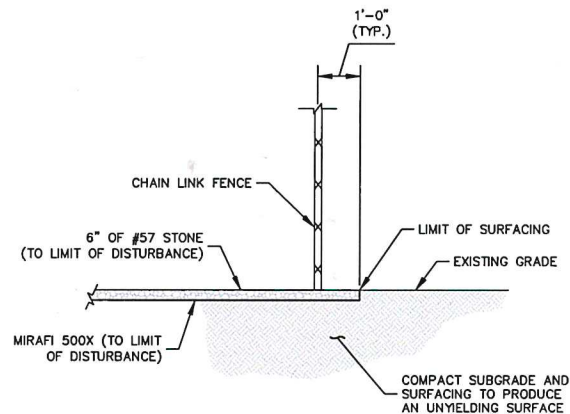
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



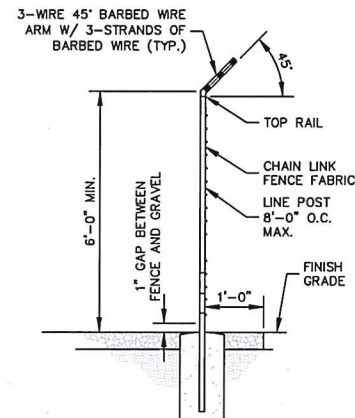
1 CHAIN LINK FENCE AND GATE ELEVATION  
C5 NOT TO SCALE



2 MUSHROOM STOP  
C5 NOT TO SCALE



3 SITE COMPOUND SURFACE DETAIL  
C5 NOT TO SCALE



4 SECTION AT FENCE  
C5 NOT TO SCALE

verticalbridge

750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON FL, 33487  
TEL: (561) 948-6367

PROJECT INFORMATION:==

SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 326  
SILVER SPRINGS, FL 34488  
MARION COUNTY

PLANS PREPARED BY: 2

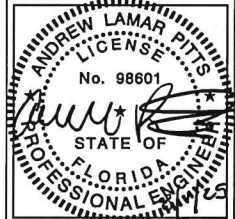
**Kimley»»Horn**

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PHONE: 813-620-1460  
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LICENSER: [REDACTED]



KHA PROJECT NUMBER: \_\_\_\_\_

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DATE: _____	TIME: _____

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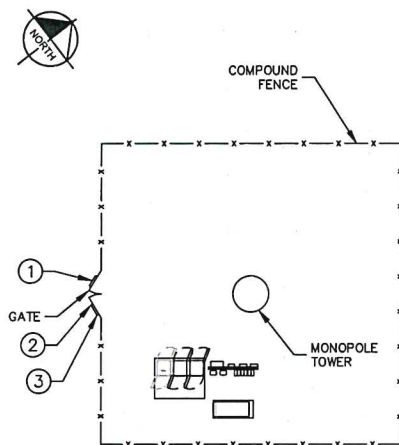
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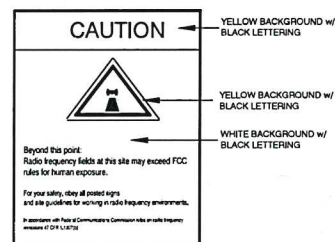
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1 SIGN PLACEMENT PLAN VIEW  
C6 NOT TO SCALE



① VERTICAL BRIDGE - SITE ID SIGN

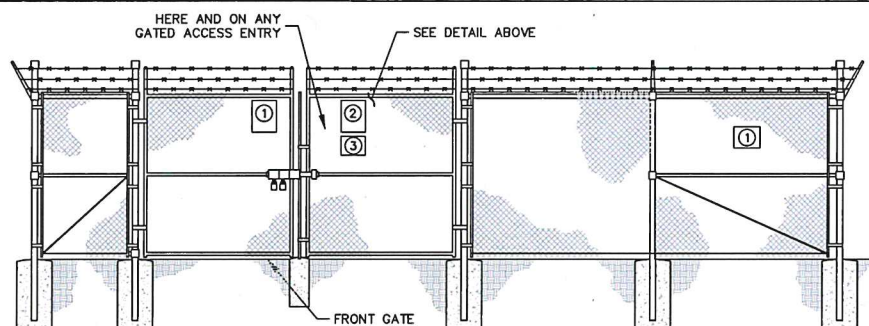


② RF EXPOSURE CAUTION SIGN



③ NOTICE-RFE SIGN  
12" HIGH X 18" WIDE  
(OPERATIONS PROVIDED)

2 TYPICAL SIGNS AND SPECIFICATIONS  
C6 NOT TO SCALE



3 SIGN PLACEMENT FRONT GATE VIEW  
C6 NOT TO SCALE

#### SIGNAGE NOTES:

- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
- SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
- ADDITIONAL SITE # AND EMERGENCY CONTACT SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS THE COMPOUND GATE ITSELF.
- CARRIER SITE # AND EMERGENCY CONTACT SIGNS SHALL BE MOUNTED ON THE EQUIPMENT CABINET W/ PERMANENT SET ADHESIVE. TWO SIDED TAPE SHALL BE UTILIZED AT EACH CORNER ON THE BACKSIDE TO AID PLACEMENT UNTIL ADHESIVE SETS.

verticalbridge

750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON FL 33487  
TEL: (561) 946-6367

#### PROJECT INFORMATION:

SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 328  
SILVER SPRINGS, FL 34488  
MARION COUNTY

#### PLANS PREPARED BY:

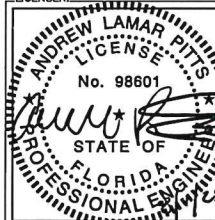
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KHA PROJECT NUMBER:

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JAR BNL

SHEET TITLE:

**SITE SIGNAGE  
DETAILS**

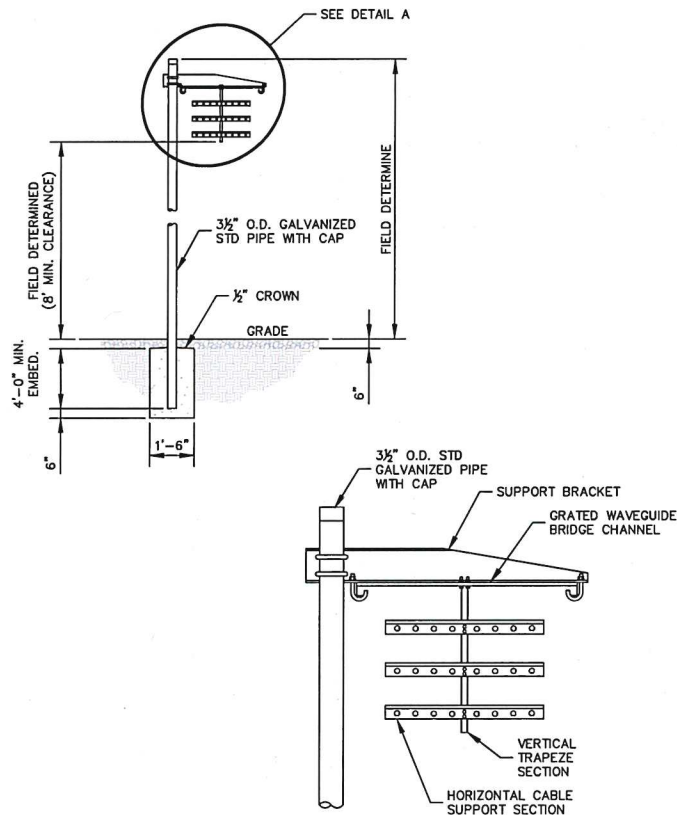
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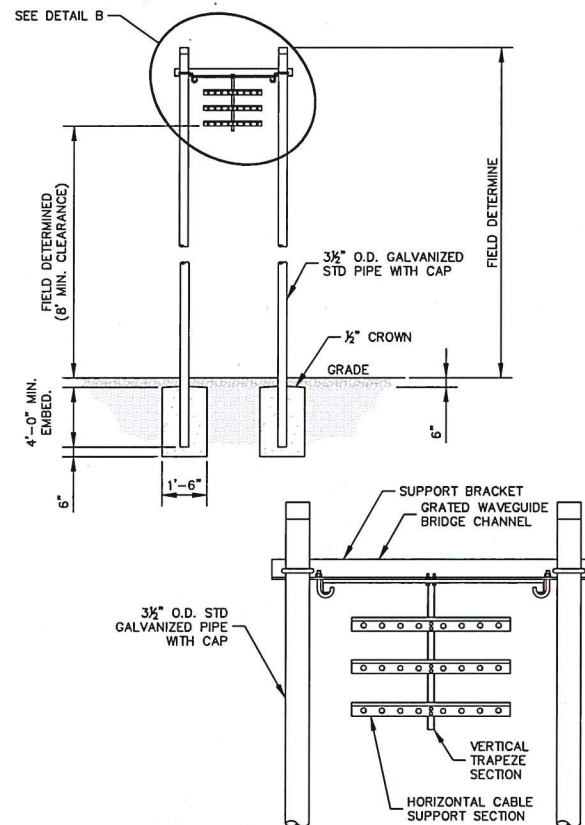
DETAIL A

ANDREW 1 POST WAVEGUIDE BRIDGE  
KIT (PART #: WB-K210-B15, OR  
APPROVED EQUIVALENT)

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR  
UNLESS OTHERWISE NOTED.

1 WAVEGUIDE BRIDGE DETAIL  
C7 NOT TO SCALE



DETAIL B

ANDREW 2 POST WAVEGUIDE BRIDGE  
KIT (PART #: WB-K410-B15, OR  
APPROVED EQUIVALENT)

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR  
UNLESS OTHERWISE NOTED.

2 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)  
C7 NOT TO SCALE

verticalbridge  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON FL 33487  
TEL: (561) 940-6367

PROJECT INFORMATION:

SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 328  
SILVER SPRINGS, FL 34408  
MARION COUNTY

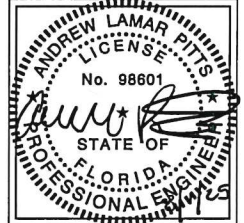
PLANS PREPARED BY:

**Kimley»Horn**  
201 NORTH FRANKLIN STREET, SUITE 1400  
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KHA PROJECT NUMBER:

013291025

DRAWN BY: CHECKED BY:

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SHEET TITLE:

WAVEGUIDE  
BRIDGE DETAILS

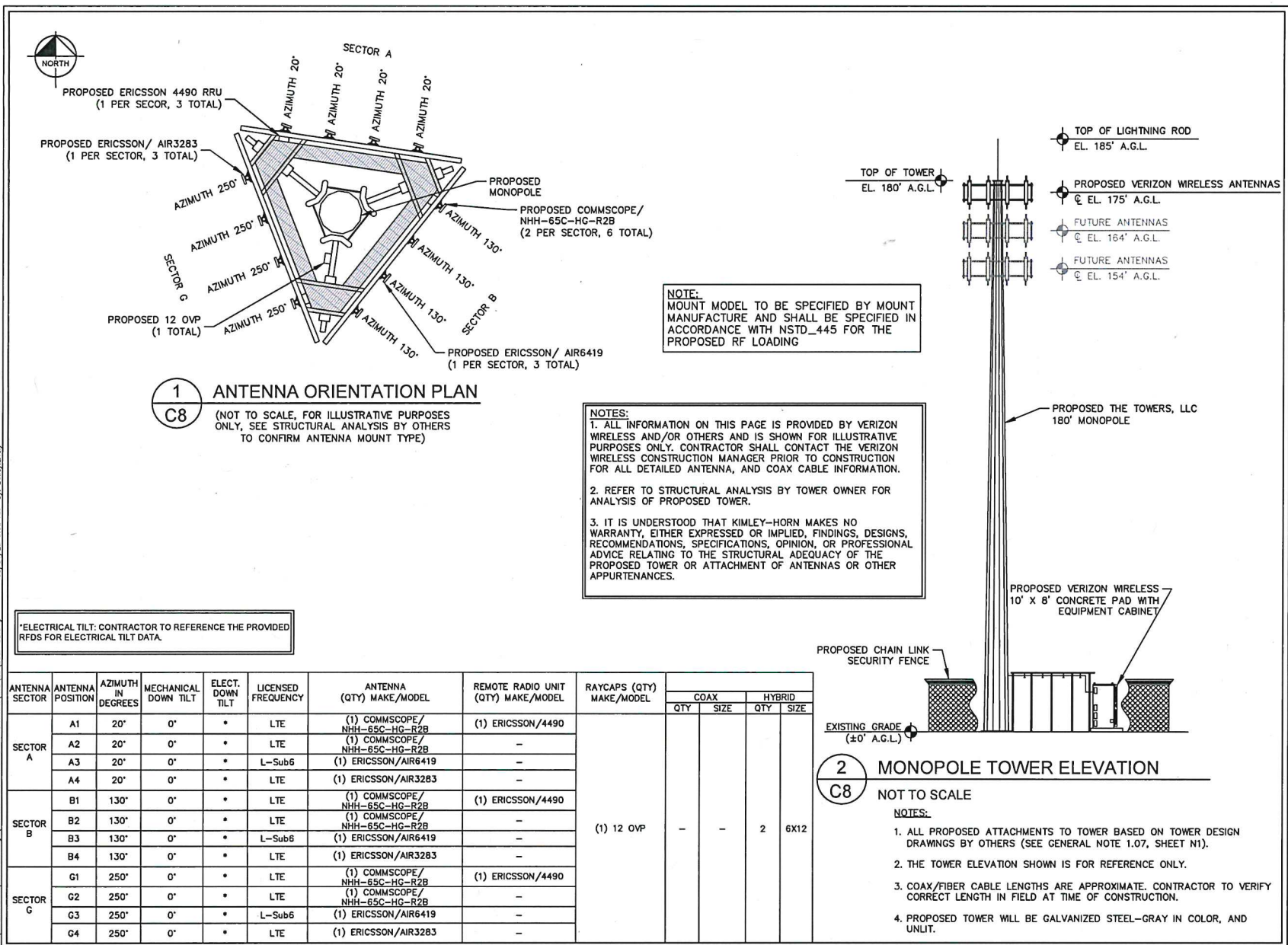
SHEET NUMBER:

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ATTACHMENT A

A17

K:\VL Wireless\Vertical Bridge\US-T-6055 Indian Lake St Forest\CAD\2D\ECR-CB.dwg 09/01/25 9:03 AM by: BNL



verticalbridge

750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON FL 33487  
TEL: (561) 940-6387

PROJECT INFORMATION:

SITE NAME:  
US-FL-6065 - INDIAN LAKE ST FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 328  
SILVER SPRINGS, FL 34488  
MARION COUNTY

PLANS PREPARED BY:

Kimley»Horn

201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE: 813-620-1160  
WWW.KIMLEY-HORN.COM

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LICENSER:

FOR ILLUSTRATIVE PURPOSES ONLY- NO SIGNATURE REQUIRED

KHA PROJECT NUMBER:  
013291025

DRAWN BY: CHECKED BY:  
JAR BNL

SHEET TITLE:  
ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER:  
C8

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ATTACHMENT A

September 17, 2025

Andrella Barnes  
The Towers, LLC  
750 Park Of Commerce Drive, Suite 200  
Boca Raton, Florida 33487



B+T Group  
1717 S. Boulder, Suite 300  
Tulsa, OK 74119  
(918) 587-4630  
[btwo@btgrp.com](mailto:btwo@btgrp.com)

**Subject:**  
**Arcosa Designation:**

**Fall Certification Letter**  
**Arcosa Project Number:** B975  
**Arcosa Site Name:** Indian Lake St Forest  
(US-FL-6065)

**Engineering Firm Designation:**

**B+T Group Project Number:** 25-007075

**Site Data:**

**Indian Lake St Forest (US-FL-6065)**  
**180' Monopole**

To Whom it May Concern:

As Requested by Arcosa Telecom Structures on behalf of The Towers, LLC, B+T Group is pleased to submit this "Fall Certification Letter" for the 180' Monopole to be constructed at the **Indian Lake St Forest (US-FL-6065)** site.

This pole will be designed in accordance with the TIA 222-H standard for Marion County, FL. The pole will be designed to support antennas and transmission lines for three wireless carriers. The design criteria are more particularly described as follows:

Design Wind Speed: 130mph 3-sec gust (no ice), 30mph 3-sec gust (0.25" ice)  
Structure Class: II  
Exposure Category: C  
Topographic Category: 1

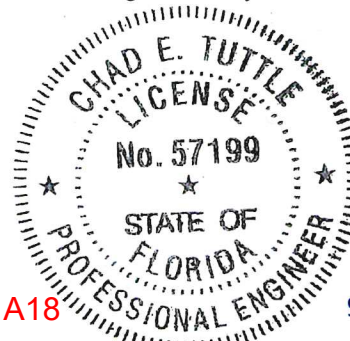
175'—Wireless Carrier 1 (CaAa= 42,000 sq in w/ (18) 1 5/8" transmission lines  
164'—Wireless Carrier 2 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines  
154'—Wireless Carrier 3 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines

It is our understanding that this Monopole structure will be designed such that, if a failure were to occur due to a significant storm or other event, the pole would fall within a radius of 50' from the base of the structure. Although the pole would not be designed to fail, stronger sections that required by analysis would be provided in the lower sections of the pole, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this pole were to experience operational failure due to catastrophic wind loading, the design would enable the pole to fail through compression buckling. Failure in this manner would result in the upper portion of the pole buckling and folding over the lower portion, resulting in a fall radius of 50' from the base of the pole. It should be understood that this opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the pole failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself.

Please contact us should you have any questions concerning the safety and design of the monopole.

Letter prepared by: Clint Coody  
Respectfully submitted by: B+T Group, Inc.

Chad E. Tuttle, P.E.



A18

9/17/2025



Privacy Act Statement (5 U.S.C. § 552a(e)(2)): Authority: Information solicited by the Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) is authorized by 49 U.S.C. § 44718 and 47101 Purpose: The FAA OE/AAA is an application used to evaluate all structures that may affect the national airspace system and defend against potential hazards to the safety and efficient use of the navigable airspace. The information collected is used to allow a user access to the OE/AAA and to administer the Aeronautical Study Process. Routine Uses: In accordance with the Privacy Act system of records notice, DOT/ALL 16 Mailing Management System and DOT/FAA 826 Petitions for Exemptions, Other than Medical Exemptions this information may be disclosed to officials within the federal government and the public in general. DOT/ALL 13 - Internet/Intranet Activity and Access Records, this information is routinely used: • To provide information to any person(s) authorized to assist in an approved investigation of improper access or usage of DOT computer systems; • To an actual or potential party or his or her authorized representative for the purpose of negotiation or discussion of such matters as settlement of the case or matter, or informal discovery proceedings; • To contractors, grantees, experts, consultants, detailees, and other non-DOT employees performing or working on a contract, service, grant cooperative agreement, or other assignment from the Federal government, when necessary to accomplish an agency function related to this system of records; and • To other government agencies where required by law.

Disclosure: Submission of the information is voluntary; however, failure to submit requested information will result in FAA's inability to grant you access to the system and may result in an inability of the FAA to process the notice or administer the aeronautical study process for the construction, alteration, activation, or deactivation proposed.



U.S. Department of Transportation  
Federal Aviation Administration

Failure to Provide All Requested Information May Delay Processing of your Notice

### Notice of Proposed Construction or Alteration

FORM FAA OUE 0117

Aeronautical Study Number  
2025-150-7763 OE

Status: Determined - No Hazard

#### 1. Sponsor

Name: The Towers, LLC  
Attn of: Julie Heffernan  
Address: 750 Park of Commerce Dr  
Suite 200  
City: Boca Raton  
State: FL  
Zip: 33487  
Country: US  
Phone: +1-561-406-4015  
Fax:

9. Latitude: 29°14'29.95" N

10. Longitude: 82°3'48.9" W

12. Nearest  
State: FL  
County: Marion

13. Nearest Public Use Airport:  
(or Military Airport/Heliport): CCF

14. Distance from Airport to Structure: 60677 ft

15. Direction from Airport to Structure: 65.2

16. Site elevation (SL): 59 ft

17. Structure Height (ASL): 185 ft

18. Overall Height (ASL): 244 ft

19. Prior ASN (if applicable):

20. Description of Location:  
NE 58th Avenue & E Hwy 326

21. Description of Proposal:  
New Site Build that passes NCT; Adding C-Band - MB

#### 2. Sponsor's Representative

Name: Vertical Bridge  
Attn of: Vertical Bridge  
Address: 750 Park of Commerce Dr, Suite 200  
200  
City: Boca Raton  
State: FL  
Zip: 33487  
Country: US  
Phone: +1-561-406-4015  
Fax:

#### Frequencies:

[View Frequencies](#)

#### 3. No ice of:

New Construction

#### 4. Duration:

Permanent (Months:0 Days:0)

#### 5. Work schedule:

#### Letters:

16/06/2025 - DET

#### 6. Type:

Antenna Tower

#### 7. Marking/Lighting:

None

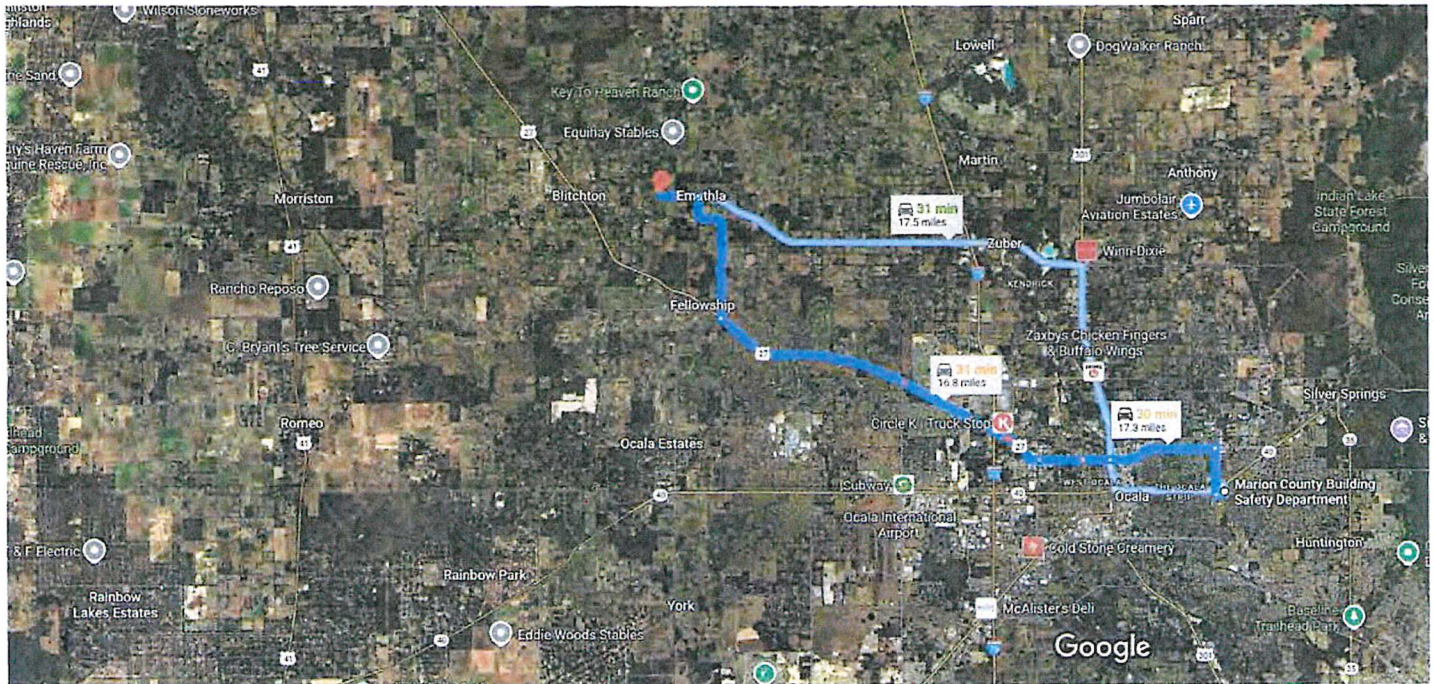
#### 8. FCC Antenna Registration Number: (if applicable)





Marion County Building Safety Department, 2710 E Silver  
Springs Blvd, Ocala, FL 34471 to W Hwy 326, Florida

Drive 17.3 miles, 30 min



Map data ©2025, Map data ©2025 Google 2 mi

**Marion County Building Safety Department**  
2710 E Silver Springs Blvd, Ocala, FL 34471

Follow NE 25th Ave and Bonnie Heath Blvd to US-27  
N/NW 10th St

- |   |  |                 |
|---|--|-----------------|
| ↑ | 1. Head southwest toward NE 26 Terrace               | 9 min (3.8 mi)  |
| ↩ | 2. Turn left onto NE 26 Terrace                      | 348 ft          |
| ↪ | 3. Sharp right onto E Fort King St                   | 400 ft          |
| ↪ | 4. Turn right onto NE 25th Ave                       | 0.2 mi          |
| ↩ | 5. Turn left onto NE 14th St/Bonnie Heath Blvd       | 1.0 mi          |
|   | <a href="#">Continue to follow Bonnie Heath Blvd</a> | 2.4 mi          |
| ↑ | 6. Continue onto US-27 N/NW 10th St                  | 14 min (9.5 mi) |
|   | <a href="#">Continue to follow US-27 N</a>           |                 |

Continue on NW Hwy 225. Drive to W Hwy 326

- |   |                               |                |
|---|-------------------------------|----------------|
| ↪ | 7. Turn right onto NW Hwy 225 | 5 min (4.0 mi) |
|   |                               | 3.2 mi         |
| ↩ | 8. Turn left onto W Hwy 326   | 0.8 mi         |

W Hwy 326  
Florida

## Existing Vertical Bridge Inventory, Marion County, FL

Site No	Site Name	Site Type	Overall Structure Height (AGL)	Overall Structure Height w/o Appurtenances	Ground Elevation (feet)	Latitude	Longitude	Address	City	State	Postal Code	FCC Registration Number
US-FL-3141	CCF-125	Transmission Tower	150	150	75.5	28.983306	-82.211111	954 Marion Oaks Lane	Ocala	FL	34473	
US-FL-3142	Martin Sub	Transmission Tower	150	150	75.1	28.983325	-82.211133	1751 NW 100th st	Ocala	FL	34475	
US-FL-3144	Bellevue Sub	Transmission Tower	150	150	76.8	29.059275	-82.023719	7775 E US Highway 25	Bellevue	FL	34420	
US-FL-3145	Ocala East	Transmission Tower	150	150	55.4	29.215142	-82.087656	2651 NE 36th Ave	Ocala	FL	34470	
US-FL-5443	Turkey Trak	Monopole	199	194.8	83.7	29.026454	-82.030407	7391 SE 135th Street	Bellevue	FL	34491	1315504
US-FL-5481	RS Adams Hammock SR200	SST	266	256	84	29.052069	-82.285506	9977 SW Hwy 200	Dunnellon	FL	34432	1322694
US-FL-5485	RS I-75 S Ocala	SST	240.8	236.8	83.6	29.094352	-82.1845	8849 SW NB I-75	Ocala	FL	34476	1321047
US-FL-6065	Indian Lake St Forest	TWR - IP	185	180	0	29.241653	-82.051358			FL		
US-FL-6105	McIntosh VZ	Monopole	211	211	137	29.4094	-82.2124	17950 North Highway 441	Reddick	FL	32686	1026091
US-FL-6106	Zuber RELO	Guyed Tower	303	301	72	29.2696	-82.1882	7959 NW 40th Terrace	Ocala	FL	34482	1289691
US-FL-6112	Howard Property	SST	259.8	249.9	44	29.278861	-81.64975	8486 NE 305th Avenue	Salt Springs	FL	32134	1282968
US-FL-6130	Ocala 2	Monopole	190	180	73	29.17	-82.168	1847 SW 27 Avenue	Ocala	FL	34471	
US-FL-8022	Ocala - Type1	SST	269	250.3	91	29.1865222	-82.1336028	319 SE Broadway	Ocala	FL	34471	1028852



Prepared by:  
 Janet Diiorio  
 Marion Lake Sumter Title, LLC  
 1890 SE 15th Avenue, Suite 102  
 Ocala, Florida 34471

File Number: 2023-747

## General Warranty Deed

Made this December 11, 2023, A.D., by **Wayne M. Lampert, as Successor Trustee under Trust Agreement dated May 1, 1989**, whose address is: 401 E Las Olas Blvd. Ste 130-464, Fort Lauderdale, Florida 33301, hereinafter called the Grantor(s), to **4 C Family Trust LLC, a Florida Limited Liability Company**, whose post office address is: P.O. Box 4368, Ocala, Florida 34478, 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)

**Witneseth**, 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:

A parcel of land situate in Section 30, Township 14 South, Range 23 East, Marion County, Florida.

Commence at the NW corner of the SW 1/4 of Section 30, Township 14 South, Range 23 East, Marion County, Florida, thence N. 89°53'10" E. along the North boundary of said SW 1/4 a distance of 30.00 feet to the East right of way line of County Road C-35 (Baseline Road), thence S. 00°06'05" E. along said East right of way line 573.50 feet to the Point of Beginning, thence continue S 00°06'05" E. along said East right of way line 650.00 feet to the Northeasterly right of way line of County Road C-326, thence S 45°15'22" E. along said Northeasterly right of way line 950.00 feet, thence N. 44°44'38" E. 650.00 feet, thence N. 45°15'22" W. 515.95 feet to the Southerly boundary of a Seminole Electric Cooperative, Inc. Power Line Easement, thence N. 19°47'34" W. 525.99 feet, thence S. 89°53'55" W. 588.89 feet to the Point of Beginning.

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

Parcel ID Number: **16066-002-01**

**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, 2023.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

Prepared by:


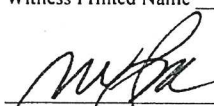
Janet Diiorio

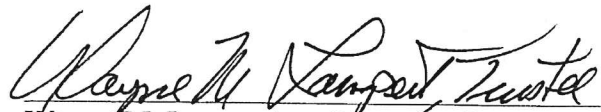
Marion Lake Sumter Title, LLC  
 1890 SE 15th Avenue, Suite 102  
 Ocala, Florida 34471

File Number: 2023-747

**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:*

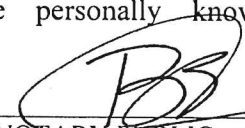
  
 Witness #1 Signature  
 Witness Printed Name Brittany Gavaghan  
  
 Witness #2 Signature  
 Witness Printed Name RWFOZH

  
 Wayne M. Lampert, as Successor Trustee  
 under Trust Agreement dated May 1, 1989 (Seal)

State of Florida

County of Marion

The foregoing instrument was acknowledged before me by means of XX physical presence or    online notarization, this 11 day of December, 2023, by Wayne M. Lampert, as Successor Trustee under Trust Agreement dated May 1, 1989, who is/are personally known to me or who has produced DL's as identification.

  
 NOTARY PUBLIC

Printed Name: Brittany Gavaghan

My Commission Expires: 6/30/2027  
 (SEAL)





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

## Detail by Entity Name

Florida Limited Liability Company  
4 C FAMILY TRUST LLC

### Filing Information

**Document Number** L18000085112  
**FEI/EIN Number** APPLIED FOR  
**Date Filed** 04/04/2018  
**Effective Date** 04/04/2018  
**State** FL  
**Status** ACTIVE

### Principal Address

4400 SE 73RD ST  
OCALA, FL 34480

Changed: 01/18/2023

### Mailing Address

PO BOX 4368  
OCALA, FL 34478

### Registered Agent Name & Address

CONRAD, THOMAS C  
4400 SE 73RD ST  
OCALA, FL 34480

Address Changed: 01/18/2023

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

CONRAD, THOMAS C  
PO BOX 4368  
OCALA, FL 34478

Title MGR

CONRAD, LORI J.

PO BOX 4368  
OCALA, FL 34478

**Annual Reports**

Report Year	Filed Date
2023	01/18/2023
2024	04/30/2024
2025	05/01/2025

**Document Images**

<a href="#">05/01/2025 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2024 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2023 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/15/2022 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/05/2021 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/24/2020 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/15/2019 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/04/2018 – Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

(Above 3" Space for Recorder's Use Only)

**Prepared By and  
Upon Recording Return to:**

The Towers, LLC  
 750 Park of Commerce Drive, Suite 200  
 Boca Raton, Florida 33487  
 Attn: Allison Cannella, Esq.

Site Name: Indian Lake St Forest  
 Site Number: US-FL-6065  
 Commitment #: VB-200460-C

**MEMORANDUM OF OPTION TO LEASE**

This Memorandum of Option to Lease (this "Memorandum") evidences an Option and Lease Agreement (the "Agreement") between **4 C Family Trust LLC ("Landlord")**, whose address is E HWY 326, Ocala, Florida 34476, and **The Towers, LLC, a Delaware limited liability company, known in Florida as The Towers of Florida, LLC ("Tenant")**, whose address is 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487, dated March 10th, 2025 (the "Effective Date"), for a portion (the "Premises") of the real property (the "Property") described in **Exhibit A** attached hereto.

Pursuant to the Agreement, Landlord has granted Tenant an exclusive option to lease the Premises (the "Option"). The Option commenced as of the Effective Date and shall continue in effect for a period of two (2) years from the Effective Date and may be renewed by Tenant for an additional two (2) year period.

Landlord ratifies, restates and confirms the Agreement and, upon exercise of the Option, shall lease to Tenant the Premises, subject to the terms and conditions of the Agreement. The Agreement provides for the lease by Landlord to Tenant of the Premises for an initial term of ten (10) years with eight (8) renewal option(s) of an additional five (5) years each, and further provides:

1. Landlord may assign the Agreement only in its entirety and only to a purchaser of the fee interest of the Property;
2. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises or the Property from Landlord;
3. Under certain circumstances, Landlord may subdivide the Property without Tenant's prior written consent; and






4. The Agreement restricts Landlord's ability to utilize, or allow the utilization of the Property or real property owned by Landlord which is adjacent or contiguous to the Property for the construction, operation and/or maintenance of the Communications Facilities (as defined in the Agreement).

This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement. In the event of a conflict between the provisions of this Memorandum and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURES  
BEGIN ON NEXT PAGE


IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF OPTION TO LEASE effective as of the date last signed by a party hereto.

<b>WITNESSES:</b>   Name: <u>Randall E. Alford</u> Address: <u>1811 E St Hwy St Ocala, FL 34481</u>   Name: <u>Tracy Hawn</u> Address: <u>3281 SW 41st Ave, FL</u>	<b>LANDLORD:</b>  <b>4 C Family Trust LLC</b> a Florida limited liability company  By:  Print Name: <u>Thomas C. Conrad</u> Title: <u>MMbr.</u> Date: <u>28 Feb 25</u>
--	--

STATE OF Florida

COUNTY OF Marion

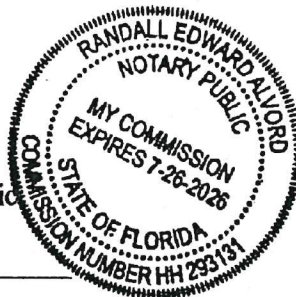
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of February, 2025, by Thomas C. Conrad as MMbr. of 4 C Family Trust LLC, a Florida limited liability company.

  
Signature of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☒ OR Produced Identification

Type of Identification Produced



(Tenant's Signature Page to Memorandum of Option to Lease)

<p><b>WITNESSES:</b></p> <p>* <u>[Signature]</u>  Name: <u>Edward Davis</u></p> <p>* <u>[Signature]</u>  Name: <u>Christopher Antonio</u></p> <p>* Address:  750 Park of Commerce Drive, Suite 200  Boca Raton, FL 33487</p>	<p><b>TENANT:</b></p> <p><b>The Towers, LLC</b>  a Delaware limited liability company</p> <p>By: <u>[Signature]</u></p> <p>Name: <u>Randy Wilson</u>  Vice President Development</p> <p>Title: _____</p> <p>Date: <u>3/10/25</u></p>
---	--

Leasing Ops <sup>OS</sup> 29

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of MARCH, 2025, by means of ☒ physical presence or ☐ online notarization by Randy Wilson, the VP Dev of The Towers, LLC, a Delaware limited liability company, on behalf of the company.

[Signature]  
Signature of Notary Public

Jeanne M. Bruning  
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☒ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_



**EXHIBIT A**  
**(TO MEMORANDUM OF OPTION TO LEASE)**

**The Property**  
**(may be updated by Tenant upon receipt of final legal description from title)**

A parcel of land situate in Section 30, Township 14 South, Range 23 East, Marion County, Florida.  
Commence at the NW corner of the SW 1/4 of Section 30, Township 14 South, Range 23 East, Marion County, Florida, thence N. 89°53'10" E. along the North boundary of said SW 1/4 a distance of 30.00 feet to the East right of way line of County Road C-35 (Baseline Road), thence S. 00°06'05" E. along said East right of way line 573.50 feet to the Point of Beginning, thence continue S 00°06'05" E. along said East right of way line 650.00 feet to the Northeasterly right of way line of County Road C-326, thence S 45°15'22" E. along said Northeasterly right of way line 950.00 feet, thence N. 44°44'38" E. 650.00 feet, thence N. 45°15'22" W. 515.95 feet to the Southerly boundary of a Seminole Electric Cooperative, Inc. Power Line Easement, thence N. 19°47'34" W. 525.99 feet, thence S. 89°53'55" W. 588.89 feet to the Point of Beginning.

Parcel ID Number: **16066-002-01**

Access and utilities serving the Premises (as defined in the Agreement) includes all easements of record as well as that portion of the Property designated by Landlord and Tenant for Tenant (and Tenant's guests, agents, customers, subtenants, licensees and assigns) ingress, egress, and utility purposes to and from a public right-of-way.



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

16066-002-01

Prime Key: 2377160

[MAP IT+](#)

Current as of 9/23/2025

[Property Information](#)

4 C FAMILY TRUST LLC  
PO BOX 4368  
OCALA FL 34478-4368

[Taxes / Assessments:](#)

Map ID: 230

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 56

Acres: 20.00

[Current Value](#)

Land Just Value	\$385,724		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$385,724	Impact	(\$365,997)
Total Assessed Value	\$19,727	Land Class Value	\$19,727
Exemptions	\$0	Total Class Value	\$19,727
Total Taxable	\$19,727	<a href="#">Ex Codes:</a> 08	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$385,724	\$0	\$0	\$385,724	\$19,727	\$0	\$19,727
2023	\$251,559	\$0	\$0	\$251,559	\$90,614	\$0	\$90,614
2022	\$251,559	\$0	\$0	\$251,559	\$82,376	\$0	\$82,376

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8208/1027</a>	12/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$425,000
<a href="#">8151/1603</a>	07/2023	71 DTH CER	0	U	V	\$100
<a href="#">1813/1470</a>	03/1992	06 SPECIAL WARRANTY	0	U	V	\$100
<a href="#">1572/1694</a>	04/1989	07 WARRANTY	9 UNVERIFIED	U	V	\$480,000

[Property Description](#)

SEC 30 TWP 14 RGE 23  
COM NW COR SW 1/4 E 30 FT TO E R/W CTY RD C-35 S 573.50 FT  
FOR POB S 650 FT TO NELY R/W CTY RD C-326 S 45-15-22 E  
950 FT N 44-44-38 E 650 FT N 45-15-22 W 515.95 FT TO S R/W  
SEMINOLE ELECTRIC POWERLINE EASEMENT N 19-47-34 W 525.99 FT  
W 588.89 FT TO POB

Parent Parcel: 16066-002-00

**ATTACHMENT A**  
Land Data - Changing Property Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5671		1,340.0	650.0	B2	805,860.00	SF	.4600	1.00	1.00	1.00	4,699	370,696
9110		.0	.0	B2	65,340.00	SF	.4600	1.00	1.00	0.50	15,028	15,028
Neighborhood 9920											Total Land - Class \$19,727	
Mkt: 2 70											Total Land - Just \$385,724	

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - \$0

Appraiser Notes

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

Cost Summary

Buildings R.C.N.	\$0	1/1/1800				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	3/11/2011	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$385,724	5/10/2024				
Total Just Value	\$385,724	.				





# INDIAN LAKE ST FOREST S

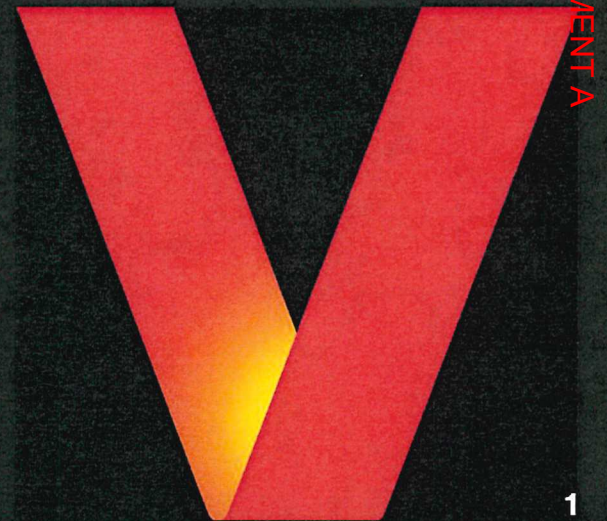
Marion County, FL

A33

Prepared by Verizon Wireless RF Engineering

Amit Raut

September 22, 2025



ATTACHMENT A

1



## Introduction:

There are two main drivers that prompt the need for a new cell site. One is coverage and the other is capacity.

A34 **Coverage** is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

**Capacity** is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

## Introduction (continued):

**Capacity** is the amount of resources a cell site has to handle customer demand. We utilize sophisticated programs that use current usage trends to forecast future capacity needs. Since it takes an average of (1-3) years to complete a cell site project, we have to start the acquisition process several years in advance to ensure the new cell site is in place before the existing cell site hits capacity limits.

**Location, Location, Location.** A good capacity cell site needs to be in the center of the user population which ensures even traffic distribution around the cell. A typical cell site is configured in a pie shape, with each slice (aka. sector) holding 33% of the resources. Optimal performance is achieved when traffic is evenly distributed across the 3 sectors.

**Height.** The requested tower height is the minimum height required to allow Verizon Wireless to meet the stated service objectives and provide seamless service to surrounding Verizon Wireless towers. Any reduction in the tower height will result in significantly diminished coverage improvements and capacity relief to the service area.

verizon

# Verizon Wireless First Tier Handoff Sites

FCC Study/ASR#	Tower Owner	Verizon Cell Site Name	Tower Height AGL (ft)	Structure Type	Latitude	Longitude
1239353	SBA	SILVER SPRINGS	250	Guyed Tower	29.263528	-82.0901667
N/A	N/A	SILVER SPRINGS WT	N/A	Water Tank	29.219444	-82.0525
1240649	T-Mobile West	RYAN	143	Tower	29.223106	-82.014908

A36

ATTACHMENT A



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.



## INDIAN LAKE ST FOREST S

This proposed 180ft monopole tower by Verizon, named INDIAN LAKE ST FOREST S, is essential for providing coverage and capacity to SR 326 and Baseline Rd the surrounding residential areas. It bring significant network improvements to the existing and future residents of this area.

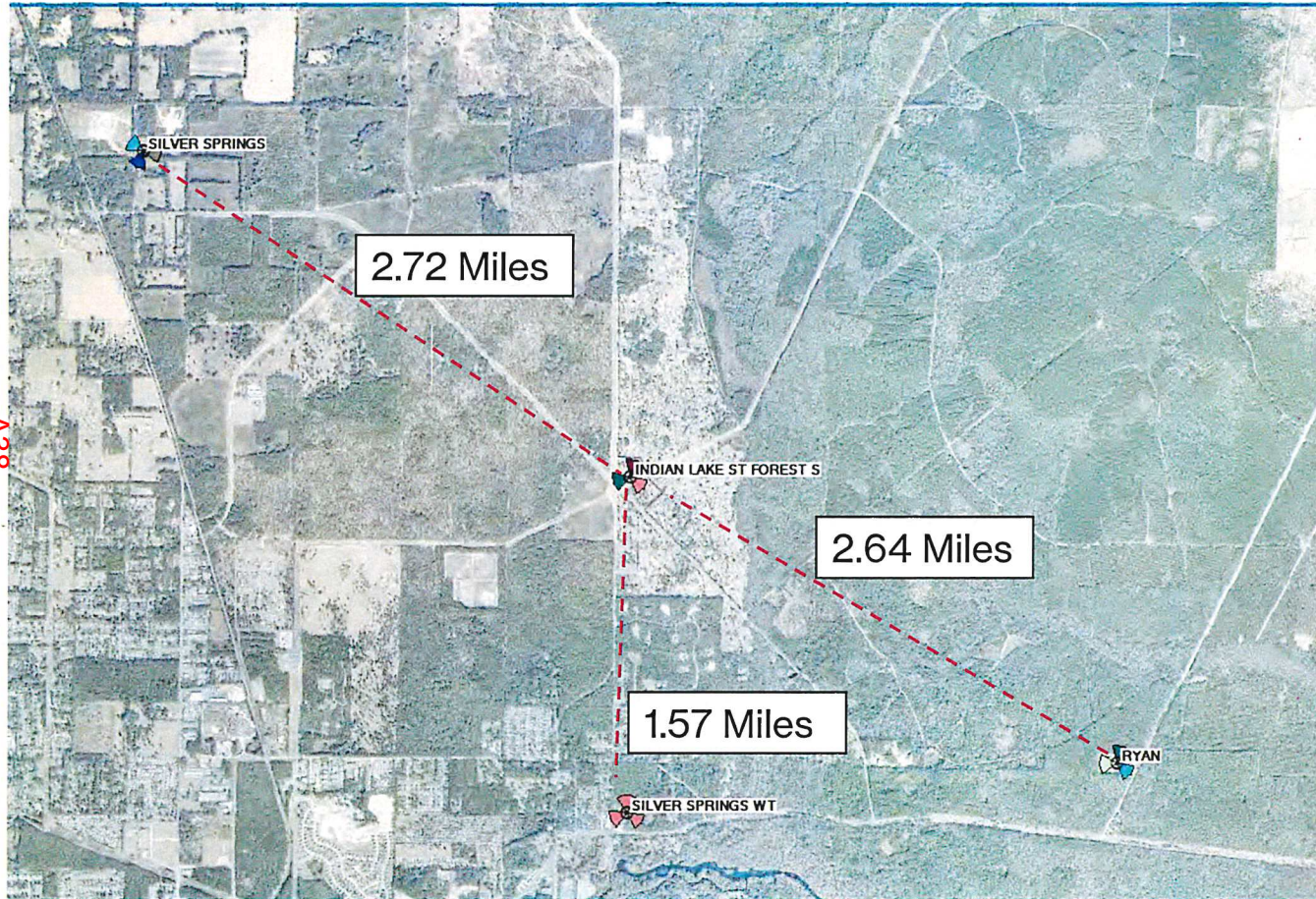
No Colocation opportunity within a mile of the search area

- Technology Type: 4G LTE (Voice/Data) /5G NR (Voice/Data)
- Antenna Required RAD center: 180'
- Structure type: Monopole
- Site Type: Macro
- Latitude: 29.241931
- Longitude: -82.052583



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

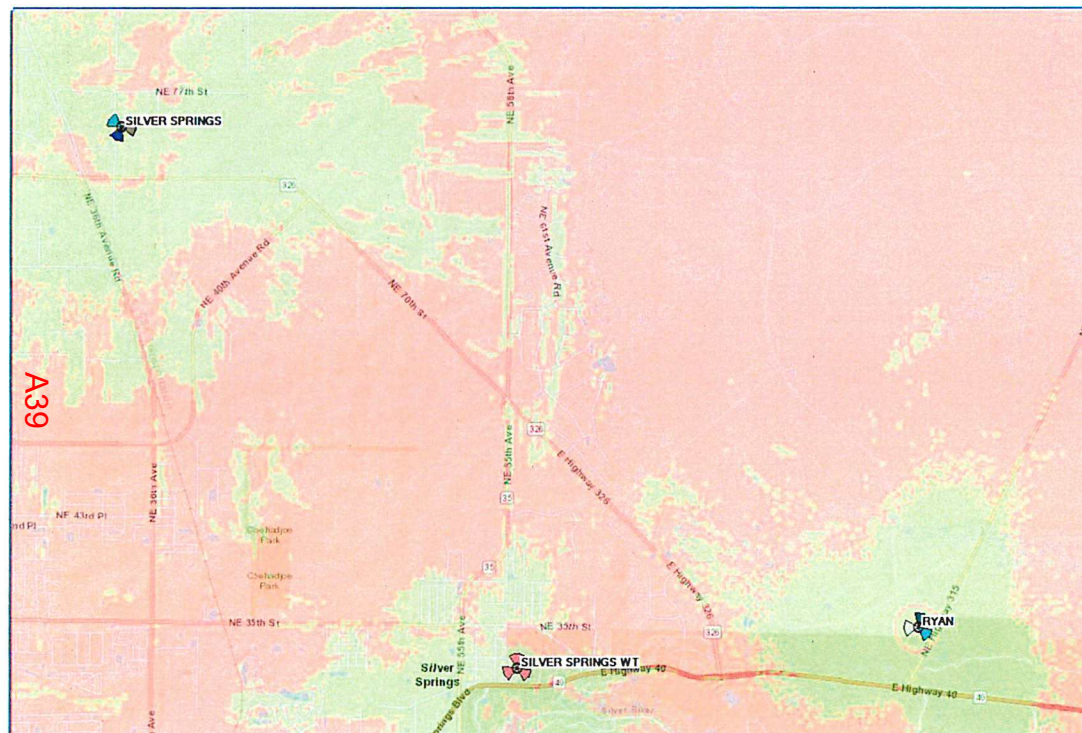
## Verizon Wireless First Tier Handoff Sites



verizon



## Site Coverage Map – Current (2100MHz)

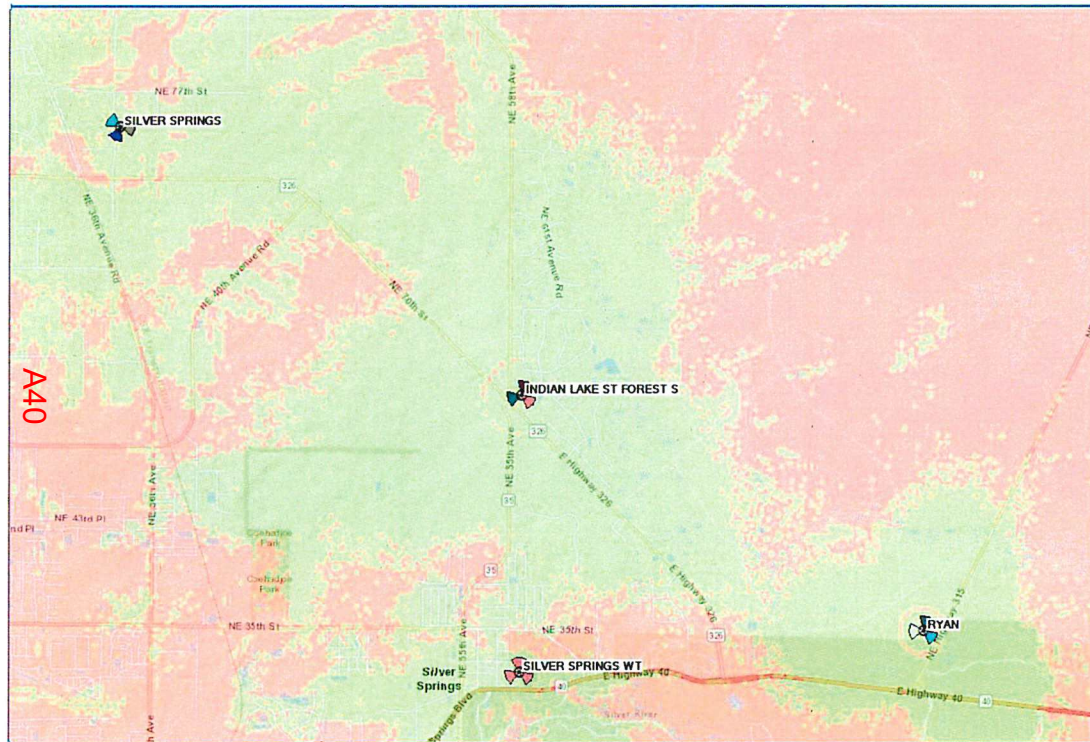


## Coverage Thresholds

- Reliable Service  
■ Unreliable Service



## Future Coverage with proposed site Rush Lake(2100MHz)



### Coverage Thresholds

- Reliable Service
- Unreliable Service

verizon



## Links

FCC RF Safety Program:  
<http://www.fcc.gov/oet/rfsafety/>

FDA "Cell phone facts" :  
<https://www.fda.gov/radiation-emitting-products/cell-phones/do-cell-phones-pose-health-hazard>

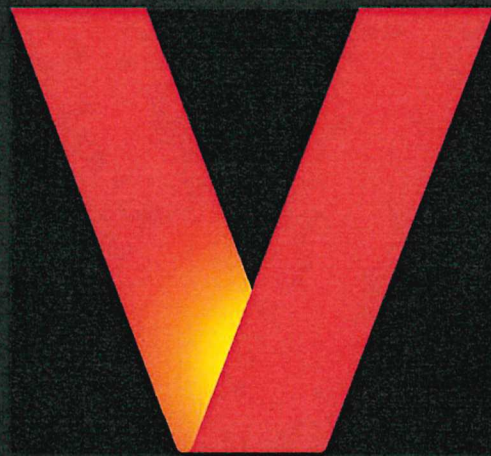
 World Health Organization:  
<http://www.who.int/peh-emf/en/>

verizon

## Compliance

- Verizon complies with all Federal, state, and local requirements.
- Communication sites are operated at a small percentage of FCC emission requirements
- Facilities are inspected by internal and third party entities at regular intervals to insure proper operation and compliance.
- Communication facilities can be found anywhere from hospitals and schools to single family lots.

verizon



**Thank You**



## ATTACHMENT B

**ZONING**  
Notice of Public Hearing  
Marion County  
Application is being made to:

☐ Change zoning from: \_\_\_\_\_  
to: \_\_\_\_\_  
☒ Special Use Permit To Allow For  
185' COMMUNICATIONS TOWER.  
☐ Variance to \_\_\_\_\_

On this property which is owned by:  
4C LAND TRUST LLC

All hearings to be held at:  
601 SE 25<sup>th</sup> Avenue  
In the Board of County Commissioners Auditorium

Hearing dates & times:  
Zoning Commission: date 11/24/25 time 5:30 PM  
Board of Adjustment: date \_\_\_\_\_ time \_\_\_\_\_  
Board of County Commissioners: date 12/15/25 time 1:30 PM  
For further information call 438-2675

It is unlawful to remove this notice until the above described  
Public Hearing has been held.

ID # 231201-SU  
Zoning Director: CHUCK VARADIN







## SUBMITTAL SUMMARY REPORT 33433

<b>PLAN NAME:</b>	<b>LOCATION:</b>
<b>APPLICATION DATE:</b> 09/23/2025	<b>PARCEL:</b>
<b>DESCRIPTION:</b>	

CONTACTS	NAME	COMPANY
Applicant	DAN AUSLEY	
Owner	THOMAS CONRAD	4C FAMILY TRUST LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.	11/20/2025	12/08/2025	11/20/2025	Approved

### SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		12/08/2025	11/20/2025	Approved
Comments	INFO Special Use Permit - Tower N/A			
Environmental Health (Plans) (Environmental Health)		12/08/2025	11/20/2025	Approved
Comments	INFO Special Use Permit - Tower N/A			
Fire Marshal (Plans) (Fire)		12/08/2025	11/20/2025	Approved
Comments	INFO Special Use Permit - Tower APPROVED			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		12/08/2025	11/20/2025	Approved
Comments	INFO Special Use Permit - Tower The review will be conducted at the time of the reporting process. INFO Special Use Permit - Tower he review will be conducted at the time of the reporting process.			
Landscape (Plans) (Parks and Recreation)		12/08/2025	11/20/2025	Approved
Comments	INFO Special Use Permit - Tower comply with all Marion County Land Development Codes			
OCE Property Management (Plans) (Office of the County Engineer)		12/08/2025	11/20/2025	Approved
Comments	N/A Special Use Permit - Tower ROW does not review this type of plan.			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		12/08/2025	11/20/2025	Approved
Comments	INFO Special Use Permit - Tower Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of adding a telecommunication tower. Parcel # 16066-002-01is currently zoned B-2 and is 20 acres. There are County Flood Prone Areas on this site. Per the MCPA, this parcel currently has 0 SF of impervious coverage. Applicant should note that a Major Site Plan or a stormwater compliance waiver is required when existing and proposed impervious coverage exceeds 9,000 square feet.			
OCE Survey (Plans) (Office of the County Engineer)		12/08/2025	11/20/2025	Approved
Comments	N/A Special Use Permit - Tower			
OCE Traffic (Permits & Plans) (Office of the County Engineer)		12/08/2025	11/20/2025	Approved
Comments	INFO Special Use Permit - Tower The proposed use will not generate a significant amount of traffic. A condition of the SUP should be a requirement to use the existing driveway on SR 326 located at the power easement. A driveway permit should be obtained from the Florida Department of Transportation and the driveway turn out should be paved to the right-of-way line.			
Utilities (Plans) (Utilities)		12/08/2025	11/20/2025	Approved
Comments	INFO Special Use Permit - Tower Parcel 16066-002-01 is within the Marion County Utilities (MCU) service area; however, no utilities are proposed in conjunction with the tower installation. MCU has no comment on this Special Use Permit. The nearest water and wastewater infrastructure are approximately 5,000 feet away.			
The parcel is located outside both the Primary Springs Protection Zone and the Urban Growth Boundary.				



# Marion County

## Board of County Commissioners Planning and Zoning

### Agenda Item

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**File No.:** 2025-21432

**Agenda Date:** 12/15/2025

**Agenda No.:** 1.2.1.

---

**SUBJECT:**

**251202SU - Lisa Silvestri-Casey, On Behalf of Geraldine Silvestri, Special Use Permit to Allow for a Home Occupation for Pet Grooming of Up to Sixty Domestic Animals, in a General Agriculture (A-1) Zone, 2.80 Acre Parcel, Parcel Account Number 35626-005-04, Site Address 8328 SW 52<sup>nd</sup> Court, Ocala, FL 34476**

**INITIATOR:**

**Kenneth Weyrauch, Deputy Director**

**DEPARTMENT:**

**Growth Services**

**DESCRIPTION/BACKGROUND:**

The subject property is a 2.80 acre parcel that is currently zoned General Agriculture (A-1). The subject parcel lies within the Secondary Springs Protection Zone and the Urban Growth Boundary. The applicant is shuttering her pet grooming business of twenty years and requesting a special use permit (SUP) to operate a limited grooming operation from her home to maintain some clients while cutting back her committed hours.

Staff has compared this request to requirements as indicated in *Florida Statute 559.955 - Home-Based Businesses* and the Marion County Comprehensive Plan. Staff has determined that the proposed special use is compatible with both documents.

**BUDGET/IMPACT:**

None

**RECOMMENDED ACTION:**

Staff recommends approval with conditions. Planning and Zoning Commission recommends approval with conditions.



**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**

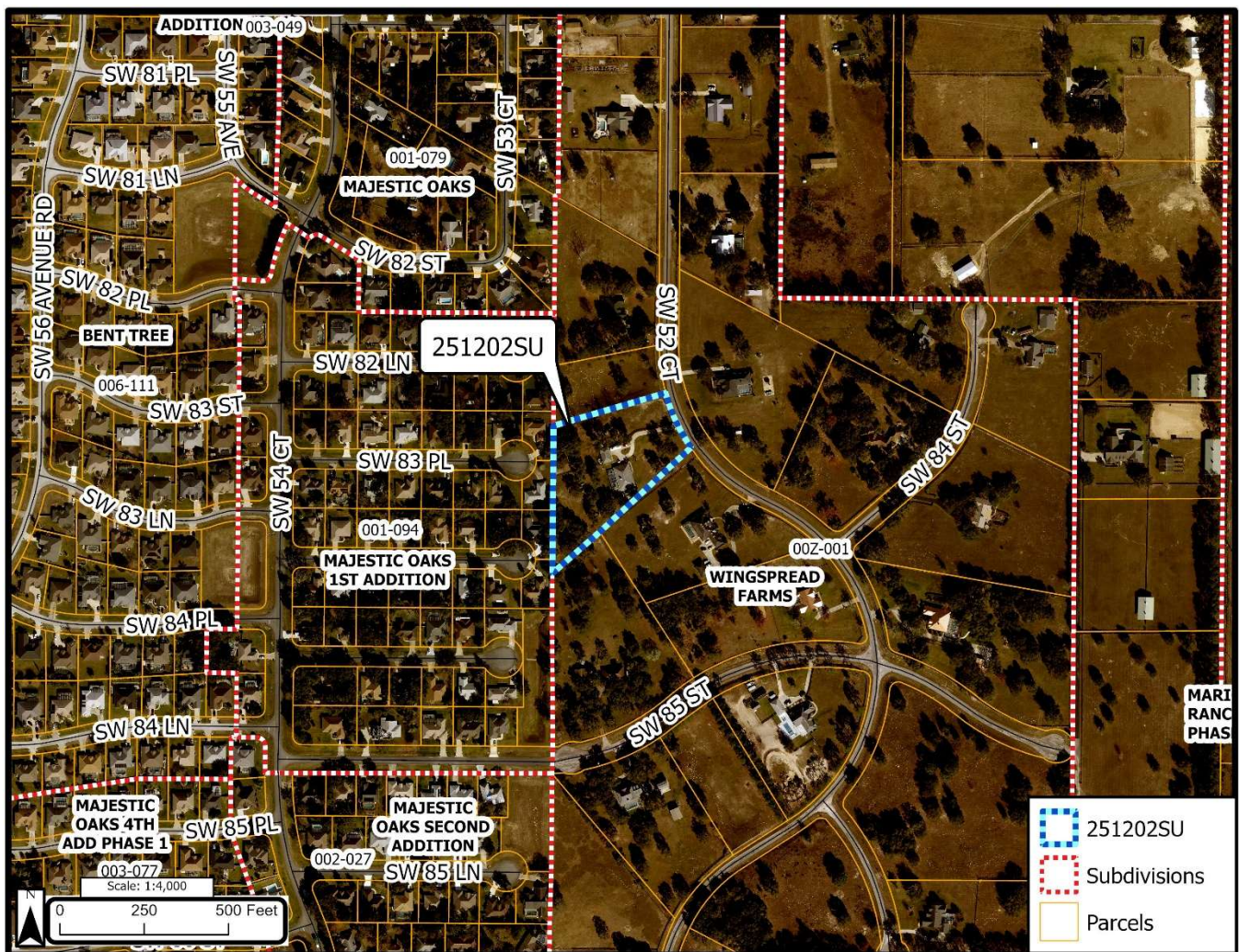
<b>P&amp;ZC Date: 11/24/2025</b>	<b>BCC Date: 12/15/2025</b>
<b>Case Number:</b>	251202SU
<b>CDP-AR:</b>	33452
<b>Type of Case:</b>	<b>Special Use Permit</b> to allow for in-home domestic pet grooming (existing residence).
<b>Owner</b>	Geraldine Silvestri
<b>Applicant</b>	Lisa Silvestri-Casey
<b>Street Address</b>	8328 SW 52 <sup>nd</sup> Court, Ocala, FL 34476
<b>Parcel Number</b>	35626-005-04
<b>Property Size</b>	±2.80-acres
<b>Future Land Use</b>	Low Residential
<b>Zoning Classification</b>	General Agriculture (A-1)
<b>Overlay Zone/Scenic Area</b>	Secondary Springs Protection Overlay Zone (SSPOZ)
<b>Staff Recommendation</b>	<b>APPROVAL WITH CONDITIONS</b>
<b>P&amp;ZC Recommendation</b>	<b>APPROVAL WITH CONDITIONS (6-0)</b>
<b>Project Planner</b>	Kenneth Odom, Transportation Planner
<b>Related Case(s)</b>	None



## I. ITEM SUMMARY

Lisa Silvestri-Casey, on behalf of homeowner Geraldine Casey, has filed an application for a special use permit to allow for up to sixty domestic animals to be groomed in a single family residential home (see Attachment A) which will move *Sit-N-Pretty Pet Grooming* from a commercial location at 7763 SW SR 200 to a residential home at 8328 SW 52nd Court, Ocala, FL 34476. The Property Identification Number associated with the property is 35626-005-04, and the legal description is displayed on the deed included as part of the application. The subject property is located within the Silver Springs Secondary Protection Overlay Zone (SSSPOZ) and is also within the Urban Growth Boundary (UGB).

**Figure 1**  
**Aerial Photograph of Subject Property**





## II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** due to the request being consistent with the Marion County Comprehensive Plan and F.S. 559.955, compatible with the surrounding area, and will not adversely affect the public interest specified in Section VI.B. of this Staff Report. The recommended conditions are being imposed to address compliance with the requirements in LDC Sections 2.8.2.D and 2.8.3.B in case the recommendation of approval is given.

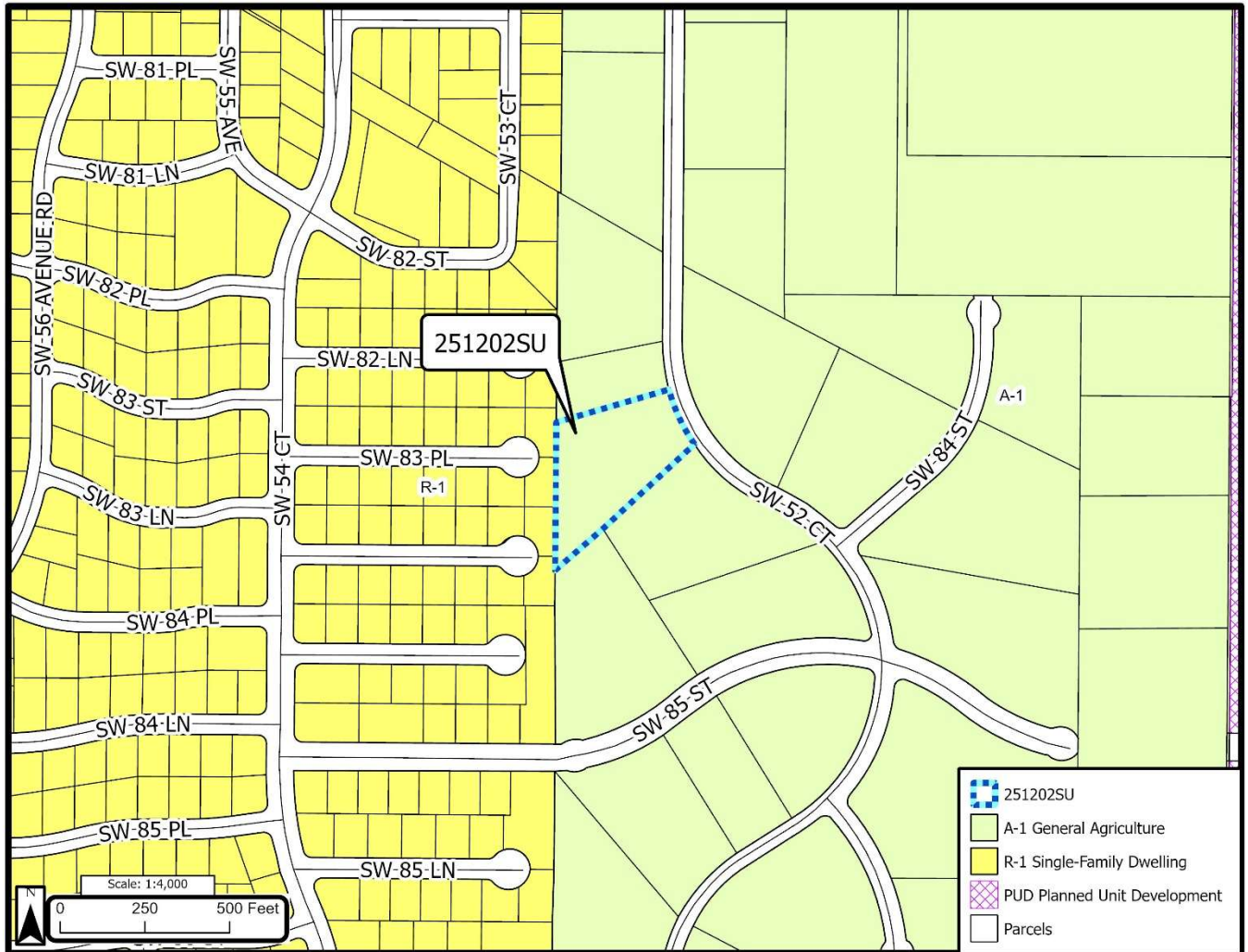
## III. NOTICE OF PUBLIC HEARING

The Growth Services Director has interpreted the requirements of Land Development Code (LDC) Sections 2.7.3.C and 2.7.3.B to apply to SUP applications. LDC Section 2.7.3.C requires notice of public hearing be mailed to all property owners within 300 feet of the subject property, and notice was mailed to (33) property owners on November 7, 2025. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on November 19th, 2025, and consistent with LDC Section 2.8.3.E., public notice was published in the Ocala Star-Banner on November 10, 2025. Evidence of the above-described public notices is on file with the Growth Services Department and is incorporated herein by reference.

## IV. BACKGROUND/CHARACTER OF THE AREA

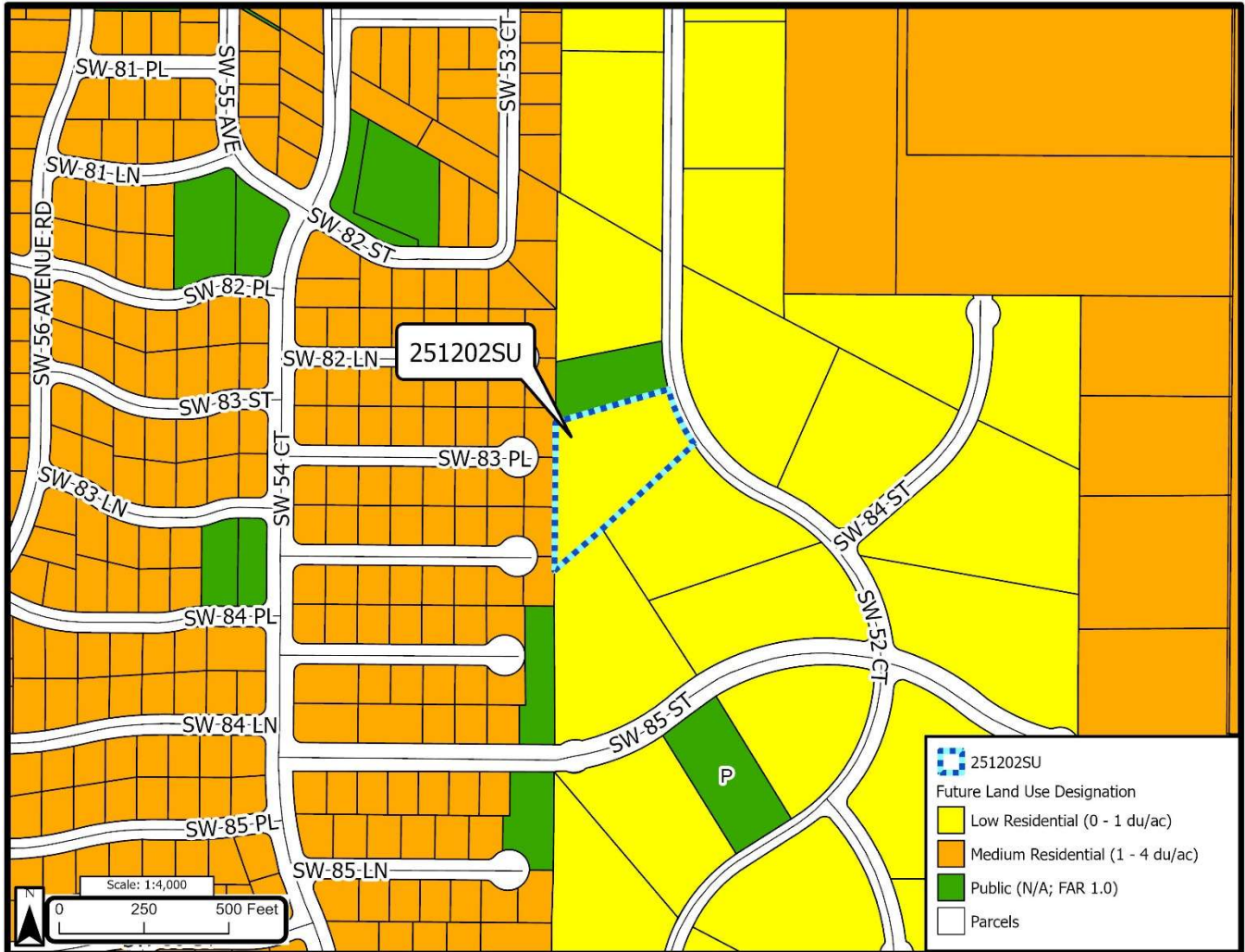
- A. *Existing site conditions.* Figure 2 provides zoning classification information, while Figure 3 shows the FLUMS designation for the area. Table 1 outlines the existing uses of the surrounding area, while Figure 4 illustrates those uses in relation to the subject property. As illustrated, the subject property is currently listed as Improved Residential (01) by the MCPA's office. The surrounding area is a mix of single-family site-built residential homes.
- B. *Zoning district map.* Figure 2 shows the subject property designated as General Agriculture (A-1), with all other surrounding properties being of residential uses in A-1 or R-1.

**Figure 2**  
**Zoning Classification**



- C. **FLUMS designation.** Figure 3 is the FLUMS and shows the subject property as Low Residential (LR). This land use designation is intended to recognize areas suited primarily for single-family residential units for existing and new development within the UGB, a PSA, or Urban Area. Parcels outside of, but contiguous to the UGB and outside of the FPA, are eligible for conversion to Low Residential designation through density bonus programs consistent with FLU Policy 2.1.3. The density range shall be up to one (1) dwelling unit per one (1) gross acre, as further defined in the LDC. This land use designation is considered the Urban Area. Where Low Residential abuts the Farmland Preservation Area or other Rural Area, hamlet, clustered, or other development methods to preserve large tracts of open space are encouraged.

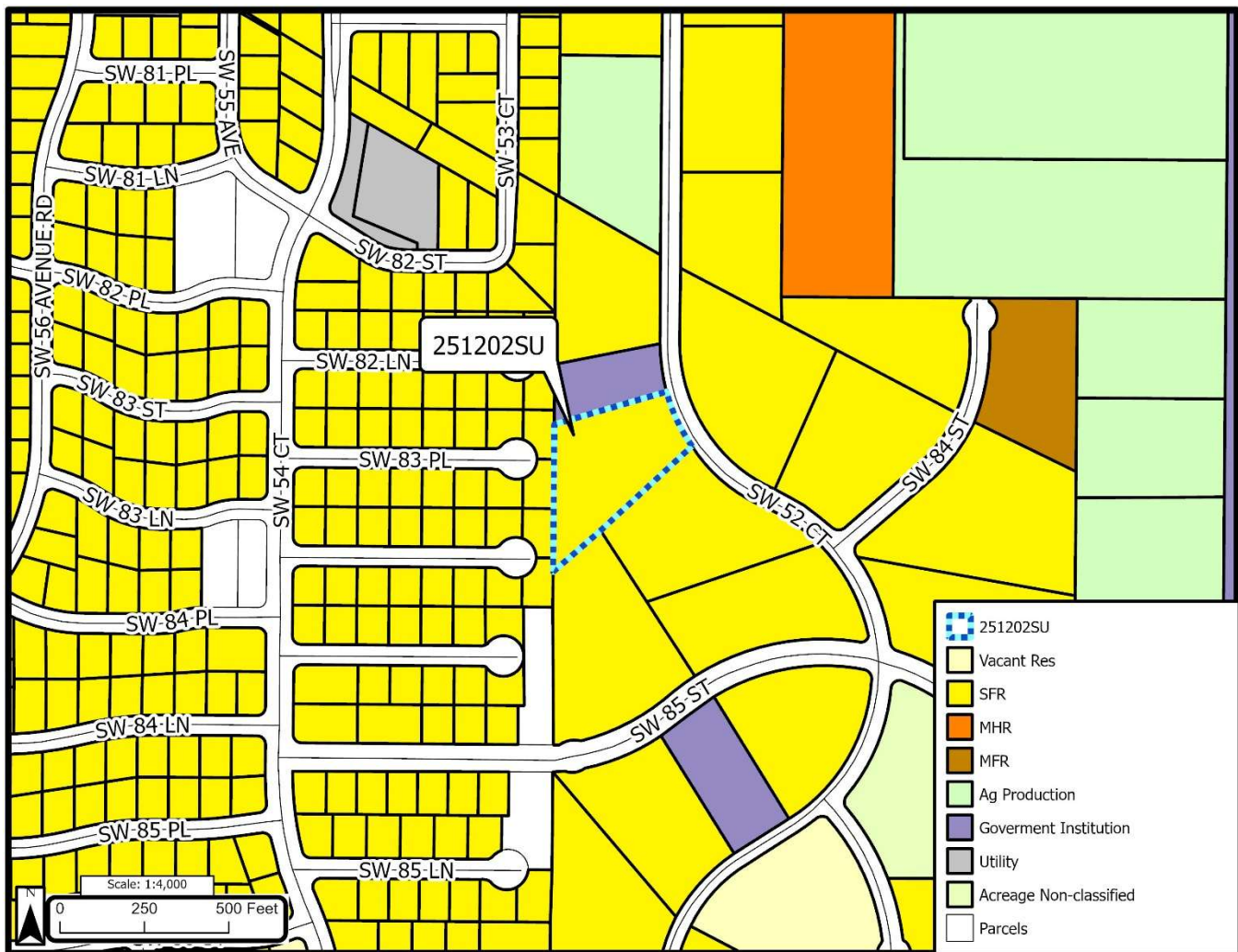
**Figure 3**  
**Future Land Use Map Series**



**TABLE 1. ADJACENT PROPERTY CHARACTERISTICS**

Direction	FLUMS	Zoning	Existing Use
Site	Low Residential (LR)	General Agriculture (A-1)	Improved Residential (01)
North	Public (P)	General Agriculture (A-1)	Water Retention Area County Property (86)
South	Low Residential (LR)	General Agriculture (A-1)	Improved Residential (01)
East	Low Residential (LR)	General Agriculture (A-1)	Improved Residential (01)
West	Medium Residential (MR)	Single Family Dwelling (R-1)	Improved Residential (01)

**Figure 4**  
**MCPA Property Uses**







## V. ANALYSIS

LDC Section 2.8.2.D provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding that the SUP addresses nine (9) specific requirements. LDC Section 2.8.3.B requires consistency with the Comprehensive Plan. Staff's analysis of compliance with these ten (10) requirements is addressed below.

- A. *Provision for **ingress and egress** to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

**Analysis:** Access to the subject parcel is located on SW 52<sup>nd</sup> Avenue, which is connected to SW 80<sup>th</sup> Street. SW 52<sup>nd</sup> Court is County County-maintained Subdivision Local Road, and SW 80<sup>th</sup> Street is a Major Local Roadway. The applicant is proposing to groom up to twelve animals per day, up to five days per week, including some Saturdays. (Hours of Operation are proposed to be Monday, Tuesday, Thursday, Friday, and every other Saturday). Trip generation, based on the proposed use, will be minimal and will have little impact on the capacity of either of these corridors. Staff concludes that the application **is consistent** with provisions for ingress and egress.

- B. *Provision for **off-street parking and loading areas**, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area.*

A paved parking area currently exists, with a turnaround, on-site. It is located off of SW 52<sup>nd</sup> Avenue. If this SUP application is approved, ADA parking requirements could be accommodated through the use of existing paved areas.

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

**Analysis:** WastePro currently services the area. Additional trash generation by the proposed generations is not anticipated to be significant or noxious. Staff concludes the application is consistent with the provision of refuse and service areas.

- D. *Provision for **utilities**, with reference to locations, availability, and compatibility.*

**Analysis:** Electric services are currently provided by SECO Energy. No additional expansion of services is anticipated to be required due to the limited nature of the proposed use. Staff concludes the application **is consistent** with the provision of utilities.

- E. *Provision for **screening and buffering** of dissimilar uses and of adjacent properties where necessary.*

**Analysis:** The subject parcel is a residence, and no additional buffering or screening is proposed as all animals will be kept in the interior of the home while they are in this location.

- Animals that belong to the clientele of this business shall not be permitted to be kept outside in kennels or run areas. All animals shall be leashed or contained when entering and exiting the business.

- F. *Provision for **signs**, if any, **and exterior lighting** with consideration given to glare, traffic safety, economic effects, and compatibility and harmony with properties in the surrounding area.*

**Analysis:** No signage or additional lighting is to be installed at this location in support of the proposed use. It is concluded that the application is **consistent** with the signs and exterior lighting requirements of this section.

- G. *Provision for **required yards and other green space**.*

**Analysis:** The subject parcel is an existing single-family dwelling. No additional green space or yard is required.

- H. *Provision for general **compatibility** with adjacent properties and other properties in the surrounding area.*

**Analysis:** Compatibility is defined in Chapter 163.3164(9) of the Florida Statutes, under the Community Planning Act, as “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”

Figure 1 is an aerial photograph displaying existing and surrounding properties. Figure 4 displays the same properties based on their use code per the Marion County Property Appraiser. The subject parcel is located within the Wingspread Farms subdivision, which features lots typically larger than two acres. The external profile of the business will not alter the exterior of the home, and the anticipated low impact of the business adheres to the request for home occupation requirements as established in *Florida Statute 559.955 - Home-Based Businesses*.

- This location may not employ more than two additional employees who do not live at the residence.
- The exterior of the residence may not be altered in any way to accommodate the operation of the pet grooming business.
- All commercial activities at this site must comply with *Florida Statute 559.955 – Home-Based Businesses*.

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

**Analysis:** Staff notes that, unlike a variance, which runs with the land and is recorded in the public records, a special use permit is not recorded. As a result, a subsequent owner will not have notice of the requirements. The subject property will not require a site plan review, as any improvements to accommodate the pet grooming business will be on the interior of the existing residence. Permitting of any internal physical improvements will be required. Staff concludes that no special requirements are needed beyond the conditions provided in this report.

- J. *Consistency with the Comprehensive Plan.*

1. Policy 2.1.5: **Permitted & Special Uses** – The county shall identify permitted and special uses for each land use designation and zoning classification, as further defined in the Comprehensive Plan, Zoning, and LDC.

**Analysis:** The conditions imposed are recommended to maintain compliance with *Florida Statute 559.955 - Home-Based Businesses*. Thus, the application is **consistent** with FLUE Policy 2.1.5.

Based on the above findings, staff concludes the SUP is consistent with LDC Sections 2.8.2.D and 2.8.3.B, even with the provided conditions to attempt to address the ten (10) requirements imposed.

## VI. **ALTERNATIVE RECOMMENDATIONS**

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, and make a recommendation to the Commission to adopt a proposed Ordinance to **DENY** the special use permit.
- B. 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 the approval of the Ordinance with amended conditions, and make a recommendation to the Commission to adopt a proposed Ordinance to **APPROVE WITH AMENDED CONDITIONS** the special use permit.
- C. 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 the Commission 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. STAFF RECOMMENDATION

- A. Staff recommends the Board enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, and make a recommendation to adopt a proposed Ordinance to **APPROVE AS CONDITIONED** the special use permit based on compatibility in the area, compliance with the Comprehensive Plan, and a lack of adverse impacts to the surrounding area.
- B. To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are imposed in the event that the Board chooses to agree with staff recommendation and approve the special use with conditions:
1. Animals that belong to the clientele of this business shall not be permitted to be kept outside in kennels or run areas. All animals shall be leashed or contained when entering and exiting the business.
  2. This location may not employ more than two additional employees who do not live at the residence.
  3. The exterior of the residence may not be altered in any way to accommodate the operation of the pet grooming business.
  4. All commercial activities at this site must comply with Florida Statute 559.955 Home Based Businesses.
  5. The Special Use Permit runs with the owner and not the property.
  6. The owner, Geraldine Silvestri, must reside on site.
  7. The Special Use Permit shall expire on December 15, 2028; however, it may be renewed administratively three times for three years each by written instrument signed and issued by the Growth Services Director (or designee), unless:
    - There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit;
    - Neighboring property owners within 300 feet of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit; and/or
    - The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or equivalent review process at the time).

## VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION

APPROVAL WITH CONDITIONS (6-0)

**IX. BOARD OF COUNTY COMMISSIONERS ACTION**

To be determined.

**X. LIST OF ATTACHMENTS**

- A. SUP application.
- B. Site Photos
- C. F.S. 599.955



**Marion County  
Board of County Commissioners**

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

DATE COMPLETED 9/24/25  
INITIALS BM  
TENTATIVE MEETING DATES  
P&Z PH 11/24/25  
BCC/P&Z PH 12/15 or 12/16/25

**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: in home pet grooming

room in existing home - no construction needed

**Legal Description:** (Please attach a copy of the deed and location map.) **Parcel Zoning:** A1

**Parcel account number(s):** 35626 - 005 - 04

**Property dimensions:** 4370' x 2790' **Total acreage:** 2.80 acres

**Directions:** @ SW Hwy 200 → South on SW 60th Ave → East on SW 80th St → South on SW 52nd Ct.

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.**

Geraldine Silvestri

**Property Owner name (please print)**

8328 SW 52 Ct

**Mailing Address**

Ocala FL 34476

**City, State, Zip code**

678 654 0249

**Phone number (include area code)**

Sarabeon119@aol.com

**E-mail address**

Geraldine Silvestri

**Signature**

Lisa Silvestri-Casey

**Applicant or agent name (please print)**

8328 SW 52 Ct

**Mailing Address**

Ocala FL 34476

**City, State, Zip code**

678 654 0249

**Phone number (include area code)**

Sarabeon119@aol.com

**E-mail address**

Lisa Silvestri-Casey

**Signature**

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

STAFF/OFFICE USE ONLY					
Project No.: <u>2024 040026</u>	Code Case No.: <u>Bldg. Code Case</u>	Application No.: <u>33452</u>			
Rcvd by: <u>BM</u>	Rcvd Date: <u>9/24/25</u>	FLUM: <u>LR</u>	Zoning Map No.: <u>149</u>	Rev: 07/1/2019	

@ 3pm

Our pet grooming shop, Sit-N-Pretty, Inc is wanting to move from a retail space to our home. Will be open Monday, Tuesday, Thursday, Friday, and every other Saturday. 9am-3pm.

Customers will drop off and pick up with in same day, usually a 10-15 minute time to do so, there will be no overnight stays or daycare provided. Each dog will be at home 2-4 hours. We accommodate 10-12 dogs a day and are by appt every 30 minutes so that many dogs will not be here all at once.

Thank you

Geraldine Silvestri

8328 SW 52 Ct

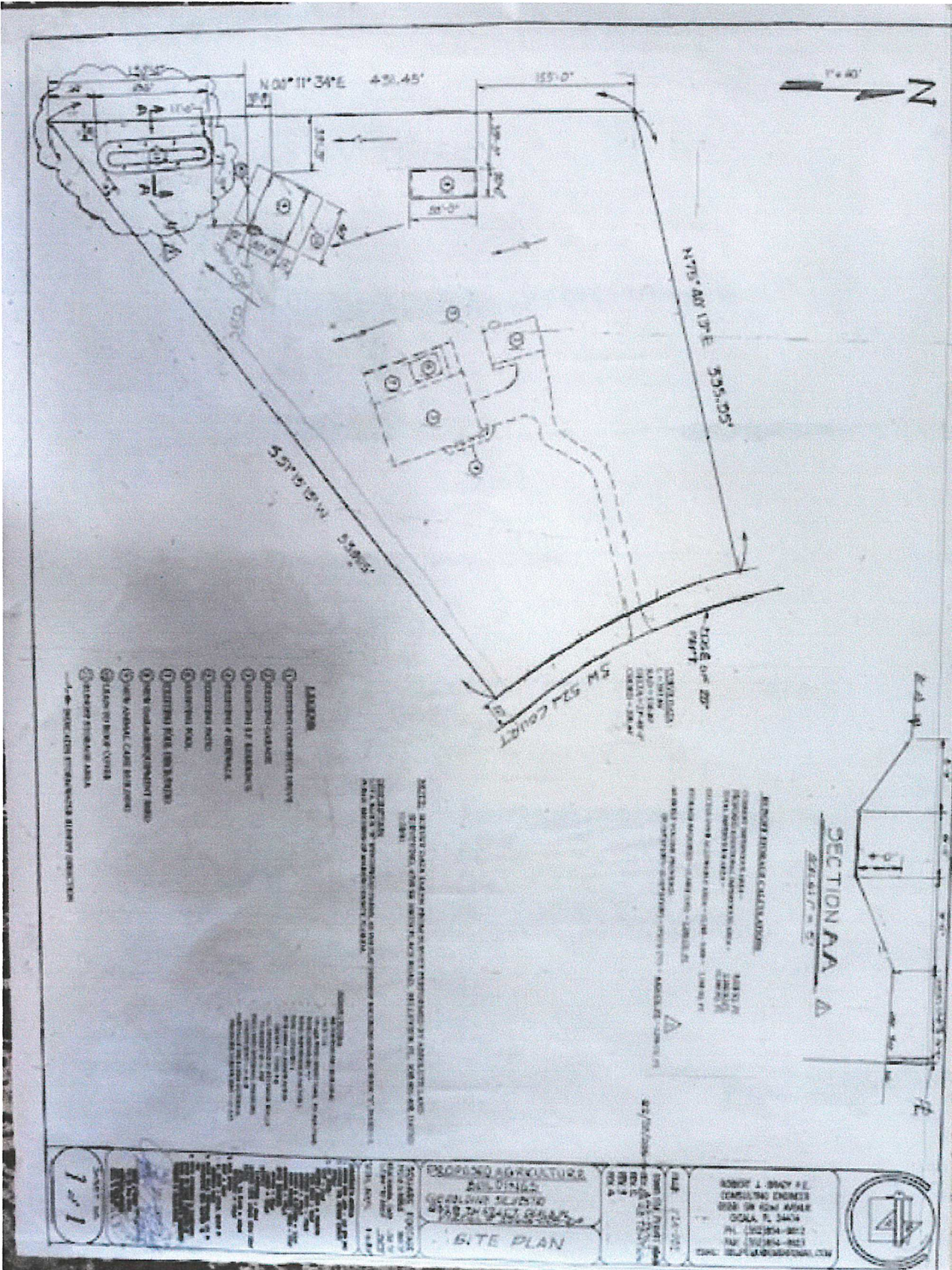
Ocala, FL 34476

Sarabean1191@aol.com

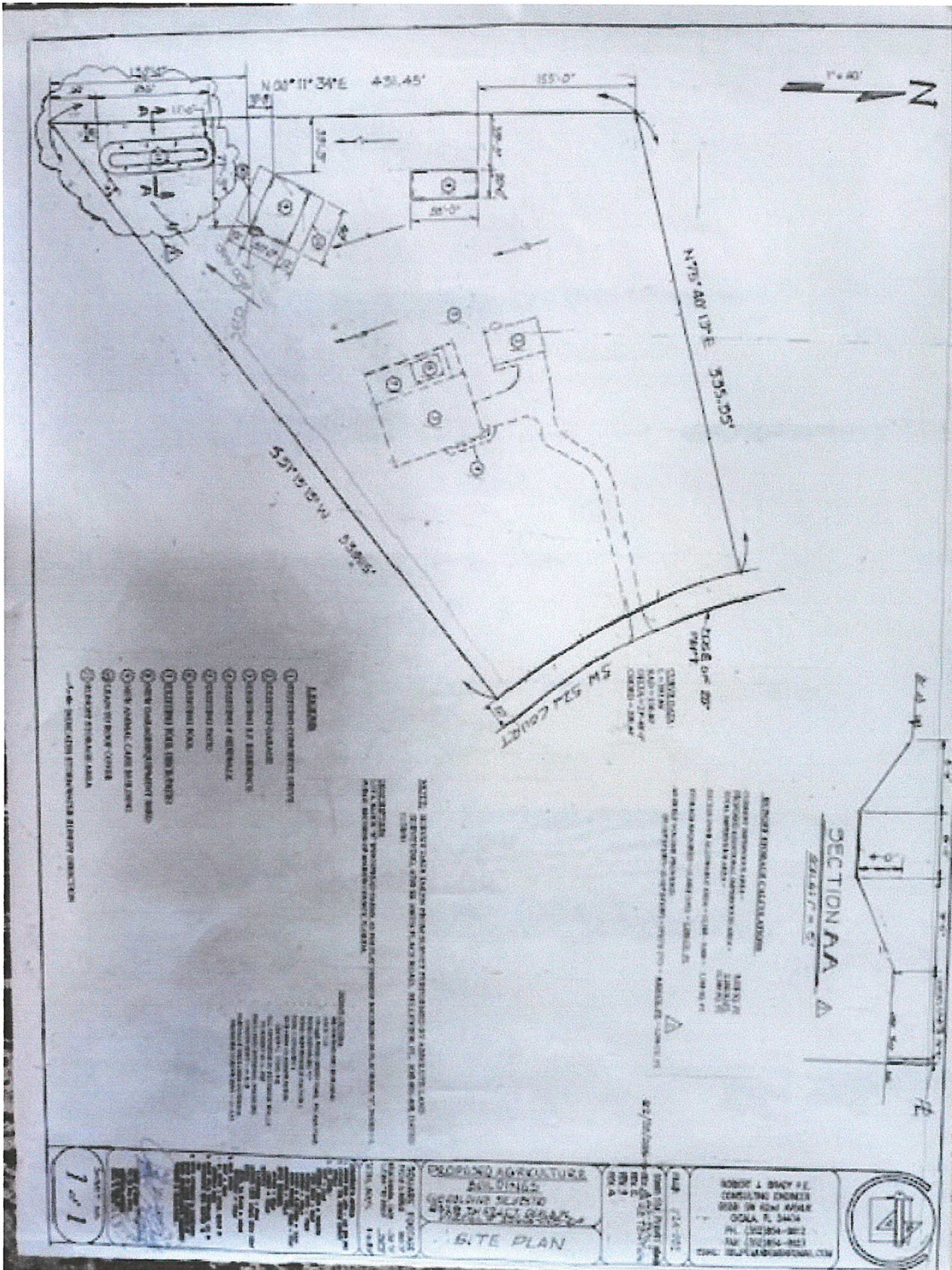


- ① business will be on sw 5<sup>th</sup> ct off of sw 80<sup>th</sup> st in Ocala FL  
customers will enter paved driveway leading to home where business will be, parking spaces available for easy access inside.
- ② parking & drive way are paved cement - grass & bushes are in front of building and maintained
- ③ Wastepro is our trash company, no dumpster, we will use our homes trash cans,
- ④ SECO is our power company, no new service is needed, room for business has existing electric
- ⑤ There is grass in front which customer does not walk on, bushes along home & maintained.
- ⑥ we will not have any signage for our business,
- ⑦ all existing structures meet all setbacks & in compliance, open permit for additional barn being built
- ⑧ all neighboring buildings are all homes on 3-5 acre lots
- ⑨ we will accommodate any other needs that are required,

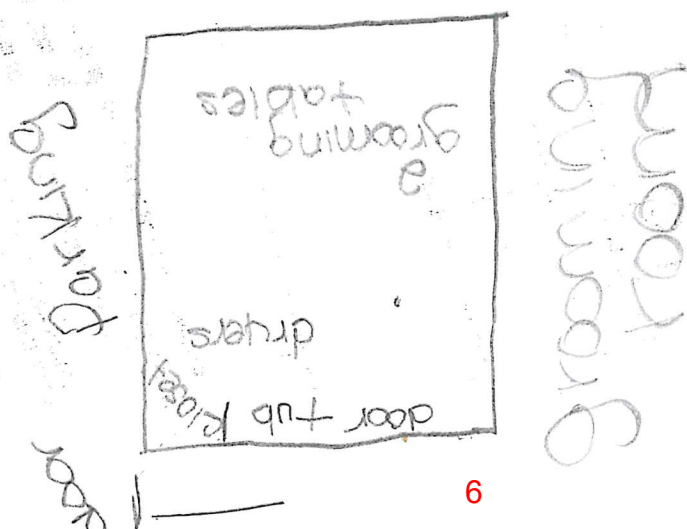
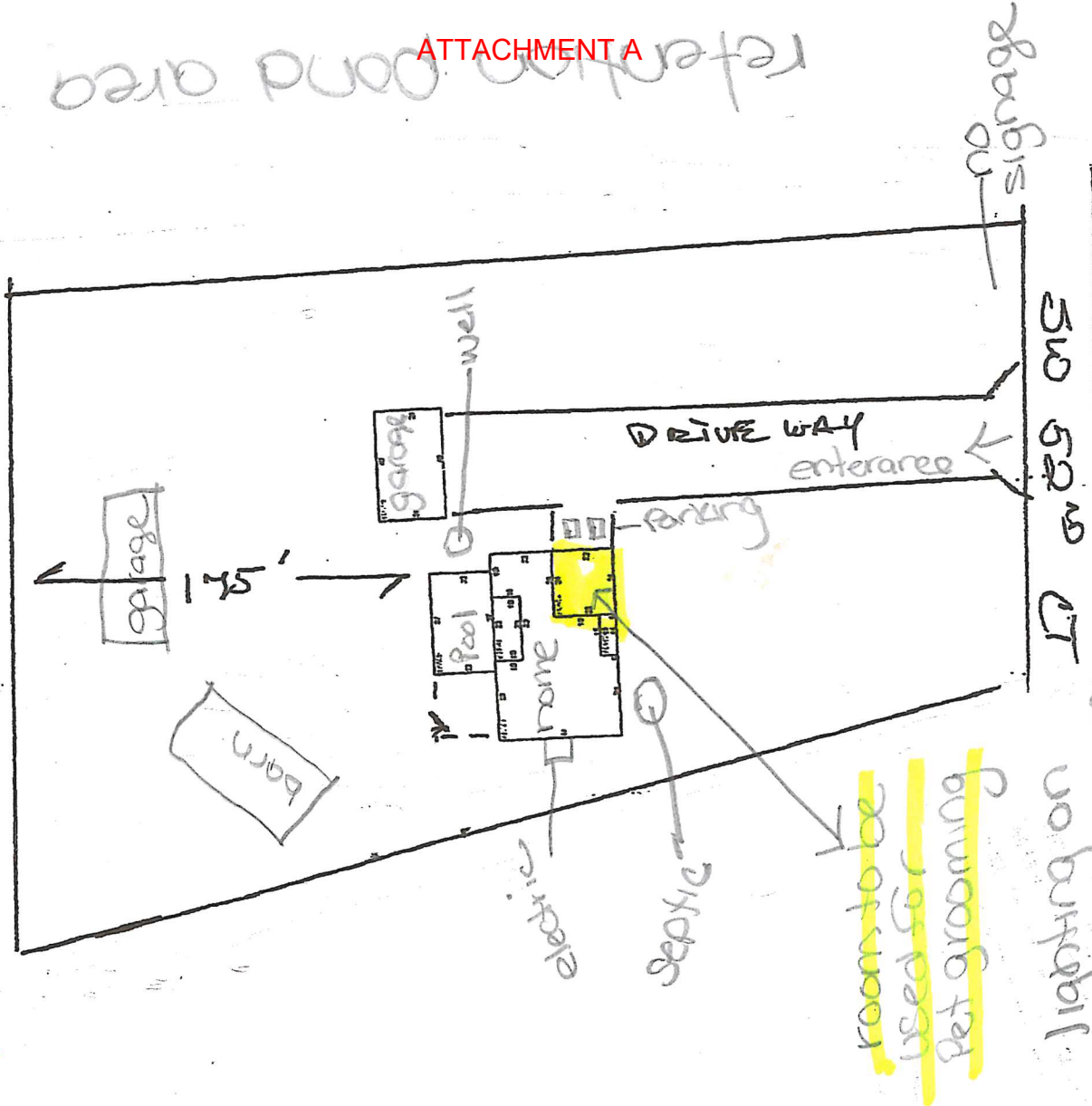














ATTACHMENT A

Prepared  
by and  
Return to:  
Name: Geraldine Silvestri  
Address: 8328 SW 52<sup>nd</sup> Court  
Ocala, Florida 34476

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY  
DATE: 11/17/2003 03:14:06 PM  
FILE #: 2003152399 OR BK/PG 03577/1053

RECORDING FEES 6.00

Property Appraisers Parcel I.D. (Folio) Number(s):35626-005-04

DEED DOC TAX 0.70

PM

QUITCLAIM DEED  
(INDIVIDUAL)

THIS INDENTURE, Made this 30th day of September, 2003, by and between CHARLES NEULIST, III, a single man, hereinafter referred to as "Grantor" and GERALDINE SILVESTRI, hereinafter collectively referred to as "Grantee",

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Buyer, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Seller in and to the following described land in Marion County, Florida, to wit:

Lot 4, Block E, WINGSPREAD FARMS, according to the Plat thereof, as recorded in Plat Book Z Page 1 through 3, of the Public Records of Marion County, Florida.

To Have and to Hold, the above described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: Lisa Adams  
Witness Printed Name: Lisa Adams  
Witness Signature: Geraldine Silvestri  
Witness Printed Name: Geraldine Silvestri

Charles Neulist, III  
CHARLES NEULIST, III

STATE OF Massachusetts  
COUNTY OF Norfolk

Sworn to and subscribed before me this 29<sup>th</sup> day of October, 2003, by, He is personally known to me or has produced driver license(s) as identification.

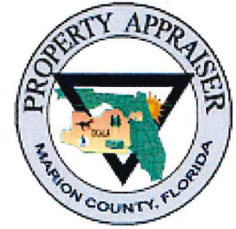
My Commission Expires: May 14, 2010

Enrique  
Printed Name:  
Notary Public ✓  
Serial Number



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

35626-005-04

[GOOGLE Street View](#)

Prime Key: 2102314

[MAP IT+](#)

Current as of 9/24/2025

Property Information

SILVESTRI GERALDINE  
8328 SW 52ND CT  
OCALA FL 34476-4776

Taxes / Assessments:

Map ID: 149

Millage: 9002 - UNINCORPORATEDM.S.T.U.PC: 01

Acres: 2.80

Situs: 8328 SW 52ND CT OCALA

Current Value

Land Just Value	\$133,000		
Buildings	\$309,739		
Miscellaneous	\$11,759		
Total Just Value	\$454,498		
Total Assessed Value	\$234,549	Impact	
Exemptions	(\$50,722)	<u>Ex Codes:</u> 01 38	(\$219,949)
Total Taxable	\$183,827		
School Taxable	\$209,549		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$112,000	\$290,693	\$11,188	\$413,881	\$227,939	\$50,000	\$177,939
2023	\$93,800	\$295,369	\$12,976	\$402,145	\$221,300	\$50,000	\$171,300
2022	\$78,400	\$271,942	\$12,995	\$363,337	\$214,854	\$50,000	\$164,854

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">3577/1053</a>	10/2003	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
<a href="#">3064/0417</a>	11/2001	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$195,000
<a href="#">1679/0478</a>	08/1990	07 WARRANTY	9 UNVERIFIED	U	V	\$23,000
<a href="#">1624/0201</a>	12/1989	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$11,900

Property Description

SEC 16 TWP 16 RGE 21  
PLAT BOOK Z PAGE 001  
WINGSPREAD FARMS  
BLK E LOT 4

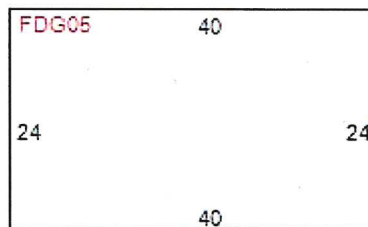
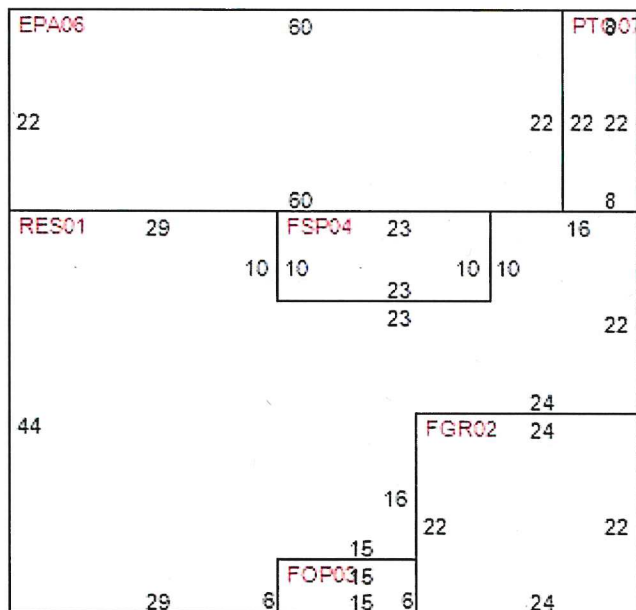
**ATTACHMENT A**  
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		279.0	437.0	A1	2.80	AC	47,500.0000	1.00	1.00	1.00	133,000	133,000
Neighborhood 9025											Total Land - Class \$133,000	
Mkt: 9 70											Total Land - Just \$133,000	

Traverse

**Building 1 of 1**

RES01=U22L16D10L23U10L29D44R29U6R15U16R24.  
 FGR02=D22L24U22R24.L24D16  
 FOP03=L15D6R15U6.U38R8  
 FSP04=L23D10R23U10.U15R30  
 FDG05=U24R40D24L40.D15L22  
 EPA06=U22L60D22R60.U22  
 PTO07=R8D22L8U22.



Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 4 - 15-19 YRS  
**Condition** 0

**Year Built** 1991  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%



**Quality Grade** 700 - GOOD  
**Inspected on** 1/1/2025 by 254

**ATTACHMENT A**

**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 244

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	1991	N	0 %	0 %	2,144	2,144
FGR	0232	- CONC BLK-STUCO	1.00	1991	N	0 %	0 %	528	528
FOP	0301	- NO EXTERIOR	1.00	1991	N	0 %	0 %	90	90
FSP	0401	- NO EXTERIOR	1.00	1991	N	0 %	0 %	230	230
FDG	0532	- CONC BLK-STUCO	1.00	1991	N	0 %	0 %	960	960
EPA	0601	- NO EXTERIOR	1.00	2003	N	0 %	0 %	1,320	1,320
PTO	0701	- NO EXTERIOR	1.00	2017	N	0 %	0 %	176	176

**Section: 1**

<b>Roof Style:</b> 12 HIP	<b>Floor Finish:</b> 42 CERAMIC/PORCELAIN	<b>Bedrooms:</b> 3	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS	TILE	<b>4 Fixture Baths:</b> 2	<b>Dishwasher:</b> Y
<b>SHNGL</b>	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>3 Fixture Baths:</b> 0	<b>Garbage Disposal:</b> Y
<b>Heat Meth 1:</b> 20 HEAT PUMP	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>2 Fixture Baths:</b> 1	<b>Garbage Compactor:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>Extra Fixtures:</b> 5	<b>Intercom:</b> N
<b>Foundation:</b> 6 MONOLITC SLAB	<b>Fireplaces:</b> 1		<b>Vacuum:</b> N
<b>A/C:</b> Y			

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	4,824.00	SF	20	1991	3	0.0	0.0	
190 SEPTIC 1-5 BTH	1.00	UT	99	1991	2	0.0	0.0	
256 WELL 1-5 BTH	1.00	UT	99	1991	2	0.0	0.0	
112 FENCE WIRE/BD	88.00	LF	10	1991	3	0.0	0.0	
114 FENCE BOARD	1,728.00	LF	10	2002	3	0.0	0.0	
226 RES SWIM POOL	338.00	SF	20	2003	5	26.0	13.0	
099 DECK	476.00	SF	50	2003	2	0.0	0.0	
								Total Value - \$11,759

Appraiser Notes

PERMIT REVIEW. PER OWNER NO CHANGES. EST. INT. & FGR. 228 2/4/21

Planning and Building\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
2020021154	2/14/2020	4/9/2020	INSTALLATION OF SOLAR TUBES FL11480-R11
2016071465	7/1/2016	5/19/2017	NEW BIRD CAGE
M060913	6/1/2003	7/1/2003	POOL ENCLOSURE
M050256	5/1/2003	7/1/2003	POOL
MA38711	11/1/1990	-	FDG
MA37898	10/1/1990	5/1/1991	RES
MA37967	10/1/1990	-	FOUNDATION
2024051011	-	2/26/2025	50;X20; ALUMINUM GARAGE ON NEW 50;X20; CONCRETE/NO ELECTRIC

Cost Summary

Buildings R.C.N.	\$377,032	10/19/2017				
Total Depreciation	(\$113,110)					
Bldg - Just Value	\$263,922		<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
Misc - Just Value	\$11,759	3/11/2011	1	\$377,032	(\$113,110)	\$263,922
Land - Just Value	\$133,000	1/30/2025				
Total Just Value	\$408,681					







**Driveway/Entry**



**Primary Residence**



**South of Subject Parcel**



**Rear Yard**



**Rear yard**



**North of Subject Parcel**





Grooming Area - Proposed



Grooming Area - Proposed



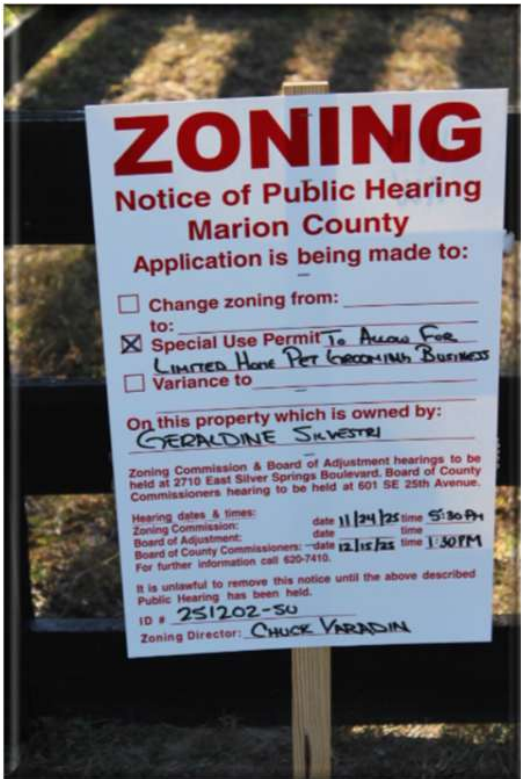
Grooming Area - Proposed



South on 52nd Court



South on 52nd Court



Select Year: 2025 ▼ Go

## The 2025 Florida Statutes

### Title XXXIII

REGULATION OF TRADE, COMMERCE,  
INVESTMENTS, AND SOLICITATIONS

### Chapter 559

REGULATION OF TRADE, COMMERCE,  
AND INVESTMENTS, GENERALLY

[View Entire  
Chapter](#)

#### **559.955 Home-based businesses; local government restrictions.—**

- (1) Local governments may not enact or enforce any ordinance, regulation, or policy or take any action to license or otherwise regulate a home-based business in violation of this section.
- (2) A home-based business that operates from a residential property as provided in subsection (3):
  - (a) May operate in an area zoned for residential use.
  - (b) May not be prohibited, restricted, regulated, or licensed in a manner that is different from other businesses in a local government's jurisdiction, except as otherwise provided in this section.
  - (c) Is only subject to applicable business taxes under chapter 205 in the county and municipality in which the home-based business is located.
- (3) For purposes of this section, a business is considered a home-based business if it operates, in whole or in part, from a residential property and meets the following criteria:
  - (a) The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may work at the business. The business may have additional remote employees that do not work at the residential dwelling.
  - (b) Parking related to the business activities of the home-based business complies with local zoning requirements and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Local governments may regulate the use of vehicles or trailers operated or parked at the business or on a street right-of-way, provided that such regulations are not more stringent than those for a residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence. Local governments may regulate the parking or storage of heavy equipment at the business which is visible from the street or neighboring property. For purposes of this paragraph, the term "heavy equipment" means commercial, industrial, or agricultural vehicles, equipment, or machinery.
  - (c) As viewed from the street, the use of the residential property is consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.
  - (d) The activities of the home-based business are secondary to the property's use as a residential dwelling.
  - (e) The business activities comply with any relevant local or state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors. Any local regulations on a business with respect to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors may not be more stringent than those that apply to a residence where no business is conducted.
  - (f) All business activities comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids. Any local

## ATTACHMENT C

regulations on a business with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids may not be more stringent than those that apply to a residence where no business is conducted.

(4) Any adversely affected current or prospective home-based business owner may challenge any local government action in violation of this section. The prevailing party in a challenge may recover reasonable attorney fees and costs incurred in challenging or defending the action, including reasonable appellate attorney fees and costs.

(5) The application of this section does not supersede:

(a) Any current or future declaration or declaration of condominium adopted pursuant to chapter 718, cooperative document adopted pursuant to chapter 719, or declaration or declaration of covenant adopted pursuant to chapter 720.

(b) Local laws, ordinances, or regulations related to transient public lodging establishments, as defined in s. 509.013(4)(a)1., that are not otherwise preempted under chapter 509.

*History.*—s. 1, ch. 2021-202.





# Marion County

## Board of County Commissioners Planning and Zoning

### Agenda Item

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**File No.:** 2025-21435

**Agenda Date:** 12/15/2025

**Agenda No.:** 1.2.2.

---

**SUBJECT:**

**251203SU - Scott Adams & Dianne Lapum, Special Use Permit to Allow for Indoor Simunition Training Within an Enclosed Metal Structure, in a General Agriculture (A-1) Zone, 6.51 Acre Parcel, Parcel Account Number 03823-000-00, 4243 NE 175th Street Road, Citra FL 32113**

**INITIATOR:**

**Kenneth Weyrauch, Deputy Director**

**DEPARTMENT:**

**Growth Services**

**DESCRIPTION/BACKGROUND:**

Scott Adams and Dianne Lapum have filed a Special Use Permit for indoor simunition training within an enclosed metal structure in a 6.51-acre property with a General Agriculture (A-1) zoning classification at 4243 NE 175th Street Road, Citra FL, pursuant to the provisions of Land Development Code (LDC) Division 2.8 - Special Use Permit, and LDC Section 4.2.3. The subject property has a Rural Land (RL) land use designation and is situated outside the Urban Growth Boundary (UGB) and in the County's Secondary Springs Protection Overlay Zone (SSPOZ).

**BUDGET/IMPACT:**

None

**RECOMMENDED ACTION:**

Staff recommends approval with conditions. Planning and Zoning Commission recommends approval with conditions.



**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**

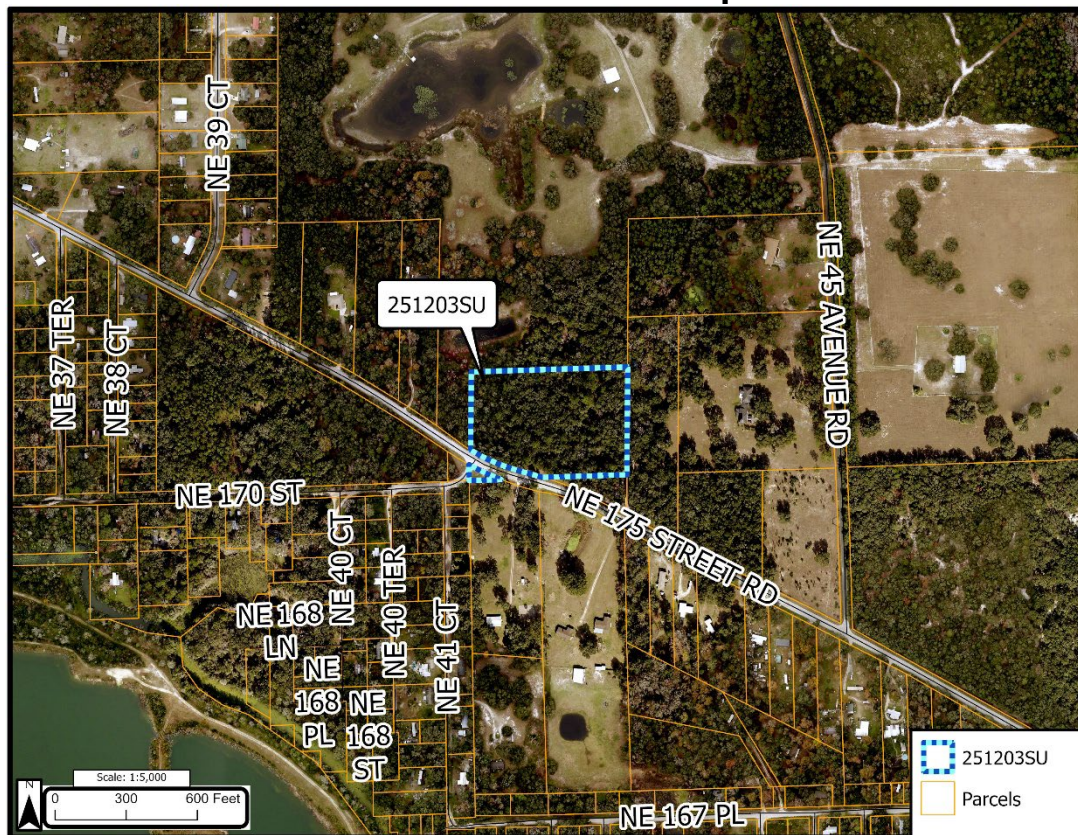
<b>P&amp;Z Date: 11/24/2025</b>	<b>BCC Date: 12/15/2025</b>
<b>Case Number</b>	251203SU
<b>CDP-AR</b>	33443
<b>Type of Case</b>	<b>Special Use Permit</b> for indoor simunition training within enclosed metal structure
<b>Owner</b>	Scott Adams & Dianne Lapum
<b>Applicant</b>	N/A
<b>Street Address/Site Location</b>	4243 NE 175 <sup>th</sup> Street Road, Citra, FL 32113
<b>Parcel Number(s)</b>	03823-000-00
<b>Property Size</b>	±6.51 AC
<b>Future Land Use</b>	Rural Land (RL)
<b>Existing Zoning Classification</b>	General Agriculture (A-1)
<b>Overlays Zones/Special Areas</b>	Secondary Springs Protection Zone (SSPZ), FEMA Flood Zone X/A
<b>Staff Recommendation</b>	<b>APPROVAL WITH CONDITIONS</b>
<b>P&amp;Z Recommendation</b>	<b>APPROVAL WITH CONDITIONS (6-0)</b>
<b>Project Planner</b>	Jared Rivera-Cayetano
<b>Related Cases</b>	N/A

## I. ITEM SUMMARY

Scott J. Adams and Dianne R. Lapum filed a Special Use Permit (SUP) application for a  $\pm 6.51$ -acre property with a zoning classification of General Agriculture (A-1). The subject property is located at 4243 NE 175<sup>th</sup> Street Road, Citra, FL. The Parcel Identification Number for the subject property is 03823-000-00. The legal descriptions are provided within the Special Use Permit application (see Attachment A); the subject property is not located within an existing subdivision. The site is located outside the Urban Growth Boundary (UGB) and within the Secondary Springs Protection Zone (SSPZ).

The intention of this Special Use Permit request is to allow indoor simunition training within an enclosed metal structure. Simunition refers to a type of low-impact ammunition, akin to high-speed paintball for short-range training. The applicant proposes the use of low-impact simunition weapons to train members of the public, including law enforcement. Training sessions will involve classroom education and close-range combat or self-defense scenarios. Staff finds that the proposed use is best-suited for low-density areas. Staff notes the site is located in the Rural Area, as defined by the Marion County Comprehensive Plan.

**Figure 1**  
**General Location Map**





## II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS**. Staff finds that the proposed use—to be within an enclosed metal structure—is best-suited for low-density areas, as encouraged by the site's Rural Land (RL) Future Land Use (FLU) designation. Staff finds the proposed use is thus consistent with the Marion County Comprehensive Plan, compatible with the surrounding area, and will not adversely affect the public interest. The conditions in Section VII of this report are recommended to address compliance with the requirements in the Marion County Land Development Code (LDC) Sections 2.8.2.D and 2.8.3.B.

## III. NOTICE OF PUBLIC HEARING

The Growth Services Director has interpreted the requirements of Land Development Code (LDC) Sections 2.7.3.C, 2.7.3.B and 2.7.3.E to apply to SUP applications. Consistent with LDC Section 2.7.3.B., notice of public hearing was mailed to all property owners (16 owners) within 300 feet of the subject property on November 7, 2025. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on November 7, 2025, and consistent with LDC Section 2.7.3.E., due public notice was published in the Ocala Star-Banner on November 10, 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 letter of opposition or support has been received.

## IV. BACKGROUND/CHARACTER OF AREA

### A. *Existing Site Conditions.*

Figure 1, above, is a general location aerial displaying existing and surrounding site conditions. Figure 2, below, displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

According to the Marion County Property Appraiser, several properties to the West, South, and East of the subject property are used for residential purposes, primarily mobile home residential and vacant residential. Several parcels, especially to the North of the subject property, are characterized by agricultural production.

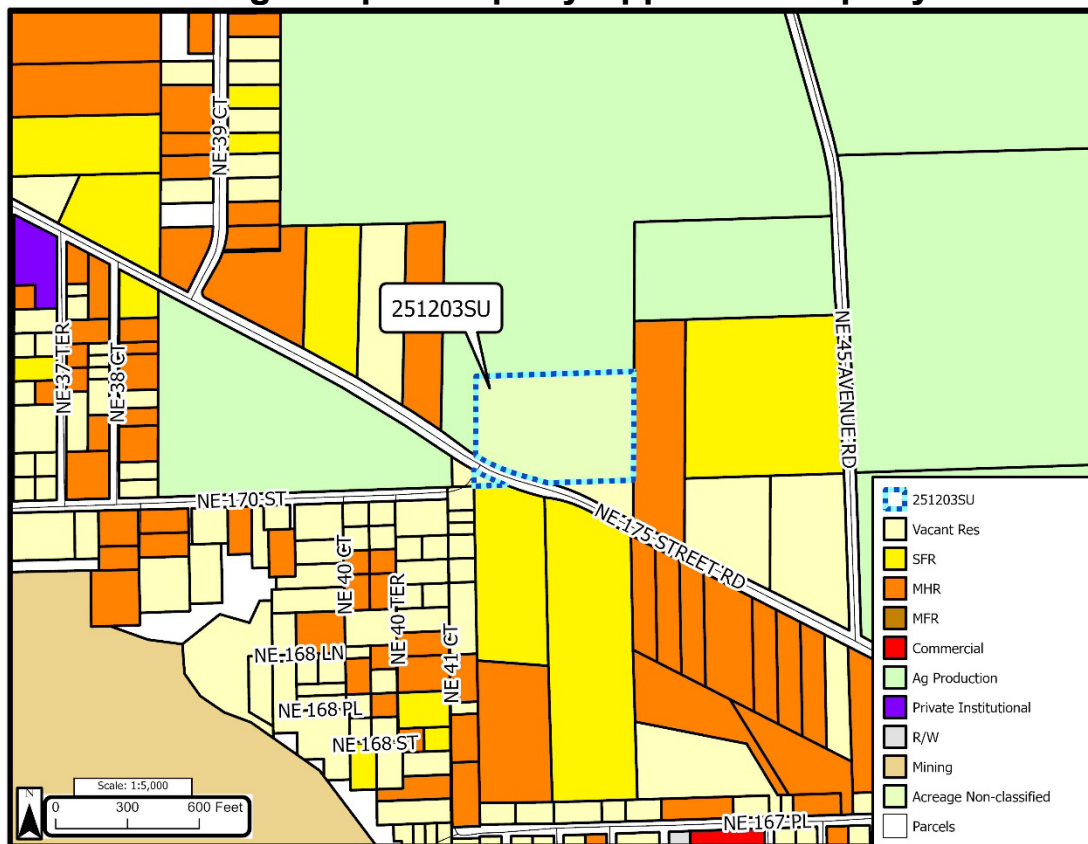
Indeed, the area surrounding the subject property is generally low-density. Within a half-mile distance from the subject property, there is an existing density of 0.28 residential *properties* per acre. Including vacant residentially-zoned properties, there is a density of 0.59 properties per acre. Staff notes the majority of such properties contain, or are zoned for, a single dwelling unit.

Staff conducted an initial site visit on October 24, 2025. An additional site visit was conducted on November 7, 2025. Staff found that the subject property is heavily forested along NE 175<sup>th</sup> Street Road. Portions of the property, approximately two

(2) acres in size, have been cleared for a single-family residence and a driveway—both under construction at this time; however, Staff notes that significant vegetation has been preserved along the subject property boundaries. The proposed simunition facility has not been constructed at this time. A gravel driveway has been provided at this time. Site photos are attached to this report (see Attachment C).

Figure 3 provides zoning classification information while Figure 4 provides Future Lane Use (FLU) designation information for the area.

**Figure 2**  
**Existing Use per Property Appraiser Property Code**

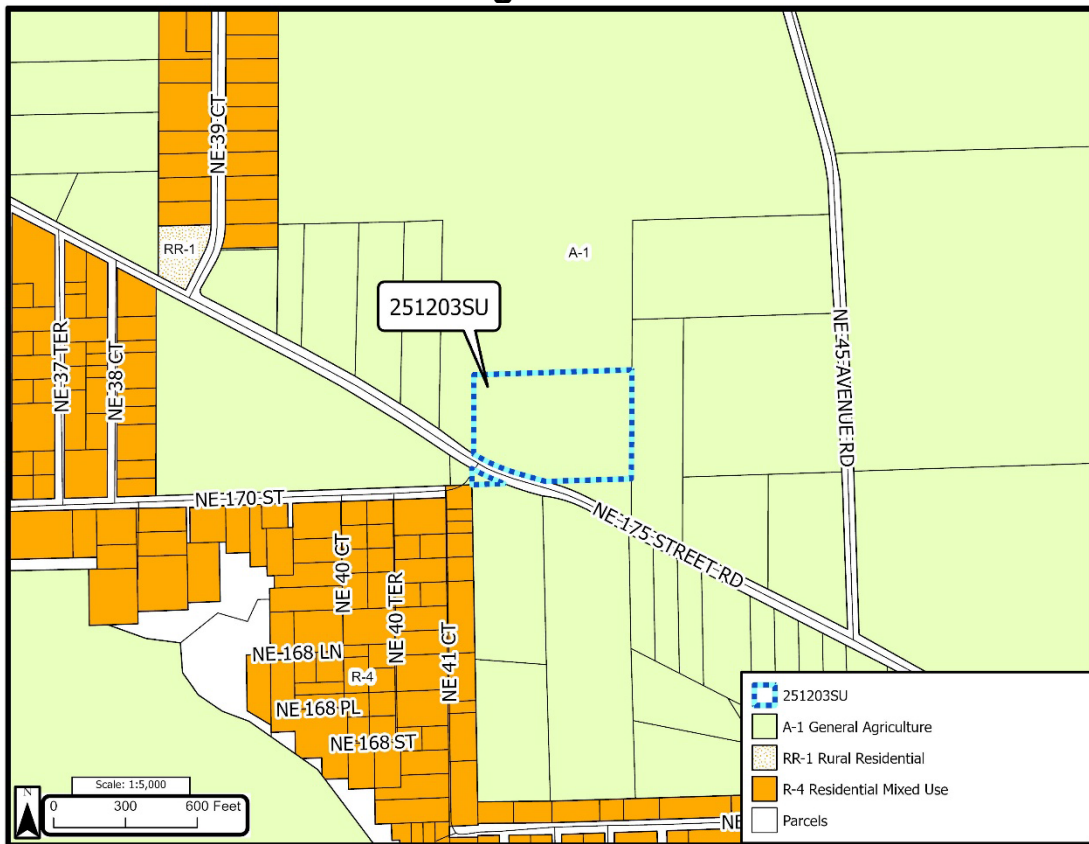


**B. Zoning Classification.**

Figure 2, below, displays the existing zoning classifications for the subject property in relation to the existing zoning classifications of the surrounding properties. In general, most nearby properties are zoned for agricultural uses.

Several subdivisions nearby—including the Meadows and Deer Meadow subdivision—are zoned Mixed Residential (R-4); the subject property is not located within an existing subdivision.

**Figure 3**  
**Zoning Classification**



**C. FLUM Designation.**

Figure 4, below, displays the existing Future Land Use (FLU) designation for the subject property in relation to the existing FLU designation of the surrounding properties. Almost all nearby properties are designated as Rural Lands (RL), which is intended for a density up to one (1) dwelling unit per ten (10) acres.

The subject property is within the Secondary Springs Protection Overlay Zone (SSPOZ) and outside the Urban Growth Boundary (UGB), as established by the Marion County Comprehensive Plan.



**Figure 4  
FLUMS Designation**

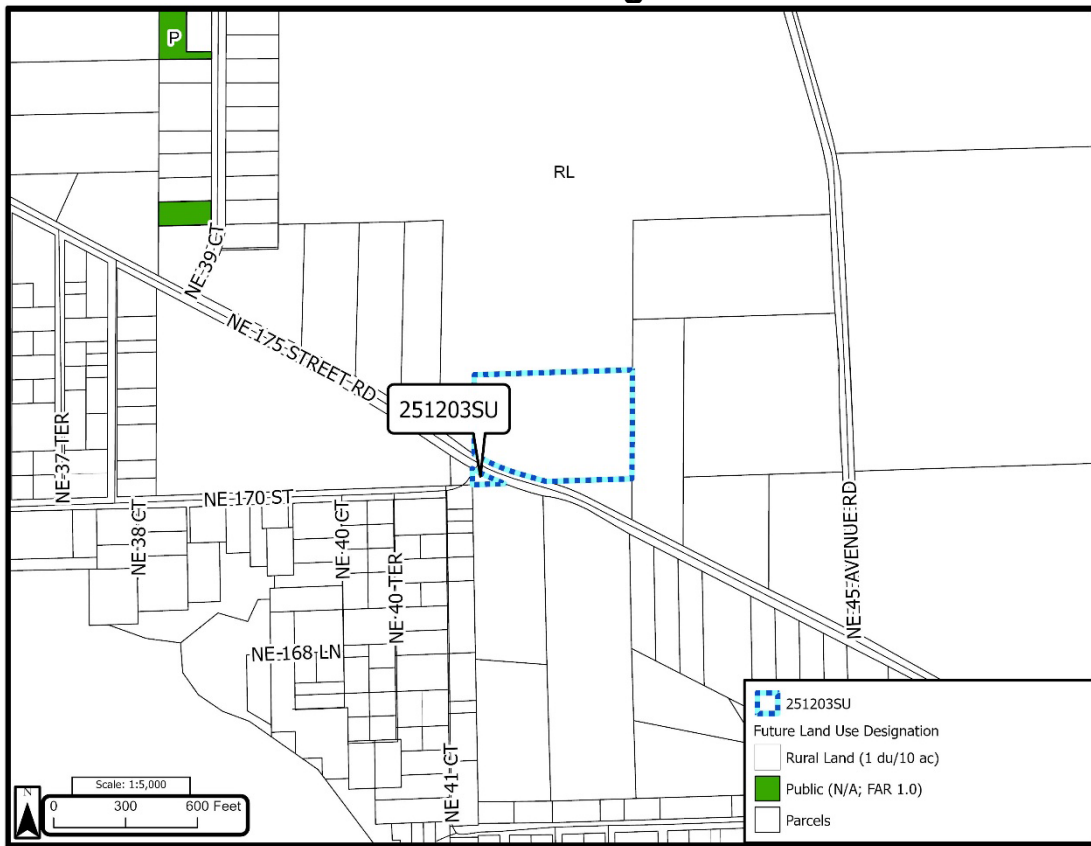
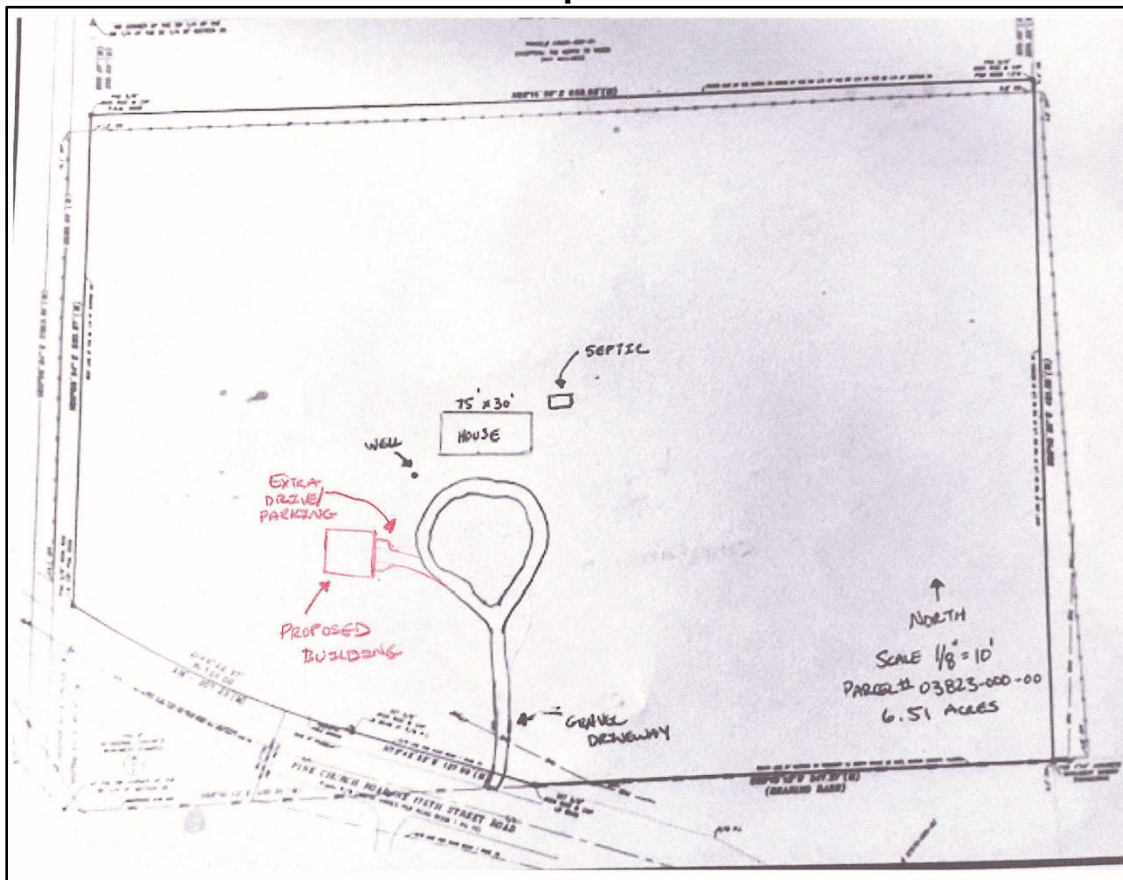


Table A, below, assembles the information in Figures 2, 3, and 4 in tabular form. Figure 5 provides a concept plan for the requested special use, including the location of the enclosed metal structure and business parking in relation to a single-family residence and driveway—both currently under construction. An example of the proposed enclosed metal structure is attached to this report (see Attachment A).

Simunition refers to a type of low-impact ammunition, similar to high-speed paintball. The applicant proposes on-site simunition training within an enclosed metal structure. The applicant proposes the use of low-impact simunition weapons to train members of the public, including law enforcement. Training sessions will involve classroom education and close-range scenarios. An instructor will be on-site to help groups of, on average, four (4) to five (5) people use simunition weapons. Sessions will be approximately four (4) hours in length. The applicant has requested two (2) sessions per day. Training dummies will occasionally be used.

TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning Classification	MCPA Existing Use
Subject Property	Rural Land (RL)	General Agriculture (A-1)	Acreage Non- Classified
North	Rural Land (RL)	General Agriculture (A-1)	Ag Production
South	Right-of-Way & Rural Land (RL)	Right-of-Way & General Agriculture (A-1)	Right-of-Way, Vacant Residential Single Family Residential
East	Rural Land (RL)	General Agriculture (A-1)	Mobile Home Residential
West	Rural Land (RL)	General Agriculture (A-1)	Ag Production

**Figure 5  
Concept Plan**



## V. ANALYSIS

LDC Section 2.8.2.D provides that in making a recommendation to the Board, the Commission shall make a written finding that granting the SUP will address nine specific requirements. LDC Section 2.8.3.B requires consistency with the Comprehensive Plan. Staff's analysis of compliance with these ten (10) requirements are addressed below. The applicant is amendable to Staff conditions.

- A. *Provision for **ingress and egress** to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

**Analysis:** Staff notes the proposed use is not identified within the Institute of Transportation Engineers (ITE) Trip Generation Manual; therefore, the exact traffic impact of the proposed special use may not be accurately determined. Staff therefore recognizes the need to minimize the number of trips generated by the proposed commercial use, and its impact on both the existing gravel driveway(s) and NE 175<sup>th</sup> Street Road. The applicant proposes, at most, two (2) training sessions with groups of four (4) to five (5) people.

The subject property currently has one (1) access point along NE 175<sup>th</sup> Street Road. NE 175<sup>th</sup> Street Road currently meets County Level of Service (LOS) standards for rural collector roadways.

Therefore, Staff finds that the application **may be consistent** with LDC provisions for ingress and egress. To ensure minimal traffic impacts, Staff recommends the following condition(s) to mitigate ingress and egress concerns:

- *Up to two (2) simunition training sessions shall be permitted per day.*
  - *Simunition training sessions shall not exceed ten (10) people in size or County buildings occupancy standards, whichever is less.*
- *A site plan shall be submitted for approval through the development review process.*
- *An apron along NE 175<sup>th</sup> Street Road shall be constructed to commercial driveway standards, unless otherwise approved by the Office of the County Engineer.*
  - *Within subject property boundaries, gravel shall be allowed for the driveway and parking area.*

- B. *Provision for **off-street parking and loading areas**, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area.*



**Analysis:** Staff notes the proposed use is not identified within the Institute of Transportation Engineers (ITE) Parking Generation Manual. The applicant has proposed a gravel parking area that can accommodate between four (4) and five (5) vehicles. Staff conditions related to occupancy have been proposed to limit parking demand.

Therefore, Staff finds that the application **is consistent** with LDC provisions for off-street parking and loading provided that the following condition(s) are met:

- *At least five (5) parking spaces, including one (1) accessible parking space, shall be provided, consistent with LDC Section 6.11.8.C.*

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

**Analysis:** The applicant indicates all waste shall be handled from a single container shared with the primary residence. Waste removal will be provided by the applicant. Staff therefore concludes that the application is **consistent** with LDC provisions for refuse and service areas.

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

**Analysis:** The subject property is currently served by Clay Electric Cooperative for electricity. The subject property is outside connection distance for central potable water and wastewater service. The applicant indicates the property will be served by well and septic system. Staff notes that any wells and septic systems would be required to meet County, Department of Health (DOH), and Department of Environmental Protection (DEP) standards at the time of permit review.

Staff therefore concludes that the application **is consistent** with LDC provisions for utilities.

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

**Analysis:** The Marion County Land Development Code (LDC) includes several provisions to ensure compatibility between different land uses. Although Section 6.8.6 of the Marion County LDC indicates that agricultural uses—as allowed in General Agriculture (A-1) zoning by right—are not required to provide buffers, Staff notes that the proposed special use is commercial in nature. As a commercial use, Section 6.8.6 of the Marion County LDC would require a Type B buffer—composed of a 20-foot landscape strip with a buffer wall—on all property boundaries abutting properties with an existing single-family residence. A Type D buffer—composed of a 15-foot landscape strip with a buffer wall—would be required along all other agriculturally zoned properties. A Type C buffer—composed of a 15-foot landscape strip without a buffer wall—would be required adjacent to NE 175<sup>th</sup> Street Road.

The applicant has proposed to preserve existing vegetation in lieu of landscaping, including buffer walls, as required by the LDC. Staff notes the subject property is heavily forested. Existing vegetation along NE 175<sup>th</sup> Street Road provides adequate screening surpassing fifteen (15) feet in width, except along the subject property entrance (see Attachment C). Moreover, along all other subject property boundaries, the applicant intends to preserve approximately four (4) acres. The applicant specifically proposes a 75-foot "natural" buffer, which exceed required buffer widths.

Staff therefore concludes that the application **is consistent** with LDC provisions for buffering and screening provided that the following condition(s) are met:

- *To the greatest extent possible, existing vegetation within seventy-five (75) feet of the subject property boundary shall be preserved to provide a "no-touch" buffer between the subject property and adjacent properties.*
  - *Along NE 175<sup>th</sup> Street Road, existing vegetation along within fifteen (15) feet of the subject property boundary shall be preserved.*

- F. *Provision for **signs**, if any, and **exterior lighting** with consideration given to glare, traffic safety, economic effects, and compatibility and harmony with properties in the surrounding area.*

**Analysis:** No signage currently exists within the subject property. At most, the applicant proposes small directional signs within the subject property; such signs are not expected to be visible from SE 175<sup>th</sup> Street Road. Pursuant to Section 4.4.2(1), signs located in such a way to be invisible from any street or adjoining property are exempt from County requirements. Additional lighting is not proposed, but if it is found that lighting needs to be added, a photometric plan will be provided in accordance with the Marion County LDC. Staff therefore concludes that the application **is consistent** with LDC provisions for signs and exterior lighting.

- G. *Provision for **required yards and other green space**.*

**Analysis:** Staff conditions related to Buffers have been proposed. If necessary, open space as required by the Marion County Land Development Code would be determined during the development review process. Staff therefore concludes that the application **is consistent** with LDC provisions for green space.

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

**Analysis:** "Compatibility" is defined in Chapter 163.3164(9) of the Florida Statutes, under the Community Planning Act, as "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition." Figure 1 is a general location aerial displaying existing and surrounding site conditions. Figure 2 displays the subject

and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

The area surrounding the subject property is low-density. According to the Marion County Property Appraiser, several properties to the West, South, and East of the subject property are used for residential purposes. Several parcels, especially to the North of the subject property, are characterized by agricultural production.

The applicant proposes a structure with a maximum building height of forty (40) feet, consistent with zoning standards for the nearby residential and agricultural properties. Staff conditions related to Buffers have also been proposed.

The following condition(s) are recommended to further mitigate compatibility concerns:

- *The site shall be developed and operated consistent with the concept plan. Any further expansion of the site shall require approval through a new Special Use Permit.*
- *The Special Use Permit shall run with the property owner, Scott Adams and Dianne Lapum.*
- *The Special Use Permit shall expire on December 15, 2028; however, it may be renewed administratively three times for three years each by written instrument signed and issued by the Growth Services Director (or designee), unless:*
  - *There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit;*
  - *Neighboring property owners within 300 feet of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit; and/or*
  - *The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or equivalent review process at the time).*

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

**Analysis:** : LDC Section 4.2 explicitly includes shooting ranges as a special use for General Agriculture (A-1) zoning.

Although the subject property is not within an existing subdivision, Staff notes several properties to the West, South, and East of the subject property are used for residential purposes. Staff recognizes the use of firearms, including simunition



weapons, could result in significant noise that adversely affects nearby residential properties.

That said, Staff notes the area surrounding the subject property is generally low-density. The applicant has proposed simunition training sessions will occur within an enclosed metal structure, while Staff conditions related to Buffers have also been proposed.

Furthermore, Staff notes Chapter 13 of the Marion County Code of Ordinances regulates noise levels in select areas. The ordinance generally limits noise levels during at night-time. Staff therefore recommends the following condition(s):

- *All activitie shall be conducted entirely within an enclosed metal structure. The structure shall be at least 300 feet from any existing residence outside the subject property.*
- *No simunition training session shall occur prior to 7:00 AM or after 7:00 PM.*

*J. Consistency with the Comprehensive Plan.*

1. **FLUE Policy 2.1.5** on Permitted and Special Use provides, “The County shall identify permitted and special uses for each land use designation and zoning classification, as further defined in the Comprehensive Plan, Zoning, and LDC.”

**Analysis:** LDC Section 4.2 explicitly includes shooting ranges as a special use for General Agriculture (A-1) zoning. The applicant proposes on-site simunition training within an enclosed metal structure. The applicant proposes the use of low-impact simunition weapons to train members of the public, including law enforcement officials. Training sessions will involve close-range scenarios in a classroom-like setting. Staff finds the use qualifies as a shooting range.

This application is thus **consistent** with FLUE Policy 2.1.5, provided that all previously-listed conditions are met.

2. **Policy 2.1.16** on Rural Land (RL) provides, “This land use designation is intended to be used primarily for agricultural uses, associated housing related to farms and agricultural-related commercial and industrial uses. The base density shall be (1) dwelling unit per ten (10) gross acres, and the designation is a Rural Area land use.”

**Analysis:** The subject site is designated as Rural Land (RL) and the applicant proposes indoor simunition training with an enclosed metal structure. LDC Section 4.2 explicitly includes shooting ranges as a special use for General Agriculture (A-1) zoning. The zoning is consistent with the Rural Land designation.

Similar to State regulations related to firearm discharge on private property, Staff finds firearm use generally is best-suited in low-density areas. Staff notes the area surrounding the subject property is low-density, as encouraged by the Rural Land (RL) designation. The subject property itself is approximately 6.51 acres in size.

Staff thus finds the proposed special use aligns with the intent of the Rural Land use and **is consistent** with Policy 2.1.16.

3. **FLUE 3.1.4** on Rural Area outside the UGB provides, "The lands outside of the UGB shall generally be referred to as the Rural Area and development in this area shall be guided by the following principles and as further defined in the LDC:

- (1) Protect the existing rural and equestrian character of the area and acknowledge that a certain portion of the County's population will desire to live in a rural setting.
- (2) Promote and foster the continued operation of agricultural activities, farms, and other related uses that generate employment opportunities in the Rural Area.
- (3) Establish a framework for appropriate future opportunities and development options including standards that address the timing of future development.
- (4) Create a focused strategy for the regulation of mining and resource extraction activity.
- (5) Allow for new Rural Land and Rural Activity Center Future Land Use designations with a Comprehensive Plan Amendment (CPA), as further allowed in this Plan and as further defined in the LDC."

**Analysis:** The applicant is requesting to allow indoor simunition training with an enclosed metal structure. LDC Section 4.2 explicitly includes shooting ranges as a special use for General Agriculture (A-1) zoning. The zoning is consistent with the Rural Land designation. Therefore, the proposed special use meets the criteria above and **is consistent** with FLUE Policy 3.1.4.

Based on the above findings, staff concludes the SUP is **consistent** with LDC Sections 2.8.2.D and 2.8.3.B. The conditions in Section VII of this report are recommended to further address compliance.

## VI. 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 Special Use Permit.
- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein so

as to support the approval of the Ordinance with amended conditions, and make a recommendation to the Commission to adopt a proposed Ordinance to **APPROVE WITH AMENDED CONDITIONS** the Special Use Permit.

- C. 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, 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. 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 AS CONDITIONED** the Special Use Permit based on compatibility in the area, compliance with the Comprehensive Plan, and a lack of adverse impacts to the surrounding area.

To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are recommended in the event that the Board chooses to agree with staff recommendation and approve the requested special use with the conditions that:

1. *The site shall be developed and operated consistent with the concept plan. Any further expansion of the site shall require approval through a new Special Use Permit.*
2. *A site plan shall be submitted for approval through the development review process.*
3. *The Special Use Permit shall run with the property owner, Scott Adams and Dianne Lapum.*
4. *Up to two (2) simunition training sessions shall be permitted per day.*
  - a. *Simunition training sessions shall not exceed ten (10) people in size or County building occupancy standards, whichever is less.*
5. *All activities shall be conducted entirely within an enclosed metal structure. The structure shall be at least 300 feet from any existing residence outside the subject property.*
6. *No simunition training session shall occur prior to 7:00 AM or after 7:00 PM.*
7. *To the greatest extent possible, existing vegetation within seventy-five (75) feet of the subject property boundary shall be preserved to provide a “no-touch” buffer between the subject property and adjacent properties.*
  - a. *Along NE 175<sup>th</sup> Street Road, existing vegetation along within fifteen (15) feet of the subject property boundary shall be preserved.*

8. *An apron along NE 175<sup>th</sup> Street Road shall be constructed to commercial driveway standards, unless otherwise approved by the Office of the County Engineer.*
  - a. *Within subject property boundaries, gravel shall be allowed for the driveway and parking area*
9. *At least five (5) parking spaces, including one (1) accessible parking space , shall be provided, consistent with LDC Section 6.11.8.C.*
10. *The Special Use Permit shall expire on December 15, 2028; however, it may be renewed administratively three times for three years each by written instrument signed and issued by the Growth Services Director (or designee), unless:*
  - a. *There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit;*
  - b. *Neighboring property owners within 300 feet of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit; and/or*
  - c. *The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or equivalent review process at the time).*

## **VIII. PLANNING & ZONING COMMISSION RECOMMENDATION**

### **APPROVAL WITH CONDITIONS (6-0).**

## **IX. BOARD OF COUNTY COMMISSIONERS ACTION**

To be determined. Scheduled for December 15, 2025 at 1:30 PM.

## **X. 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

STAFF/OFFICE USE ONLY	
Case No.:	9/24/25
AR No.:	EM
PA:	11/24/25
BCC/P&Z PH	12/15 02 12/16/25

☒ New or Modification \$1,000  
☐ Expired \$1,000  
☐ Renewal (no changes) \$300

## SPECIAL USE PERMIT APPLICATION

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: running indoor simunition training within an enclosed metal building. This will allow more realistic training for citizens and law enforcement using specialized equipment to complete safe training.

**Property/Site Address:** 4243 NE 175th Street Road

**Property Dimensions:** Approximately 640'x330'

**Total Acreage:** 6.58

**Legal Description:** (Please attach a copy of the deed and location map.)

**Parcel Zoning:** A-1

**Parcel Account Number(s):** 03823-000-00

Each property owner(s) MUST sign this application or provide written authorization naming the applicant or agent below to act on their behalf. **Please print all information, except for the Owner and Applicant/Agent signature. If multiple owners or applicants, please use additional pages.**

Scott Adams and Dianne Lapum

Scott Adams

**Property Owner Name (please print)**

**Applicant or Agent Name (please print)**

12771 N US Hwy 27

12771 N US Hwy 27

**Mailing Address**

**Mailing Address**

Ocala, FL 34482

Ocala, FL 34482

**City, State, Zip Code**

**City, State, Zip Code**

720 201 8529. 859 270 5578

720 201 8529

**Phone Number (include area code)**

**Phone Number (include area code)**

cwfocala@gmail.com

cwfocala@gmail.com

**E-Mail Address (include complete address)**

**E-Mail Address (include complete address)**

**Signatures\***

**Signatures**

\*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

### STAFF/OFFICE USE ONLY

Project No.: <u>2025 08 0049</u>	Code Case No.: <u>                    </u>	Application No.: <u>                    </u>
Rcvd by: <u>UKB</u>	Rcvd Date: <u>9 / 22 / 25</u>	FLUM: <u>RL</u>
AR No.: <u>33443</u>	Rev: <u>10/20/21</u>	

Please note: The Special Use Permit will not become effective until after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is non-refundable.

For more information, please contact the Zoning Division at 352-438-2675.

Empowering Marion for Success

**Findings of Fact for Special Use Permit Application – Marion County, Florida**

The following findings of fact are submitted in support of the special use permit application for the proposed project located at [Insert Property Address]. The project aligns with Marion County's zoning regulations and community character while promoting safe and responsible use of firearms in a manner compatible with the surrounding area.

**1. Ingress and Egress**

Access to the property will be provided via a single, well-maintained driveway designed to meet county standards. The driveway will be secured with a gate to ensure controlled access, enhancing safety and security for the property and surrounding area.

**2. Parking and Site Layout**

The property includes a designated parking area accommodating 4–5 vehicles, with ample space for loading and unloading as needed. A substantial buffer of existing native trees and vegetation surrounds the site, mitigating noise and visual impacts. The nearest neighboring property is approximately 1,000 feet away, further minimizing potential disturbances.

**3. Waste Management**

The proposed business operations will generate minimal refuse. Any waste produced will be managed responsibly, stored in an appropriately screened container to remain out of public view, and disposed of weekly in compliance with county regulations.

**4. Utilities**

Utility requirements for the project are minimal. Electricity will be supplied through the existing residential service connection. If required, a small, code-compliant septic system will be installed. Water needs will be met by an existing on-site well, ensuring no additional strain on public utilities.

**5. Vegetation and Aesthetic Considerations**

A natural buffer of approximately 75 feet, consisting of native vegetation, separates the proposed building site from the adjacent road. This buffer ensures the building is not visible to neighbors and is only minimally visible to passersby, preserving the natural aesthetic of the area and maintaining the rural character of Marion County.



**6. Signage**

Signage will be limited to one small, code-compliant sign located within the property, visible only after entering the driveway. The sign will serve an informational purpose for visitors and will not be used for roadside advertisement, further preserving the area's aesthetic.

**7. Green Space and Landscaping**

The project complies with all applicable green space requirements. The front of the building will be landscaped to enhance its appearance, and approximately four acres of the property will remain undisturbed, preserving native vegetation and supporting environmental conservation.

**8. Community Compatibility**

The proposed use is highly compatible with the surrounding area, which is characterized by strong support for Second Amendment activities. Firearm use is common and consistent in the neighborhood and adjacent areas. The proposed facility will promote firearm safety and training, providing a valuable community resource that aligns with local values and needs.

**9. Openness to Compliance and Collaboration**

The applicant is committed to meeting all Marion County codes, regulations, and special requirements. We welcome the opportunity to discuss the project further with county officials and stakeholders to address any concerns and ensure full compliance.

## **Construction and Operation of a Simunition Training Facility**

### **Property Address**

**4243 NE 175th Street Road**

**Citra, FL 32113**

### **Zoning District:**

**A-1 General Agriculture**

### **Applicant:**

**Scott Adams/Carbine Stable**

Dear Zoning Manager,

I am writing to formally submit an application for a Special Use Permit (SUP) pursuant to the Marion County Land Development Code (Article 4, Zoning, Division 3, Special Requirements) to authorize the construction and operation of a metal pole building on my 6.5-acre residential property located at 4243 NE 175th Street Road. This facility will serve as a lightly used Simunition or equivalent training house, incorporating a classroom area and training area for safe, non-lethal simulations focused on personal protection scenarios. As the property is also my residence, operations will be minimal to maintain its residential character.

## **Project Description**

The proposed development involves the construction of a single-story metal pole building approximately 1600 sq feet in size, with a footprint of 40x40. The structure will include a



dedicated classroom for instructional sessions and a reconfigurable training area for simulations. It will be engineered to comply with all applicable building codes, including those for structural integrity, fire safety, and accessibility. Exterior features will include secure entry points, limited parking for approximately 5 vehicles and perimeter fencing for safety. The building will be landscaped to blend seamlessly with the surrounding environment and positioned well within all required setbacks (e.g., at least 50 feet from property lines, per zoning standards).

No signage will be placed along the adjacent well-traveled road; any identification will be limited to within the property boundaries. As a lightly used facility on my residence, operations will be restricted with sessions accommodating small groups at a time. Traffic impacts will be negligible, adding only a few vehicles per session, which will not be noticeable on the well-traveled road. The facility will utilize Simunition® FX marking cartridges or equivalent —non-lethal, non-toxic rounds that mark targets with paint for feedback in force-on-force training—allowing participants to practice with converted service weapons in realistic scenarios without live ammunition.

Training will emphasize personal protection skills, such as decision-making under stress, threat identification and recognition, and de-escalation tactics, in a controlled environment. All activities will adhere to Simunition's or equivalent safety protocols, including mandatory protective equipment (e.g., helmets, neck guards, and body armor) and oversight by certified instructors.

## **Need for Simunition Training and Safety Considerations**

Simunition training addresses a critical need in today's environment by providing realistic, scenario-based preparation for personal protection without the dangers of live-fire exercises. Traditional training methods often lack the stress and interactivity of real-world encounters, leading to gaps in preparedness for law enforcement officers and responsible civilians. Simunition bridges this by enabling force-on-force simulations where participants experience physical and visual feedback from non-lethal impacts, improving reaction times, tactical proficiency, and judgment under pressure. This has been shown to reduce errors in high-stakes situations, potentially saving lives and minimizing injuries in actual threats.

Safety is paramount in all training exercises and environments. The cartridges use a lead-free, non-toxic primer and are designed for use only in converted weapons, preventing accidental discharge of live rounds. Training requires full protective gear to mitigate any risk of minor bruising or impacts, and all sessions follow the guidelines from Simunition's Scenario Instructor and Safety Certification Course or equivalent. This ensures a controlled, low-risk environment, making it suitable even for civilian participants. No ballistic hazards exist, and noise levels are comparable to standard airsoft or paintball activities, further reduced by the building's insulation.

## **Justification for Special Use Permit**



This project aligns with Marion County's Comprehensive Plan and Land Development Code by promoting community safety and compatibility with rural/residential areas. Key justifications include:

1. **Community Value and Public Benefit:** The facility will foster collaboration between law enforcement and good citizens through joint training programs, enhancing mutual understanding and preparedness. It provides a valuable resource for personal protection education, contributing to a safer community overall. This is consistent with special uses that support public welfare, such as educational or recreational facilities.
2. **Compatibility and Minimal Impacts:** Located on a 6.5-acre residential parcel off a well-traveled road, the low-intensity use will not alter the area's character. Landscaping will ensure the building blends in, and compliance with setbacks minimizes visual impacts. Traffic will be insignificant, with no strain on public services, utilities, or the environment. Noise and activity will be contained within the building.
3. **Compliance with Regulations:** The project will meet all federal, state and local standards. Operations exclude any prohibited activities, focusing solely on defensive training.
4. **Site Suitability:** The property's size and location make it ideal for this discreet use, with flat terrain and existing access supporting low-impact operations.

## Supporting Materials

Enclosed are the following documents as required by the Marion County Special Use Permit application packet:

- Completed application form.
- Concept/site plan (drawn to scale, showing building location, setbacks, parking, access, and landscaping).
- Findings of fact example/narrative demonstrating compliance.
- Proof of property ownership.
- Application fee

I attest that all information is accurate and complete. I am available for a pre-application conference or to provide additional details—please contact me at (720)201-8529.

Thank you for considering this application. Approving this Special Use Permit will enhance community safety by offering essential training that unites law enforcement and citizens in a shared commitment to protection. I look forward to your review and the opportunity to present at any required public hearing.

Sincerely,

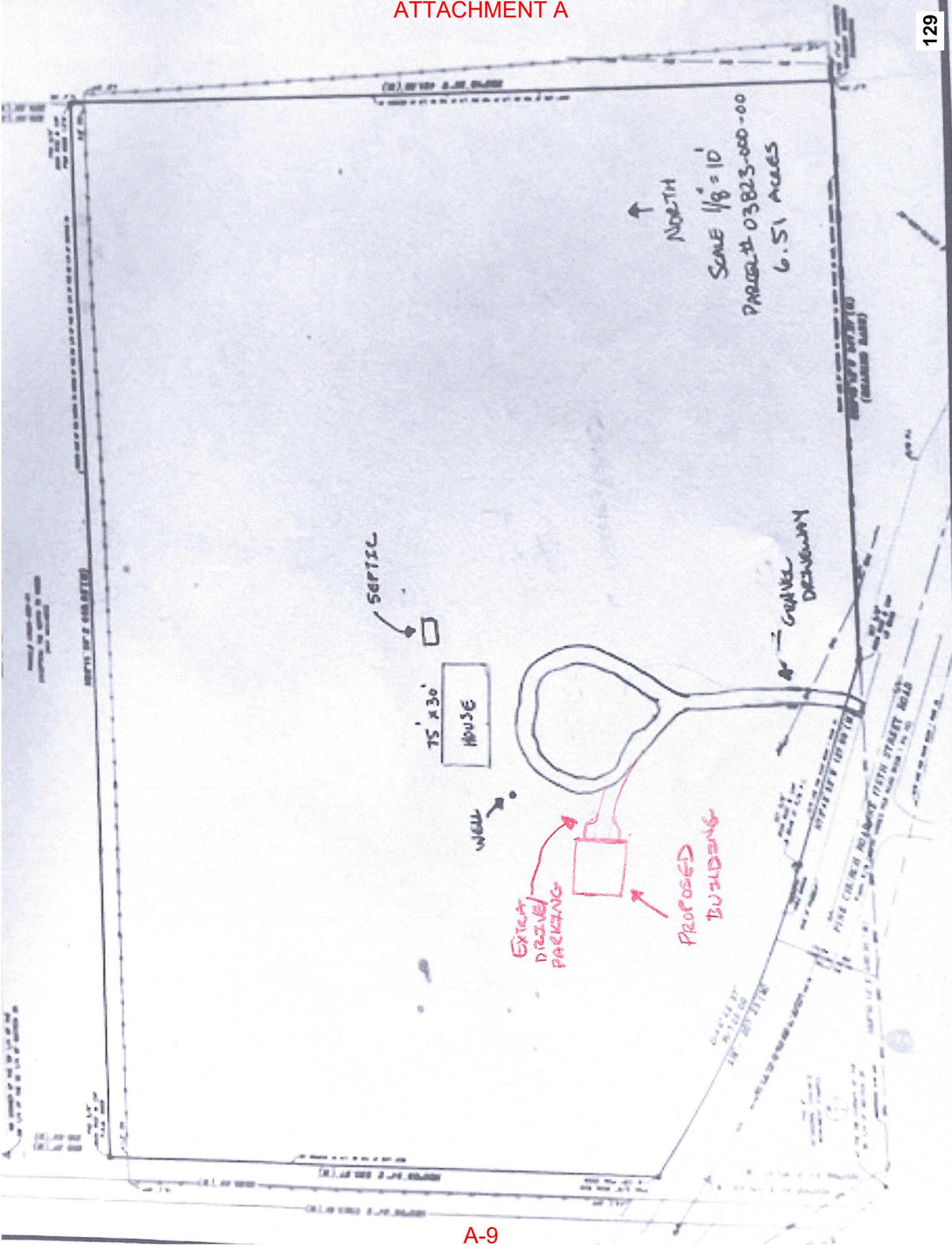
Scott Adams

Owner

Carbine Stable

**Enclosures:** [List as above]















GREGORY C HARRELL CLERK &amp; COMPTROLLER MARION CO

DATE: 08/05/2025 08:42:20 AM

FILE #: 2025104405 OR BK 8679 PGS 519-520

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

DDS: \$0.70 MDS: \$0 INT: \$0

Prepared By and Return to:  
 Beyond Business Contracts, P.A.  
 c/o Tania Bartolini, Esq.  
 5007 SW 1<sup>st</sup> Ave.  
 Ocala, FL 34471

---

Space Above This Line for Recorder's Use

**FLORIDA QUIT CLAIM DEED**

STATE OF FLORIDA

COUNTY OF MARION

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid to **DIASCO LAND TRUST**, formed in the County of Marion, State of Florida (hereinafter known as the "Grantor(s)") hereby quitclaims to **Scott Jason Adams and Dianne Ruth Lapum**, husband and wife, whose post office address is 12771 N. US Hwy 27, Ocala, FL 34482 (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following description, situated in Marion County, Florida to-wit:

**The SW ¼ of the SW ¼ of the SE ¼ of Section 35, Township 12 South, Range 22 East, except the North 70 yards thereof and except road right of way, Marion County, Florida**

Subject to all reservations, covenants, conditions, restrictions, limitations, agreements of record, and easements of record; taxes and assessments for the year 2025 and subsequent years; 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 anywise appertaining.

**Parcel ID#: 03823-0000-00**

This document is being prepared without the benefit of a title search or title insurance as requested by the Grantor.

**To have and to hold**, in fee simple with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the

Page 1 of 2




said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

  
Grantor's Signature

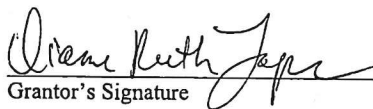
Scott Jason Adams, as Trustee of DIASCO LAND TRUST

In Witness Whereof,


  
Witness Name:

Alesia Thornton  
Witness Name: The UPS Store 3849  
2775 NW 49<sup>th</sup> Ave #205  
Ocala, FL 34482

In Witness Whereof,

  
Grantor's Signature

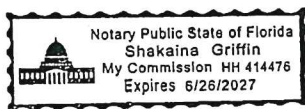
Dianne Ruth Lapum, as Trustee of DIASCO LAND TRUST

  
Witness Name:

Damian Mose-Jon  
Witness Name: The UPS Store 3849  
2775 NW 49<sup>th</sup> Ave #205  
Ocala, FL 34482

State of Florida                    )  
  ) s  
County of Marion                )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4<sup>th</sup> day of August, 2025 by Scott Jason Adams and Dianne Ruth Lapum, who ☐ are personally known or ☒ have produced FLDL as identification.



  
Notary Public

My Commission Expires: 6/26/2027

The UPS Store 3849  
2775 NW 49<sup>th</sup> Ave #205  
Ocala, FL 34482

Page 2 of 2

**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

**03823-000-00**

GOOGLE Street View

Prime Key: 54542

MAP IT+

Current as of 9/15/2025

### Property Information

ADAMS SCOTT JASON  
LAPUM DIANNE RUTH  
12771 N US HIGHWAY 27  
OCALA FL 34482-1033

### Taxes / Assessments:

Map ID: 205

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 99

Acres: 6.51

Situs: 4243 NE 175TH STREET RD  
CITRA

### Current Value

Land Just Value	\$94,962
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$94,962
Total Assessed Value	\$94,962
Exemptions	\$0
Total Taxable	\$94,962

Ex Codes:

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$94,786	\$0	\$0	\$94,786	\$52,780	\$0	\$52,780
2023	\$81,245	\$0	\$0	\$81,245	\$47,982	\$0	\$47,982
2022	\$47,393	\$0	\$0	\$47,393	\$43,620	\$0	\$43,620

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>8679/0519</u>	08/2025	05 QUIT CLAIM	0	U	V	\$100
<u>8613/0728</u>	04/2025	05 QUIT CLAIM	0	U	V	\$100
<u>8544/0858</u>	02/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$75,000
<u>8544/0857</u>	02/2025	77 AFFIDAVIT	0	U	V	\$100
<u>8479/0088</u>	11/2024	25 PER REP	0	U	V	\$100
<u>8544/0851</u>	01/2022	71 DTH CER	0	U	V	\$100
<u>8544/0850</u>	11/2011	71 DTH CER	0	U	V	\$100

8544/0849	06/2010	71 DTH CER	0	U	V	\$100
5231/1664	07/2009	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
5231/1652	03/2009	70 OTHER	0	U	V	\$100
5231/1650	04/1996	71 DTH CER	0	U	V	\$100
0512/0332	06/1972	02 DEED NC	0	Q	V	\$10,500
EI85/0199	10/1929	EI E I	0	U	V	\$9,515

Property Description

SEC 35 TWP 12 RGE 22  
 SW 1/4 OF SW 1/4 OF SE 1/4  
 EX N 70 YDS &  
 EX RD ROW

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9902		552.0	552.0	A1	6.41	AC	14,000.0000	1.00	1.05	1.00	94,227	94,227
9902		552.0	552.0	A1	.10	AC	14,000.0000	1.00	1.05	0.50	735	735
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 1222											Total Land - Class \$94,962	
Mkt: 8 70											Total Land - Just \$94,962	

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - \$0

Appraiser NotesPlanning and Building\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

Cost Summary

Buildings R.C.N.	\$0	1/1/1800			
Total Depreciation	\$0				
Bldg - Just Value	\$0				
Misc - Just Value	\$0	3/11/2011	Bldg Nbr	RCN	Depreciation
Land - Just Value	\$94,962	3/10/2025			Depreciated
Total Just Value	\$94,962	.			



# Development Review Comments Letter

10/29/2025 12:11:31 PM

**SCOTT ADAMS & DIANNE LAPUM**  
**ZO SUP #33443**

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Special Use Permit	N/A	INFO	911
2	Special Use Permit	Existing well will require a Limited Use Water System permit through the Department of Health in Marion County. It will need to be at least 100' from all septic systems. You may get application for permit by contacting Rebecca.Roy@flhealth.gov	NO	DOH
3	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of running indoor simulation training. Parcel # 03823-000-00 is currently zoned A-1 and is 6.51 acres in size. There is a FEMA Flood Zone A and a County Flood Prone Area on this site. Per the MCPA, this site currently has 0 SF of impervious coverage. This site will be subject to a Major Site Plan or waiver when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN
4	Special Use Permit	There is no way to determine the precise traffic impacts of the proposed use as a similar use does not exist in the ITE Trip Generation Manual. However, the proposed use should generate minimal impact. The property is located on NE 175th Street Road which is a paved County maintained collector roadway. There are no concerns about the Level of Service of this roadway. Consideration should be given to limiting the class size to 10 given that only 5 parking spaces will be provided. Also, the number of classes each day should also be limited by the Special Use Permit. This will ensure that the traffic impacts are minimal. Also, since this is a commercial use, a requirement to construct a commercial driveway meeting the requirements of the Office of the County Engineer should also be included in the conditions.	INFO	ENGTRF
5	Special Use Permit	Fire Review conditionally approved for a special use permit. Any site improvements and building construction shall comply with the minimum requirements of the Florida Fire Prevention Code.	INFO	FRMSH
6	Special Use Permit	no comments	INFO	LSCAPE
7	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	LUCURR



**ATTACHMENT B**

8	Special Use Permit	<p>Parcel 03823-000-00 is within the Marion County Utilities (MCU) service area but is outside the standard connection distance. There are no MCU water or sewer mains within more than three miles of the parcel.</p> <p>The parcel is located outside both the Urban Growth Boundary and the Primary Springs Protection Zone.</p>	INFO	UTIL
9	Special Use Permit	<p>The review will be conducted at the time of the reporting process.</p>	INFO	ZONE

## SITE PHOTOS

Planning staff conducted a site visit on October 24, 2025. A later site visit was conducted on November 7, 2025. Consistent with LDC Section 2.7.3.B, one (1) sign was posted and the below photos were taken.

**Figure 1.**  
**Sign posted along NE 175<sup>th</sup> Street Road**





**Figure 2.**  
**Facing east along NE 175th Street from subject property**



**Figure 3.**  
**Facing west along NE 175<sup>th</sup> Street Road from subject property**





**Figure 4.**  
**View of existing vegetation on subject property from NE 175<sup>th</sup> Street Road**



**Figure 5.**  
**View of subject property entrance**





**Figure 6.**  
**View of existing sign on subject property**



**Figure 7.**  
**Facing toward location of proposed enclosed structure on subject property**





**Figure 8.**  
**Facing toward location of proposed single-family residence on**  
**subject property**



**Figure 9.**  
**Internal view of existing vegetation along southeastern subject**  
**property boundaries**





**Figure 10.**  
**Internal view of existing vegetation along southeastern subject**  
**property boundaries**



**Figure 11.**  
**Internal view of existing vegetation along western subject property**  
**boundaries**





**Figure 12.**  
**Facing toward existing Black Sink Estates subdivision from NE 175<sup>th</sup>**  
**Street Road**



**Figure 13.**  
**View of existing dirt road within Black Sink Estates subdivision**



**Figure 13.**  
**View of existing low-density development across subject property on**  
**NE 175<sup>th</sup> Street Road**







# LEGAL REQUEST MEMORANDUM (LRM)

From: (Name) Rivera Jared (Dept) Planning - 1700  
 Last First  
 (Title) Planner (Phone) (352) 438-2687  
 Signature Jared Rivera-Cayetano Date 10/16/2025

The Office of the County Attorney is requested to provide legal assistance as detailed in this legal request and supporting documents (attached).

Request for: ☒ Draft Document ☐ Approve as to Form ☐ RESUBMIT LRM No. \_\_\_\_\_  
☐ Legal Opinion ☐ Other

## Description of Request

Please see the attached LRM form and the application form for SUP Case No. 251203SU, requesting to allow indoor "simunition" training within an enclosed metal structure on a property zoned for General Agriculture (A-1). Simunition refers to low-impact impact ammunition to train law enforcement officers and other members of the public in a small classroom-like setting. An instructor will be on-site to help groups of 4-5 use simunition weapons. Dummies (with targets) will occasionally be used.

I understand the County has adopted the policy that Special Use Permit (SUP) requests will only be accepted if explicitly listed under LDC Sec. 4.2.3. We had accepted the application under the impression that the proposed use may be considered a "shooting range." May we classify this use as a shooting range? As the planner assigned to this case, please let me know.

For more information or discussion, contact: ☒ Same as above  
 (Name) \_\_\_\_\_ (Title) \_\_\_\_\_ (Phone) \_\_\_\_\_  
 Last First

Agenda Item? ☒ Yes ☐ No Agenda Date: 11/24/2025  
 Agenda Deadline Date for **Legal**: \_\_\_\_\_ Agenda Deadline Date for **Admin**: \_\_\_\_\_

**Note: Please allow a MINIMUM of 5 working days BEFORE deadlines for LRM to be completed.**

DO NOT COMPLETE - Office of the County Attorney use ONLY

LRM No. 2025-1089

Assigned to: ☐ Matthew Guy Minter, County Attorney ☒ Dana E. Olesky, Chief Asst. County Attorney ☐ Linda Blackburn Asst. County Attorney ☐ Thomas Schwartz Asst. County Attorney ☐ Valdoston Shealey Asst. County Attorney

Outcome:

Date Received:

☒ Approved as to form and legal sufficiency

☐ Approved with revisions: ☐ Suggested ☐ Completed

☐ Other:

Yes, a simunition facility is a type of shooting range.

**RECEIVED**

By Victoria Ryder at 8:50 am, Oct 17, 2025

Attorney Signature: [Signature] Date 10/20/2025

Staff Signature: [Signature] Date: 10/20/2025 Returned: ☐ Department ☐ Admin ☐ \_\_\_\_\_

Completed



# Marion County

## Board of County Commissioners Planning and Zoning

### Agenda Item

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**File No.:** 2025-21436

**Agenda Date:** 12/15/2025

**Agenda No.:** 1.2.3.

---

**SUBJECT:**

**251204SU -Trailhead Asset Group, LLC, Special Use Permit to Allow for a Community Residential Group Home for Up to Eight (8) Adult Residents, in a Single-Family Dwelling (R-1) Zone, 0.46 Acre Parcel, Parcel Account Number 1304-043-018, Site Address 5543 NW 56<sup>th</sup> Street, Ocala, FL 34482**

**INITIATOR:**

**Kenneth Weyrauch, Deputy Director**

**DEPARTMENT:**

**Growth Services**

**DESCRIPTION/BACKGROUND:**

Trailhead Asset Group, LLC has filed an application for a special use permit (SUP) to allow for an increase in the maximum number of residents in a community residential home from 6 (six) residents to 8 (eight) residents. The property identification number is 1304-043-018, addressed at 5543 NW 56th Street, Ocala, FL 34482, within the Ocala Parks Estates Unit 4 subdivision. The subject property is located within the Urban Growth Boundary (UGB) as well as the Secondary Springs Protection Overlay Zone (S-SPOZ).

The special use permit would allow for continued operations, as the property was previously granted an allowance of eight residents in 2016. The property was sold on August 27, 2025, and with the change of ownership, the previous special use permit was voided. A second application was submitted by the same applicant for another community residential residence allowing eight residents, 251205SU. The subject property operates as a community residential home providing long-term housing and supportive services for adults with developmental disabilities. The facility is licensed in accordance with applicable state and local regulations and is authorized to accommodate both male and female residents. The residents live within the home on a permanent or semi-permanent basis, receiving daily care, supervision, and assistance consistent with their individual needs and abilities.

**BUDGET/IMPACT:**

None

**RECOMMENDED ACTION:**

Staff recommends approval with conditions. Planning and Zoning Commission recommends approval with conditions (6-0).



**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**

<b>P&amp;ZC Date: 11/24/2025</b>	<b>BCC Date: 12/15/2025</b>
<b>Case Number:</b>	251204SU
<b>CDP-AR:</b>	33445
<b>Type of Case:</b>	<b>Special Use Permit</b> for a community residential home with capacity of eight (8) residents in an R-1 (Single-Family Dwelling) zone.
<b>Owner</b>	Trailhead Asset Group, LLC
<b>Applicant</b>	Trailhead Asset Group, LLC
<b>Street Address</b>	5543 NW 56 <sup>th</sup> Street, Ocala, FL 34482
<b>Parcel Number</b>	1304-043-018
<b>Property Size</b>	±0.46 acres
<b>Future Land Use</b>	Medium Residential (MR)
<b>Zoning Classification</b>	Single-Family Dwelling (R-1)
<b>Overlay Zone/Scenic Area</b>	Urban Growth Boundary (UGB), Secondary Springs Protection Overlay Zone (S-SPOZ)
<b>Staff Recommendation</b>	<b>Approval (with conditions)</b>
<b>P&amp;ZC Recommendation</b>	<b>Approval (with conditions 6-0)</b>
<b>Project Planner</b>	Sarah Wells, Planner II
<b>Related Case(s)</b>	160409SU Group home with 8 residents in R-1 (original SUP) (See attachment D)



## I. ITEM SUMMARY

Trailhead Asset Group, LLC has filed an application for a special use permit to allow for an increase in the maximum number of residents in a community residential home from 6 (six) residents to 8 (eight) residents (see Attachment A). Figure 1 is an aerial photograph showing the location of the subject property. The Property Identification Number associated with the property is 1304-043-018, Addressed at 5543 NW 56<sup>th</sup> Street, Ocala, FL 34482, within the Ocala Parks Estates Unit 4 subdivision, and the legal description is displayed on the deed included as part of the application. The subject property is located within the Urban Growth Boundary (UGB) as well as the Secondary Springs Protection Overlay Zone (S-SPOZ).

The special use permit would allow for continued operations as the property was previously granted an allowance of eight residents (see Attachment D) in 2016. The property was sold on August 27, 2025, and with the change of ownership, the previous special use permit was voided. A second application was submitted by the same applicant for another community residential residence allowing eight residents, 251205SU.

The subject property operates as a community residential home providing long-term housing and supportive services for adults with developmental disabilities. The facility is licensed in accordance with applicable state and local regulations and is authorized to accommodate both male and female residents. The residents live within the home on a permanent or semi-permanent basis, receiving daily care, supervision, and assistance consistent with their individual needs and abilities.

To ensure the health, safety, and well-being of the residents, the home is staffed on a continuous 24-hour basis. Personnel are always present providing direct care, monitoring resident activities, and maintaining compliance with licensing and operational standards. Overnight staffing includes on-site sleep-in personnel who remain within the residence during nighttime hours to provide supervision and respond promptly to any emergency or care-related needs. The staffing structure is designed to uphold a stable, supportive, and family-like environment that aligns with the intent of Florida Statutes §419.001—to integrate community residential homes into traditional residential neighborhoods while providing residents with access to necessary support services in a normalized, home-based setting.

Figure 5, below, illustrates the locations of existing community residential homes within Ocala Park Estates Unit 4, along with a delineated 1,000-foot radius measured from the subject parcel to surrounding community residential homes. This neighborhood demonstrates a relatively high concentration of community residential homes within a limited geographic area. Upon review, staff notes that several of the community residential homes on record with the Marion County Growth Services Department appear to be inactive. The operational status of each facility was evaluated based on the presence or absence of recent annual fire inspection reports, which serve as an indicator of continued operation and compliance with applicable safety standards.

Pursuant to the provisions of Florida Statutes §419.001, the siting of community residential homes is governed by specific locational requirements intended to ensure an

equitable distribution of such facilities within residential neighborhoods. Specifically, subsection (2) of §419.001 provides that a community residential home of more than six residents shall not be located within a radius of 1,000 feet of another such home.

In reviewing the current configuration of Ocala Park Estates, it appears that three active community residential homes are situated within this prescribed separation distance. However, §419.001 further provides that this spacing requirement “does not affect the legal nonconforming use status of any community residential home lawfully permitted and operating as of July 1, 2016.”

Records indicate that the subject property has been in continuous operation, without lapses in licensing or required inspections, since at least January 2014, the date of the earliest annual fire inspection for a residential home. Accordingly, the subject home maintains legal nonconforming status under current state law and may continue to operate as such, provided that its licensing and operational requirements remain in good standing.

**Figure 1**  
**Aerial Photograph of Subject Property**



## II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** due to the request being consistent with the Marion County Comprehensive Plan, compatible with the surrounding area, and will not adversely affect public interest specified in Section VI.B. of this Staff Report. The recommended conditions are being imposed to address compliance with the requirements in LDC Sections 2.8.2.D and 2.8.3.B.

## III. NOTICE OF PUBLIC HEARING

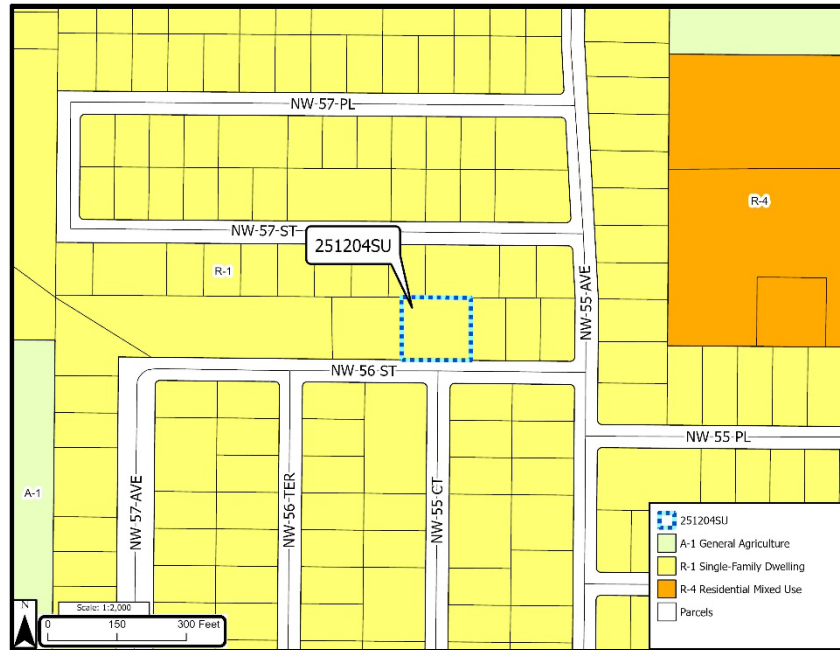
The Growth Services Director has interpreted the requirements of Land Development Code (LDC) Sections 2.7.3.C and 2.7.3.B to apply to SUP applications. LDC Section 2.7.3.C requires notice of public hearing be mailed to all property owners within 300 feet of the subject property and notice was mailed to (40) property owners on November 7, 2025. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on November 14, 2025, and consistent with LDC Section 2.8.3.E. due public notice was published in the Ocala Star-Banner on November 10, 2025. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference.

## IV. BACKGROUND/CHARACTER OF THE AREA

- A. *site conditions*. Figure 2 provides zoning classification information while Figure 3 shows the FLUMS designation for the area. Table 1 outlines the existing uses of the surrounding area, while Figure 4 illustrates those uses in relation to the subject property. As illustrated, the subject property is developed as Single-Family Dwelling.
- B. *Zoning district map*. Figure 2 shows the subject property designated as Single-Family Dwelling (R-1). Surrounding properties share the Single-Family Dwelling (R-1) zoning designation.



**Figure 2**  
**Existing Zoning Classification**



- C. *FLUMS designation.* Figure 3 is the FLUMS and shows the subject property as Medium Residential (MR) land use (1-4 du/acre) with similar land use surrounding.

**Figure 3**  
**Future Land Use Map Series**

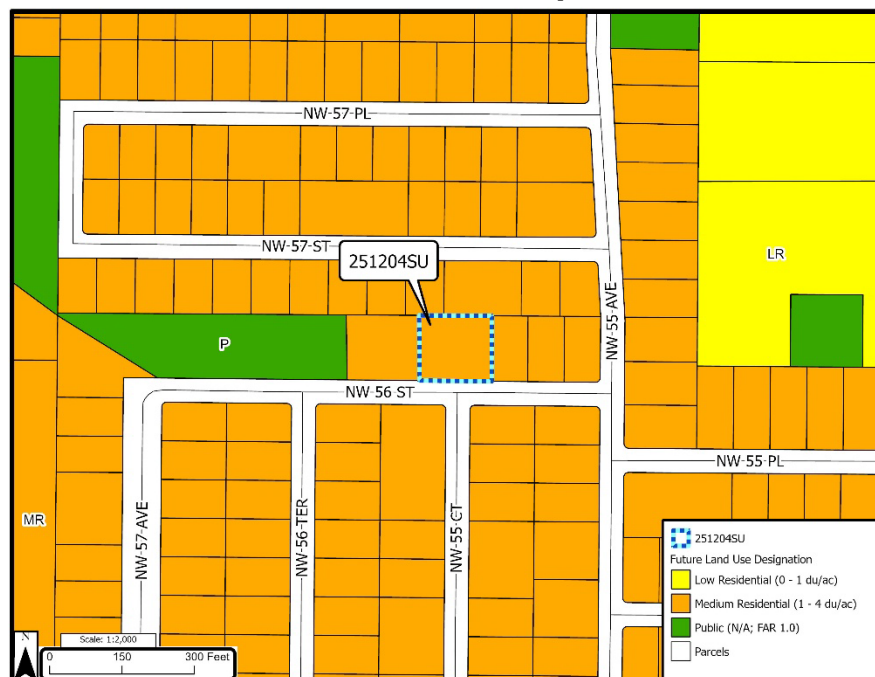
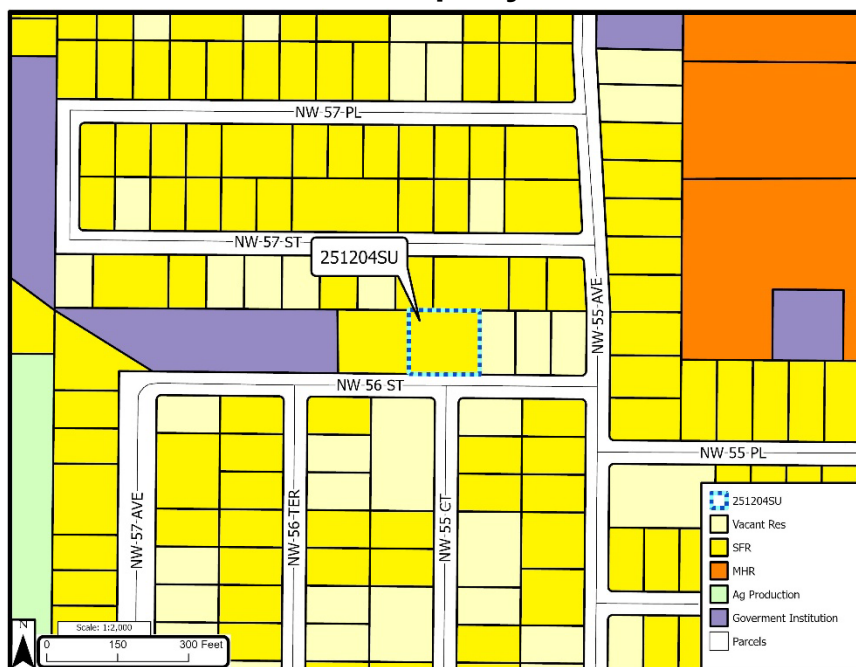


TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUMS	Zoning	Existing Use
Site	Medium Residential (MR)	Single-Family Dwelling (R-1)	Single-Family Residence
North	Medium Residential (MR)	Single-Family Dwelling (R-1)	Single-Family Residence
South	Medium Residential (MR)	Single-Family Dwelling (R-1)	Vacant Residential
East	Medium Residential (MR)	Single-Family Dwelling (R-1)	Single-Family Residence
West	Medium Residential (MR)	Single-Family Dwelling (R-1)	Improved Residential

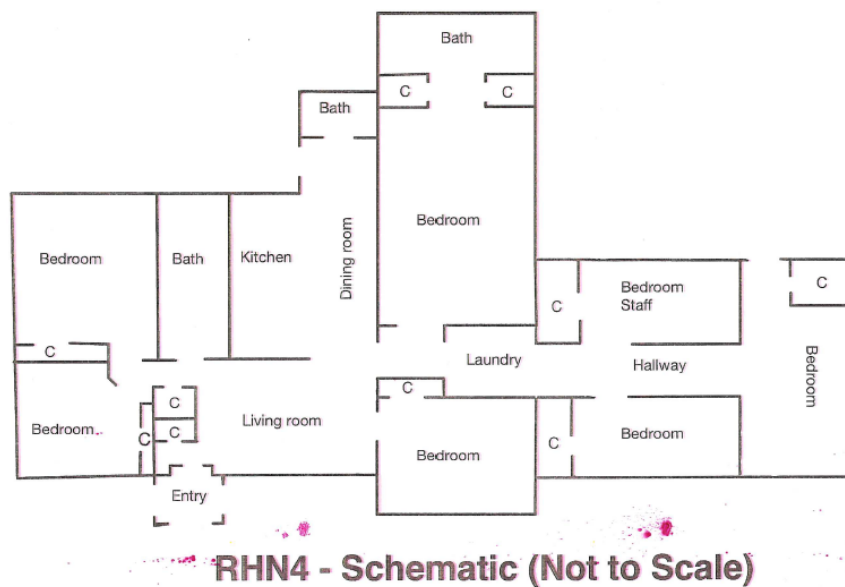
**Figure 4**  
**MCPA Property Uses**



**Figure 5**  
**Surrounding Community residential homes**



**Figure 6**  
**Submitted floor plan within application**





## V. ANALYSIS

LDC Section 2.8.2.D provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding the SUP addresses nine (9) specific requirements. LDC Section 2.8.3.B requires consistency with the Comprehensive Plan. Staff's analysis of compliance with these ten (10) requirements are addressed below.

- A. *Provision for **ingress and egress** to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

**Analysis:** The parcel has an existing paved driveway with access on to NW 56<sup>th</sup> St. Staff concludes that the application **is consistent** with provisions for ingress and egress.

- B. *Provision for **off-street parking and loading areas**, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area.*

**Analysis:** All parking will take place on-site. The Special Use Permit does not propose increasing the activities and use of the subject property.

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

**Analysis:** Waste removal for the property takes place through residential garbage service, the proposed use will not create additional refuse on-site.

- D. *Provision for **utilities**, with reference to locations, availability, and compatibility.*

**Analysis:** The parcel utilizes private well and septic. Utilities has noted that the parcel is outside of connection distance for both sewer and water. Staff notes the Special Use Permit request will not increase usage of either service.

- E. *Provision for **screening and buffering** of dissimilar uses and of adjacent properties where necessary.*

**Analysis:** The subject parcel is already developed and serves as an existing community residential home and looks indistinguishable to the other adjacent residential homes. No buffering or screening is needed.

- F. *Provision for **signs**, if any, **and exterior lighting** with consideration given to glare, traffic safety, economic effects, and compatibility and harmony with properties in the surrounding area.*

**Analysis:** No signs are proposed for this use.

G. *Provision for **required yards and other green space**.*

**Analysis:** The parcel is a developed single-family home, it is meeting the requirements for required yards and other green space with the required setbacks.

H. *Provision for general **compatibility** with adjacent properties and other property in the surrounding area.*

**Analysis:** Compatibility is defined in Chapter 163.3164(9) of the Florida Statutes, under the Community Planning Act, as “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”

Figure 1 is an aerial photograph displaying existing and surrounding properties. Figure 4 displays the same properties based on their use code per Marion County Property Appraiser. The subject parcel has been operating as a community residential home for eight (8) residents since 2016. In that time, there have been no recorded disturbances to adjacent property owners and growth services has not received any complaints. The subject property blends in seamlessly with surrounding properties, as it is residential in appearance. The application is **consistent** with the provision for compatibility.

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

**Analysis:** Staff notes that unlike a variance, which runs with the land and is recorded in the public records, a special use permit is not recorded. As a result, a subsequent owner will not have notice of the requirements. Staff recommends the following policy for future development of the property.

- The special use permit shall run with Trailhead LLC. Should the property be sold or change ownership, a new special use permit shall be applied for.
- The maximum number of residents allowed by this special use permit shall be 8.

J. *Consistency with the Comprehensive Plan.*

1. Policy 2.1.5: **Permitted & Special Uses** – The county shall identify permitted and special uses for each land use designation and zoning classification, as further defined in the Comprehensive Plan, Zoning, and LDC.

**Analysis:** LDC Section 4.2.9 allows for a Special Use Permit for a community residential home with seven or more residents. Thus, the application is **consistent** with FLUE Policy 2.1.5.

Based on the above findings, staff concludes the SUP is consistent with LDC Sections 2.8.2.D and 2.8.3.B as well as the Comprehensive Plan.

## VI. ALTERNATIVE RECOMMENDATIONS

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, and make a recommendation to the Commission to adopt a proposed Ordinance to **DENY** the special use permit.
- B. 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 the approval of the Ordinance with amended conditions, and make a recommendation to the Commission to adopt a proposed Ordinance to **APPROVE WITH AMENDED CONDITIONS** the special use permit.
- C. 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 the Commission 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. STAFF RECOMMENDATION

- A. Staff recommends the Board enter into the record the Staff Report and all other competent substantial evidence presented at the hearing and make a recommendation to adopt a proposed Ordinance to **APPROVE AS CONDITIONED** the special use permit based on compatibility in the area, compliance with the Comprehensive Plan, and a lack of adverse impacts to the surrounding area.
- B. To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are imposed in the event that the Board chooses to agree with staff recommendation and approve the special use with conditions:
  - 1. The special use permit shall run with Trailhead LLC, or under the ownership of Dawn Minicci and David Minicci. Should the property be sold or change ownership, a new special use permit shall be applied for.
  - 2. The maximum number of residents allowed by this special use permit shall not exceed 8.

## VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION

Approval with staff conditions (6-0).



## **IX. BOARD OF COUNTY COMMISSIONERS ACTION**

To be determined.

## **X. LIST OF ATTACHMENTS**

- A. SUP Application.
- B. Site Photos.
- C. Ordinance from Previous Special Use Permit

*\*See attachment C of 251205SU Trailhead LLC, as the comments are similar in nature, unable to access DRC comments*



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

RECEIVED

SEP 22 2025

MARION COUNTY  
GROWTH SERVICES

STAFF/OFFICE USE ONLY	
Case No.:	APPLICATION COMPLETE
AR No.:	DATE COMPLETED 9/24/25
PA: INITIALS:	EM
TENTATIVE MEETING DATES	
P&Z PH	11/24/25

BCC/P&Z PH 12/15 or 12/16/25  
☐ New or Modification \$1,000  
☐ Expired \$1,000  
☐ Renewal (no changes) \$300

## SPECIAL USE PERMIT APPLICATION

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

Continuing the use of this residential property as an APD-licensed group home for up to eight (8) adult residents with developmental disabilities, as previously approved by Special Use Resolution in 2016. The use remains consistent with R1 zoning and fulfills a vital community need while preserving the residential character of the surrounding neighborhood.

Property/Site Address: 5543 NW 56th Street, Ocala, FL, 34482

Property Dimensions: Front: 156.0 ft. Depth: 135.0 ft Total Acreage: 0.46

Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: R1

Parcel Account Number(s): 1304-043-018

Each property owner(s) MUST sign this application or provide written authorization naming the applicant or agent below to act on their behalf. Please print all information, except for the Owner and Applicant/Agent signature. If multiple owners or applicants, please use additional pages.

Trailhead Asset Group, LLC

Property Owner Name (please print)

10865 SW 47th Ave

Mailing Address

Ocala, FL 34476

City, State, Zip Code

(352) 598-7345 / (352) 895-4963

Phone Number (include area code)

david@reshabnetwork.com

dawn@reshabnetwork.com

E-Mail Address (include complete address)

David Minnici  
Dawn Minnici  
Signatures\*

Applicant or Agent Name (please print)

10865 SW 47th Ave

Mailing Address

Ocala, FL 34476

City, State, Zip Code

(352) 598-7345 / (352) 895-4963

Phone Number (include area code)

david@reshabnetwork.com

dawn@reshabnetwork.com

E-Mail Address (include complete address)

David Minnici  
Dawn Minnici  
Signatures\*

\*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

### STAFF/OFFICE USE ONLY

Project No.: 2016 02 0032	Code Case No.:	Application No.:
Rcvd by: BM	Rcvd Date: 9/22/25	FLUM: AR No.: 33445
		Rev: 10/20/21

Please note: The Special Use Permit will not become effective until after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is non-refundable.

For more information, please contact the Zoning Division at 352-438-2675.

Empowering Marion for Success

marionfl.org

<b>Written Findings of Facts</b>	<b>Address:</b> 5543 NW 56th St, Ocala, FL 34482 <b>Subdivision:</b> Ocala Park Estates <b>Parcel #:</b> 1304-043-018
----------------------------------	---

**1. Compatibility with Surrounding Area:** The proposed group home has been in continuous operation since its original approval in 2016 and maintains a residential appearance and use. The property is located in the Ocala Park Estates subdivision, surrounded by single-family homes.

**2. Conformance with Comprehensive Plan:** The use is consistent with Marion County's Comprehensive Plan by supporting community-based residential care for persons with disabilities, integrating care into existing neighborhoods, and preventing institutionalization.

**3. Consistency with Land Development Code:** The R-1 zoning district permits group homes with up to 8 residents by special use. The proposed continued use complies with all dimensional and intensity standards of the district.

**4. No Adverse Impact on Public Health or Safety:** The home is staffed 24/7 by trained caregivers and meets all APD licensing and safety standards. It does not generate excessive noise, traffic, or other impacts.

**5. Adequate Public Facilities:** The home is served by a well and septic system and connected to SECO Energy. Adequate utilities, road access, and emergency services exist for continued operation.

**6. Longstanding Approved Use:** This request is for the continuation of a special use previously granted by the Board of County Commissioners in 2016. Approval will prevent displacement of residents and staff.

**7. Provision for Required Yards and Other Green Space:** The property maintains its original front, side, and rear yards, which comply with the R-1 zoning setbacks. Existing lawn space and greenery are preserved around the residence, with adequate open yard space on all sides. No new structures or encroachments are proposed. The front and back yards provide outdoor recreational space for residents and contribute to the residential character of the neighborhood.

**8. General Compatibility with Adjacent Properties:** The continued use of the property as an APD-licensed group home is compatible with surrounding properties in Ocala Park Estates. The home is indistinguishable from neighboring single-family residences in appearance and scale. It has operated at this location since 2016 without incident or disruption. Continued operation preserves neighborhood integrity, prevents displacement of vulnerable residents, and poses no adverse impact on adjacent homes.

**9. Compliance with Site-Specific Requirements:** The property meets all requirements of the original special use permit granted in 2016. No structural or operational changes are proposed. The facility remains in compliance with all state and local licensing, zoning, and safety regulations. The applicant is fully committed to adhering to any additional requirements imposed by the County to ensure continued compatibility and safe operation.



**RESOLUTION NO. 16-R-143****A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING THE ISSUANCE OF A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, an application for a Special Use Permit was duly filed and considered by the Marion County Planning and Zoning Commission at its meeting on March 28, 2016; and

**WHEREAS**, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida at its meeting on Tuesday, April 19, 2016, now therefore,

**BE IT RESOLVED** by the Board of County Commissioners of Marion County, Florida:

**SECTION 1. SPECIAL USE PERMIT APPLICATION APPROVAL 160409SU Serenity Holistic Residential Care Corporation.** The Application requesting a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, as submitted by Tina R. Albritton, Ocala, FL, a copy of said application being on file with the Marion County Growth Services Director, is hereby approved to allow an increase in occupancy of a group home to 8 clients, in an R-1 (Single-Family Dwelling) zone, Parcel Account No. 1304-043-018, .46 acres.

**SECTION 2. FINDINGS AND CONDITIONS.** The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Special Use Permit and the Board approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
2. Ingress/egress shall be via NW 56<sup>th</sup> Street via existing driveway.
3. The community residential home shall be limited to eight (8) residents. Expansion of the structure and/or an increase in the number of residents beyond the specified limits is prohibited; however, the owner/applicant may submit a new Special Use permit application for review and consideration of an expansion/increase.
4. The special use permit runs with the owner, Tina Albritton, not the property.
5. This Special Use Permit applies to the entire 0.46 acres.


**SECTION 3. REVOCATION.** Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 19<sup>th</sup> day of April, 2016.

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**

  
\_\_\_\_\_  
DAVID R. ELLSPERMANN, CLERK

  
\_\_\_\_\_  
KATHY BRYANT, CHAIRMAN

**Conceptual Site Plan Summary****Address:** 5543 NW 56th St, Ocala, FL 34482**Subdivision:** Ocala Park Estates**Parcel #:** 1304-043-018

- 1. Boundaries and Dimensions:** Provided attached parcel map.
- 2. Existing Structures:** One single-family residence.
- 3. Proposed Structures or Expansions:** None.
- 4. Traffic Flow / Access Points:** Access via the existing driveway.
- 5. Parking:** Parking available in the driveway and roadside in accordance with residential standards.
- 6. Screening or Buffering:** Not applicable; existing landscaping only.
- 7. Utilities:** Property is served by SECO Energy (electric), a private well (water), and a septic system (sewer).



**Address:** 5543 NW 56th St, Ocala, FL 34482  
**Subdivision:** Ocala Park Estates  
**Parcel #:** 1304-043-018

**Description:** Parcel Map.

<https://www.pa.marion.fl.us/padviewer/?PARCEL=1304-043-018>



This map site will be shut down on July 31, 2025 at 5:00 pm. Please click [here](#) to use our new GIS Online Mapping system.



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

NO LONGER SUPPORTED - PLEASE USE OUR NEW MAPPING  
SYSTEM LINK AT THE TOP OF THE PAGE

[Basic Search](#) [Advanced Search](#) [Sales Search](#) [Comparable Sales](#) [View Search Results](#)

[Layers](#) [Map](#) [Tools](#) [Help](#)



[Click here for Legal Disclaimer](#)

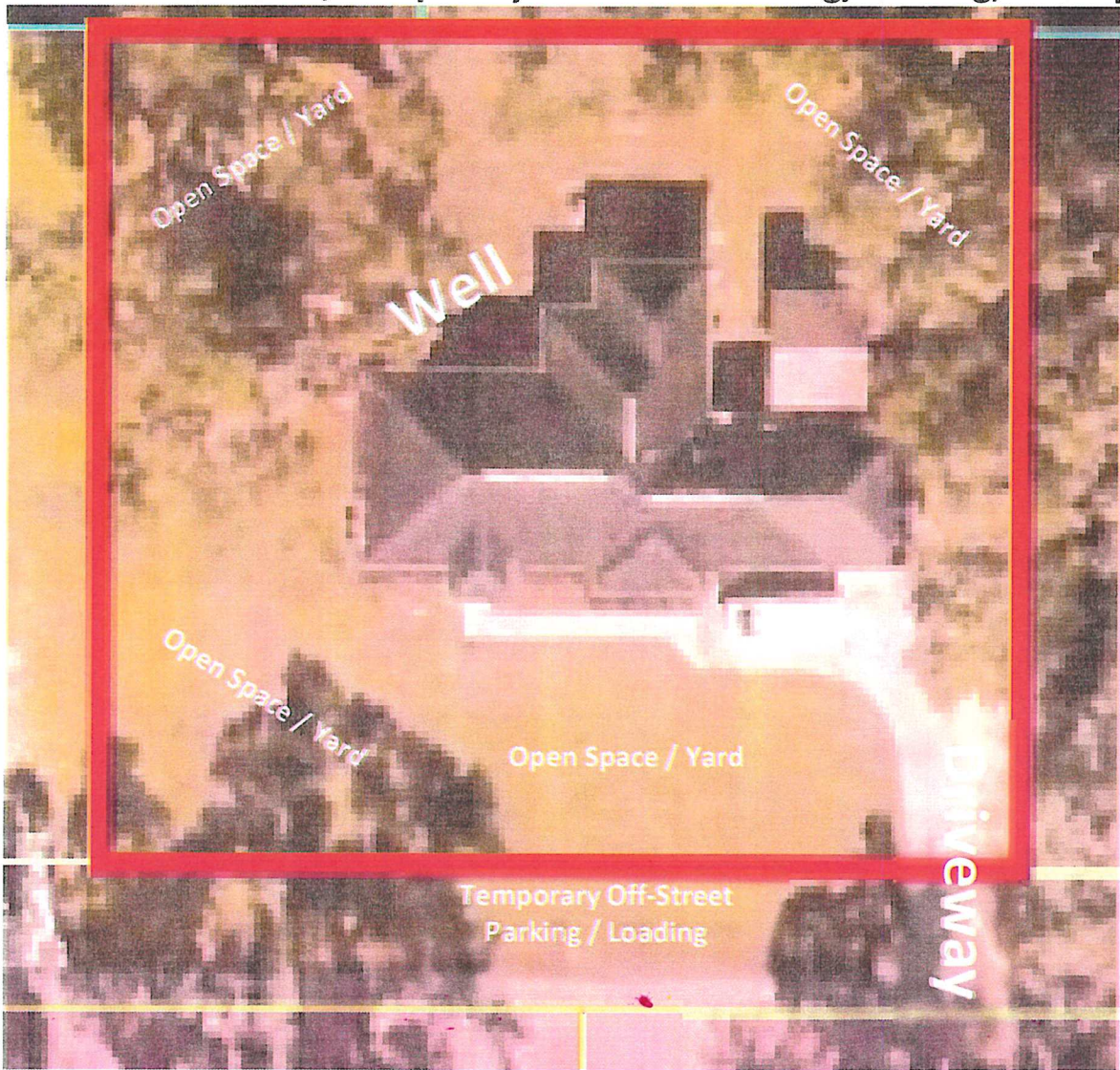
2025-07-28



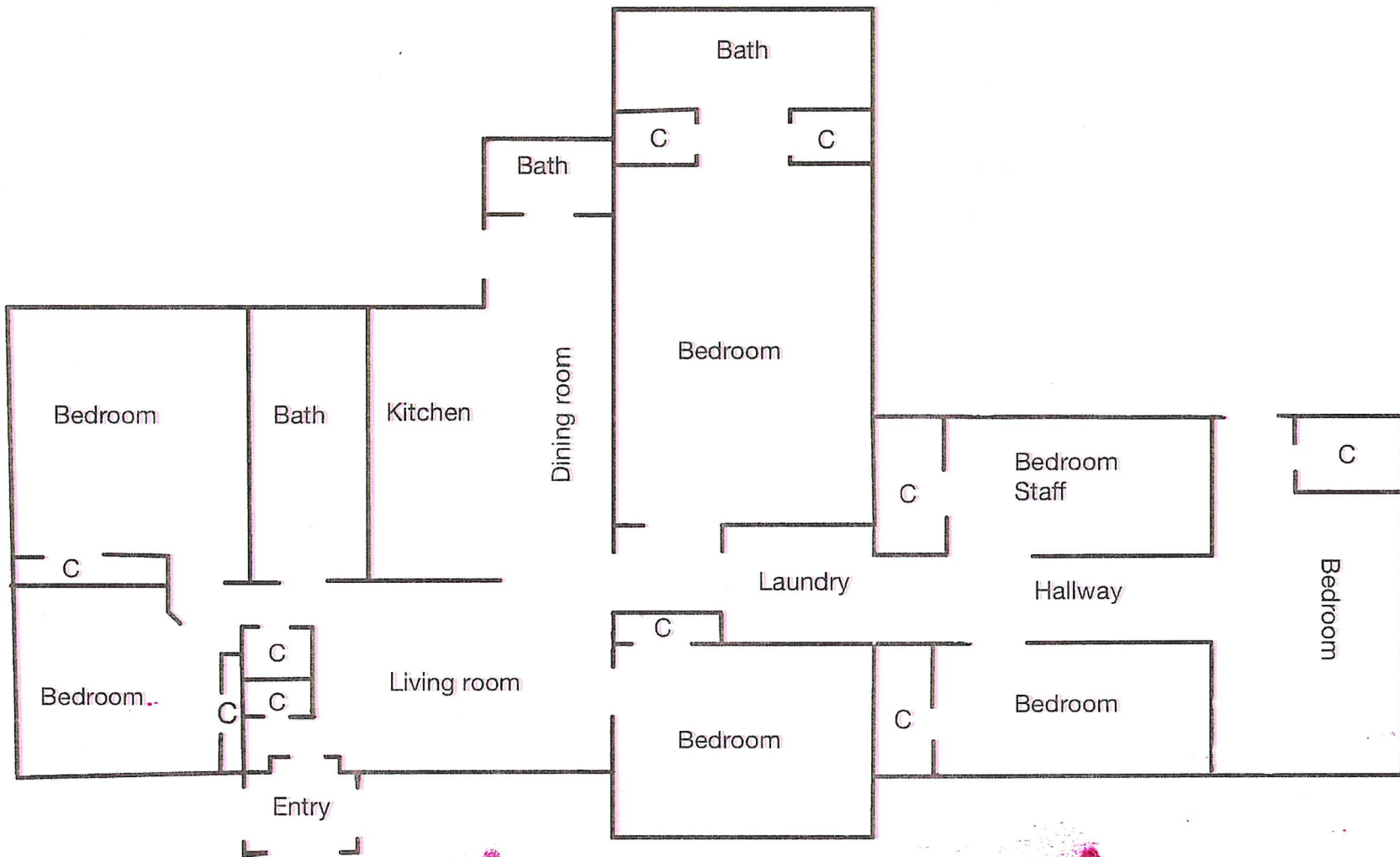
Address: 5543 NW 56th St, Ocala, FL 34482  
Subdivision: Ocala Park Estates  
Parcel #: 1304-043-018

Description: Locations of Electric Service (exhibit 1), Septic Tank and Drainfield (exhibit 2), and Driveway, Potabler Water Well, Temporaty Off-Street Parking/Loading, and Open Space/Yard (exhibit 3).

Exhibit 3: Driveway, Potabler Water Well, Temporaty Off-Street Parking/Loading, and Open Space/Yard.



A7



**RHN4 - Schematic (Not to Scale)**



**Address:** 5543 NW 56th St, Ocala, FL 34482  
**Subdivision:** Ocala Park Estates  
**Parcel #:** 1304-043-018

**Description:** Locations of Electric Service (exhibit 1), Septic Tank and Drainfield (exhibit 2), and Driveway, Potabler Water Well, Temporaty Off-Street Parking/Loading, and Open Space/Yard (exhibit 3).

**Exhibit 1: Electric Utility Service.**



**Exhibit 2: Septic Tank and Drainfield.**



THIS INSTRUMENT PREPARED BY AND RETURN TO:

**H. Randolph Klein, Esq.**

Klein & Klein, PLLC

40 SE 11th Avenue

Ocala, Florida 34471

Our File No.: **R2025138**

Property Appraisers Parcel Identification (Folio) Numbers: **1304-045-005**

Florida Documentary Stamps in the amount of **\$7,875.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the 27 day of August, 2025 by **SERENITY HOLISTIC RESIDENTIAL CARE, CORPORATION**, a Florida corporation, whose post office address is **7575 W. Hwy. 326, Ocala, FL 34482**, herein called the Grantor, to **TRAILHEAD ASSET GROUP, LLC**, a Florida limited liability company, whose post office address is **10865 SW 47th Avenue, Ocala, FL 34476**, hereinafter called the Grantee:  
*(Wherever used herein the terms "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 AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

### **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Subject to easements, restrictions and reservations of record, which are not intended to be reimposed hereby, and to taxes for the year 2025 and thereafter.

**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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

File No.: **R2025138**



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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

**RENEE L WOLCOTT**

Witness #1 Printed Name

**40 SE 11th Ave Ocala, FL 34471**

Witness #1 Post Office Address

Witness #2 Signature

**H. RANDOLPH KLEIN**

Witness #2 Printed Name

**40 SE 11th Ave Ocala, FL 34471**

Witness #2 Post Office Address

**SERENITY HOLISTIC RESIDENTIAL CARE,  
CORPORATION, a Florida corporation**

By:

**Tina R. Albritton, President**

**STATE OF FLORIDA  
COUNTY OF MARION**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27 day of August, 2025 by Tina R. Albritton, President of SERENITY HOLISTIC RESIDENTIAL CARE CORPORATION, a Florida corporation, on behalf of the corporation. She is        personally known to me OR        produced        as identification.

**SEAL**

My Commission Expires:



Notary Signature

Printed Notary Signature

File No.: **R2025138**



**EXHIBIT "A"****LEGAL DESCRIPTION****Parcel 1:**

**Lot 5, Block 45, OCALA PARK ESTATES UNIT NO. 4, as per plat thereof recorded in Plat Book H, Pages 73, 73A through 73F, Public Records of Marion County, Florida.**

**Parcel 2:**

**Lots 13 and 14, Block 40, OCALA PARK ESTATES UNIT NO. 4, as per plat thereof recorded in Plat Book H, Page 73, Public Records of Marion County, Florida.**

**Parcel 3:**

**Lots 18 and 19, Block 43, OCALA PARK ESTATES UNIT NO. 4, as per plat thereof recorded in Plat Book H, Page 73, Public Records of Marion County, Florida.**

**BILL OF SALE**

**KNOW ALL MEN BY THESE PRESENTS**, that **SERENITY HOLISTIC RESIDENTIAL CARE, CORPORATION**, a Florida corporation, ("First Party"), for and in consideration of the sum of Thirty Nine Thousand Two Hundred Fifty and No/100 (\$39,250.00) Dollars, and other good and valuable considerations, to it paid by **TRAILHEAD ASSET GROUP, LLC**, a Florida limited liability company, ("Second Party"), the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, transferred, and delivered, and by these presents does hereby grant, bargain, sell, transfer and deliver unto the Second Party, the following tangible personal property of the First Party currently located at **5543 NW 56th St., 5489 NW 56<sup>th</sup> Terrace, and 5840 NW 57<sup>th</sup> Ave., all Ocala, FL 34482**, and particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND HEREBY INCORPORATED BY REFERENCE.**

And the First Party does covenant to and with the Second Party, its successors and assigns, that the First Party is the lawful owner of the tangible personal property; that the tangible personal property is free from all encumbrances; that the First Party has good right to sell the same as aforesaid; and that the First Party will warrant and defend the sale of the tangible personal property hereby made, unto the said Second Party, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

**TO HAVE AND TO HOLD** the same unto said Second Party, its executors, administrators, successors and assigns forever.

27 **IN WITNESS WHEREOF**, the President of First Party hereunto sets her hand and seal this day of August, 2025.

Signed, sealed and delivered  
in the presence of:

Witness #1 Signature  
**RENEE L. WOLCOTT**

Witness #1 Printed Name

Witness #2 Signature  
**H. RANDOLPH KLEIN**

Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF MARION

**SERENITY HOLISTIC RESIDENTIAL CARE,  
CORPORATION**, a Florida corporation

By:

**Tina R. Albritton, President**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of August, 2025, by Tina R. Albritton, President of SERENITY HOLISTIC RESIDENTIAL CARE, CORPORATION, a Florida corporation, on behalf of said corporation, who \_\_\_\_\_ is personally known to me OR ☒ who produced a valid driver's license as identification.



Notary Public  
My Commission Expires:



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

## Detail by Registered Agent Name

Florida Limited Liability Company  
TRAILHEAD ASSET GROUP, LLC

### Filing Information

<b>Document Number</b>	L25000344188
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	07/28/2025
<b>Effective Date</b>	07/25/2025
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

10865 SW 47TH AVE  
OCALA, FL 34476

### Mailing Address

10865 SW 47TH AVE  
OCALA, FL 34476

### Registered Agent Name & Address

MINNICI, DAVID F  
10865 SW 47TH AVE  
OCALA, FL 34476

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

MINNICI, DAVID F  
10865 SW 47TH AVE  
OCALA, FL 34476

Title AMBR

MINNICI, DAWN M  
10865 SW 47TH AVE  
OCALA, FL 34476

### Annual Reports

**No Annual Reports Filed**



**Document Images**

07/28/2025 -- Florida Limited Liability

[View image in PDF format](#)

Florida Department of State, Division of Corporations

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L25000344188  
FILED 8:00 AM  
July 28, 2025  
Sec. Of State  
dsultana

**Article I**

The name of the Limited Liability Company is:  
TRAILHEAD ASSET GROUP, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
10865 SW 47TH AVE  
OCALA, FL. US 34476

The mailing address of the Limited Liability Company is:  
10865 SW 47TH AVE  
OCALA, FL. US 34476

**Article III**

Other provisions, if any:

TO ACQUIRE, LEASE, MANAGE, DEVELOP, AND HOLD FOR INVESTMENT  
RESIDENTIAL AND COMMERCIAL REAL ESTATE PROPERTIES, AND TO  
ENGAGE IN ANY OTHER LAWFUL BUSINESS PERMITTED UNDER THE  
LAWS OF THE STATE OF FLORIDA.

**Article IV**

The name and Florida street address of the registered agent is:  
DAVID F MINNICI  
10865 SW 47TH AVE  
OCALA, FL. 34476

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: DAVID F MINNICI

**Article V**

The name and address of person(s) authorized to manage LLC:

Title: AMBR  
DAVID F MINNICI  
10865 SW 47TH AVE  
OCALA, FL. 34476 US

Title: AMBR  
DAWN M MINNICI  
10865 SW 47TH AVE  
OCALA, FL. 34476 US

L25000344188  
FILED 8:00 AM  
July 28, 2025  
Sec. Of State  
dsultana

**Article VI**

The effective date for this Limited Liability Company shall be:

07/25/2025

Signature of member or an authorized representative

Electronic Signature: DAVID F MINNICI

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



# 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

**1304-043-018**

[GOOGLE Street View](#)

Prime Key: 2381701

[MAP IT+](#)

Current as of 9/22/2025

### Property Information

TRAILHEAD ASSET GROUP LLC  
10865 SW 47TH AVE  
OCALA FL 34476-4474

### Taxes / Assessments:

Map ID: 144

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 01

Acres: .46

Situs: 5543 NW 56TH ST OCALA

### Current Value

Land Just Value	\$48,200
Buildings	\$278,032
Miscellaneous	\$4,976
Total Just Value	\$331,208
Total Assessed Value	\$331,208
Exemptions	\$0
Total Taxable	\$331,208

Ex Codes:

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$42,500	\$308,253	\$5,761	\$356,514	\$250,934	\$0	\$250,934
2023	\$34,000	\$317,241	\$6,301	\$357,542	\$228,122	\$0	\$228,122
2022	\$25,500	\$227,749	\$5,253	\$258,502	\$207,384	\$0	\$207,384

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8697/1616</a>	08/2025	07 WARRANTY	8 ALLOCATED	Q	I	\$1,125,000
<a href="#">8439/0062</a>	09/2024	05 QUIT CLAIM	0	U	I	\$100
<a href="#">8352/1389</a>	09/2023	08 CORRECTIVE	0	U	I	\$100
<a href="#">8141/0958</a>	09/2023	05 QUIT CLAIM	0	U	I	\$100
<a href="#">6474/0367</a>	10/2016	05 QUIT CLAIM	0	U	I	\$100
<a href="#">5852/1113</a>	04/2013	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$85,000
<a href="#">2813/0128</a>	06/2000	07 WARRANTY	0	U	V	\$900
<a href="#">1821/0077</a>	04/1992	07 WARRANTY	8 ALLOCATED	U	V	\$2,673

1706/1898 01/1990 07 WARRANTY 8 ALLOCATED U V \$1,171

Property Description

SEC 28 TWP 14 RGE 21  
PLAT BOOK H PAGE 073  
OCALA PARK ESTATES UNIT 4  
BLK 43 LOTS 18.19

**Parent Parcel:** 1304-000-001

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		150.0	135.0	R1	2.00	LT	24,100.0000	1.00	1.00	1.00	48,200	48,200
Neighborhood 1310											Total Land - Class \$48,200	
Mkt: 1 70											Total Land - Just \$48,200	

Traverse

**Building 1 of 1**

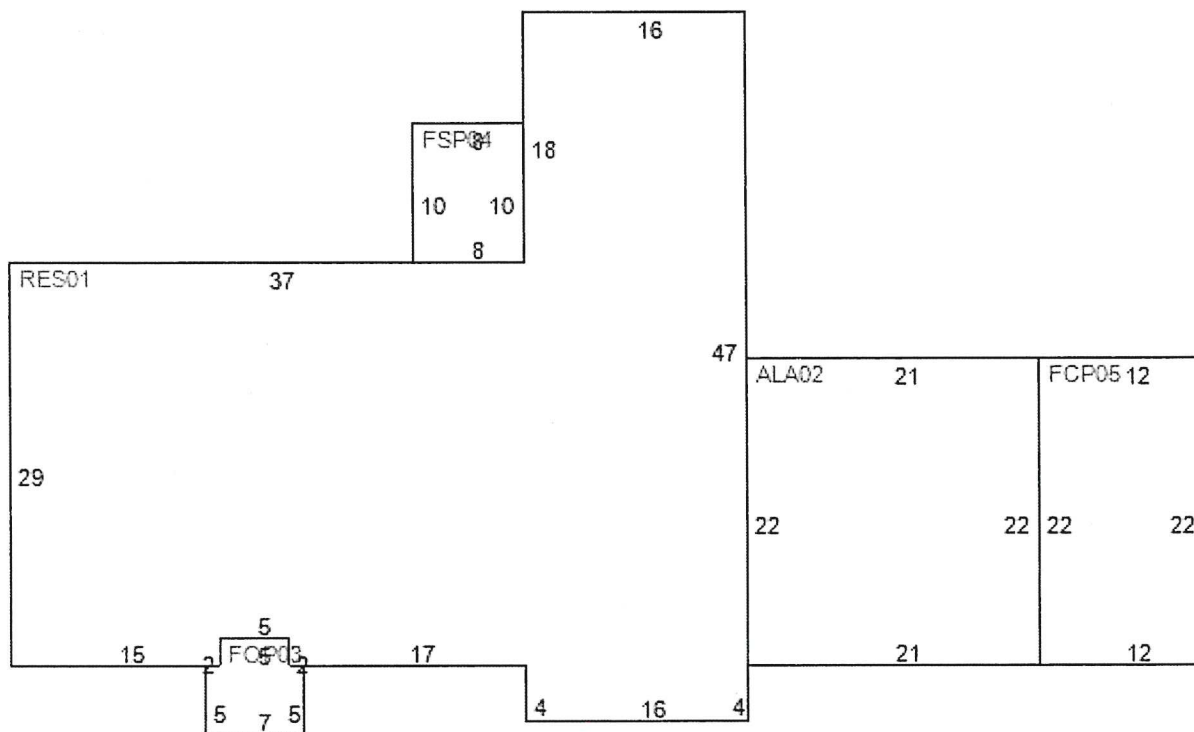
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ALA02=R21U22L21D22.L33

FOP03=U2L5D2L1D5R7U5L1.R33U47L16D18

FSP04=L8U10R8D10.U18R16D25R21

FCP05=D22R12U22L12.



### Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 3 - 10-14 YRS  
**Condition** 1  
**Quality Grade** 600 - AVERAGE  
**Inspected on** 1/1/2025 by 228

**Year Built** 2001  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 298

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 01	32 - CONC BLK-STUCO	1.00	2001	N	0 %	0 %	1,879	1,879
ALA02	32 - CONC BLK-STUCO	1.00	2001	N	0 %	0 %	462	462
FOP 0301	NO EXTERIOR	1.00	2001	N	0 %	0 %	45	45



FSP 0401 - NO EXTERIOR	1.00	2001	N	0 %	0 %	80	80
FCP 0501 - NO EXTERIOR	1.00	2017	N	0 %	0 %	264	264

**Section: 1****Roof Style:** 12 HIP**Roof Cover:** 08 FBRGLASS  
SHNGL**Heat Meth 1:** 20 HEAT PUMP**Heat Meth 2:** 00**Foundation:** 6 MONOLITC SLAB  
A/C: Y**Floor Finish:** 37 LAMINATE  
**Wall Finish:** 16 DRYWALL-  
PAINT**Heat Fuel 1:** 10 ELECTRIC**Heat Fuel 2:** 00**Fireplaces:** 0**Bedrooms:** 3**4 Fixture Baths:**

1

**3 Fixture Baths:**

1

**2 Fixture Baths:**

0

**Extra Fixtures:** 3**Blt-In Kitchen:** Y**Dishwasher:** Y**Garbage Disposal:** N**Garbage Compactor:**

N

**Intercom:** N**Vacuum:** NMiscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	2001	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	2001	2	0.0	0.0
159 PAV CONCRETE	1,971.00	SF	20	2001	3	0.0	0.0
159 PAV CONCRETE	426.00	SF	20	2013	3	0.0	0.0
UDS SCRPN PORCH-UNF	224.00	SF	40	2014	2	16.0	14.0
114 FENCE BOARD	324.00	LF	10	2019	4	0.0	0.0
Total Value - \$4,976							

Appraiser NotesPlanning and Building\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
<u>2025043682</u>	6/19/2025	6/23/2025	NEW CERT OF OCC:PREVIOUS USE: GROUP HOMENEW USE: GROUP HOME
<u>2021033667</u>	4/29/2021	7/1/2021	INSTALL 2 INTERIOR WALLS 3 INTERIOR DOORS IN EXT LARGE BEDR
<u>2017031552</u>	3/15/2017	12/22/2017	FCP
<u>2016101133</u>	10/24/2016	7/3/2018	15X15 AS BUILT POLE BARN WITH CONCRETE
M110822	11/1/2000	4/1/2001	SFR

Cost Summary

Buildings R.C.N. \$266,194 9/12/2025

Total Depreciation (\$63,887)

Bldg - Just Value \$202,307

Misc - Just Value \$4,976 9/12/2025

Land - Just Value \$48,200 1/15/2025

Total Just Value \$255,483 .

Bldg Nbr	RCN	Depreciation	Depreciated
1	\$266,194	(\$63,887)	\$202,307

## Attachment B Site Photos



Fig. 1 Sign posting



Fig. 2 Subject Property



Fig. 3 intersection at location of site

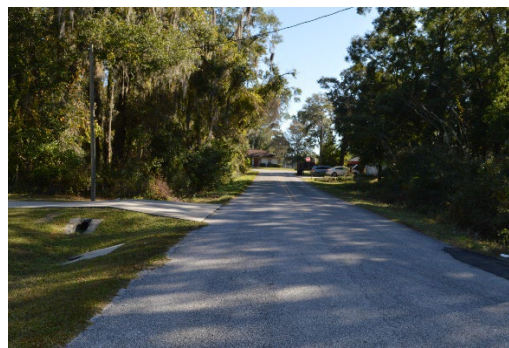


Fig. 4 Facing east from subject property



Fig. 5 Facing south from site



Fig. 6 Adjacent parcel to the west



## Attachment B Site Photos

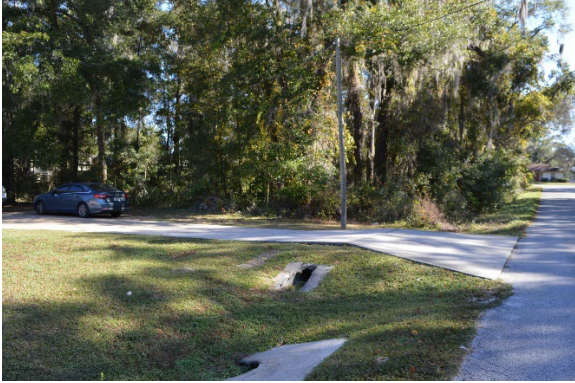


Fig. 7 Adjacent parcel to the east



Fig. 8 parcel to the south east, across from subject parcel



Fig. 9 parcel to the south west, across from subject property



## RESOLUTION NO. 16-R-143

### **A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING THE ISSUANCE OF A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, an application for a Special Use Permit was duly filed and considered by the Marion County Planning and Zoning Commission at its meeting on March 28, 2016; and

**WHEREAS**, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida at its meeting on Tuesday, April 19, 2016, now therefore,

**BE IT RESOLVED** by the Board of County Commissioners of Marion County, Florida:

**SECTION 1. SPECIAL USE PERMIT APPLICATION APPROVAL 160409SU Serenity Holistic Residential Care Corporation.** The Application requesting a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, as submitted by Tina R. Albritton, Ocala, FL, a copy of said application being on file with the Marion County Growth Services Director, is hereby approved to allow an increase in occupancy of a group home to 8 clients, in an R-1 (Single-Family Dwelling) zone, Parcel Account No. 1304-043-018, .46 acres.

**SECTION 2. FINDINGS AND CONDITIONS.** The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Special Use Permit and the Board approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
2. Ingress/egress shall be via NW 56<sup>th</sup> Street via existing driveway.
3. The community residential home shall be limited to eight (8) residents. Expansion of the structure and/or an increase in the number of residents beyond the specified limits is prohibited; however, the owner/applicant may submit a new Special Use permit application for review and consideration of an expansion/increase.
4. The special use permit runs with the owner, Tina Albritton, not the property.
5. This Special Use Permit applies to the entire 0.46 acres.

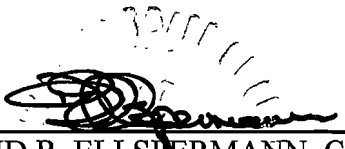
**SECTION 3. REVOCATION.** Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 19<sup>th</sup> day of April, 2016.

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**

  
\_\_\_\_\_  
DAVID R. ELLSPERMANN, CLERK  
\_\_\_\_\_  
KATHY BRYANT, CHAIRMAN



# Marion County

## Board of County Commissioners Planning and Zoning

### Agenda Item

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**File No.:** 2025-21437

**Agenda Date:** 12/15/2025

**Agenda No.:** 1.2.4.

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**SUBJECT:**

**251205SU - Trailhead Asset Group, LLC, Special Use Permit to Allow for a Community Residential Group Home for Up to Eight (8) Adult Residents, in a Single-Family Dwelling (R-1) Zone, 0.25 Acre Parcel, Parcel Account Number 1304-045-005, Site Address 5489 NW 56<sup>th</sup> Terrace, Ocala, FL 34482**

**INITIATOR:**

**Kenneth Weyrauch, Deputy Director**

**DEPARTMENT:**

**Growth Services**

**DESCRIPTION/BACKGROUND:**

Trailhead Asset Group, LLC has filed an application for a special use permit to allow for an increase in the maximum number of residents in a community residential home from 6 (six) residents to 8 (eight) residents. An aerial photograph showing the location of the subject property. The Property Identification Number associated with the property is 1304-045-005, Addressed at 5489 NW 56<sup>th</sup> Terrace, Ocala, FL 34482, within the Ocala Parks Estates Unit 4 subdivision, and the legal description is displayed on the deed included as part of the application. The subject property is located within the Urban Growth Boundary (UGB) as well as the Secondary Springs Protection Overlay Zone (S-SPOZ).

The special use permit would allow for continued operations, as the property was previously granted an allowance of eight residents in 2016. The property was sold on August 27, 2025, and with the change of ownership, the previous special use permit was voided. A second application was submitted by the same applicant for another community residential residence allowing eight residents, 251204SU.

The subject property operates as a community residential home providing long-term housing and supportive services for adults with developmental disabilities. The facility is licensed in accordance with applicable state and local regulations and is authorized to accommodate both male and female residents. The residents live within the home on a permanent or semi-permanent basis, receiving daily care, supervision, and assistance consistent with their individual needs and abilities. Staff recommends approval because the requested use is compatible with the surrounding area, will not adversely affect the public interest, and is consistent with the Marion County Comprehensive Plan.

**BUDGET/IMPACT:**

None

**RECOMMENDED ACTION:**

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (6-0).







**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**

<b>P&amp;ZC Date: 11/24/2025</b>	<b>BCC Date: 12/15/2025</b>
<b>Case Number:</b>	251205SU
<b>CDP-AR:</b>	33444
<b>Type of Case:</b>	<b>Special Use Permit</b> for a community residential home with a capacity of eight (8) residents in an R-1 (Single-Family Dwelling) zone.
<b>Owner</b>	Trailhead Asset Group, LLC
<b>Applicant</b>	Trailhead Asset Group, LLC
<b>Street Address</b>	5489 NW 56 <sup>th</sup> Terrace, Ocala, FL 34482
<b>Parcel Number</b>	1304-045-005
<b>Property Size</b>	±0.25 acres
<b>Future Land Use</b>	Medium Residential (MR)
<b>Zoning Classification</b>	Single-Family Dwelling (R-1)
<b>Overlay Zone/Scenic Area</b>	Urban Growth Boundary (UGB), Secondary Springs Protection Overlay Zone (S-SPOZ)
<b>Staff Recommendation</b>	<b>Approval (with conditions)</b>
<b>P&amp;ZC Recommendation</b>	<b>Approval (with conditions 6-0)</b>
<b>Project Planner</b>	Sarah Wells, Planner II
<b>Related Case(s)</b>	160410SU Group home with 8 residents in R-1 (original SUP) See attachment D

## I. ITEM SUMMARY

Trailhead Asset Group, LLC has filed an application for a special use permit to allow for an increase in the maximum number of residents in a community residential home from 6 (six) residents to 8 (eight) residents (see Attachment A). Figure 1 is an aerial photograph showing the location of the subject property. The Property Identification Number associated with the property is 1304-045-005, Addressed at 5489 NW 56<sup>th</sup> Terrace, Ocala, FL 34482, within the Ocala Parks Estates Unit 4 subdivision, and the legal description is displayed on the deed included as part of the application. The subject property is located within the Urban Growth Boundary (UGB) as well as the Secondary Springs Protection Overlay Zone (S-SPOZ).

The special use permit would allow for continued operations, as the property was previously granted an allowance of eight residents (see Attachment D) in 2016. The property was sold on August 27, 2025, and with the change of ownership, the previous special use permit was voided. A second application was submitted by the same applicant for another community residential residence allowing eight residents, 251204SU.

The subject property operates as a community residential home providing long-term housing and supportive services for adults with developmental disabilities. The facility is licensed in accordance with applicable state and local regulations and is authorized to accommodate both male and female residents. The residents live within the home on a permanent or semi-permanent basis, receiving daily care, supervision, and assistance consistent with their individual needs and abilities.

To ensure the health, safety, and well-being of the residents, the home is staffed on a continuous 24-hour basis. Personnel are always present providing direct care, monitoring resident activities, and maintaining compliance with licensing and operational standards. Overnight staffing includes on-site sleep-in personnel who remain within the residence during nighttime hours to provide supervision and respond promptly to any emergency or care-related needs. The staffing structure is designed to uphold a stable, supportive, and family-like environment that aligns with the intent of Florida Statutes §419.001—to integrate community residential homes into traditional residential neighborhoods while providing residents with access to necessary support services in a normalized, home-based setting.

Figure 5, below, illustrates the locations of existing community residential homes within Ocala Park Estates Unit 4, along with a delineated 1,000-foot radius measured from the subject parcel to surrounding community residential homes. This neighborhood demonstrates a relatively high concentration of community residential homes within a limited geographic area. Upon review, staff notes that several of the community residential homes on record with the Marion County Growth Services Department appear to be inactive. The operational status of each facility was evaluated based on the presence or absence of recent annual fire inspection reports, which serve as an indicator of continued operation and compliance with applicable safety standards.

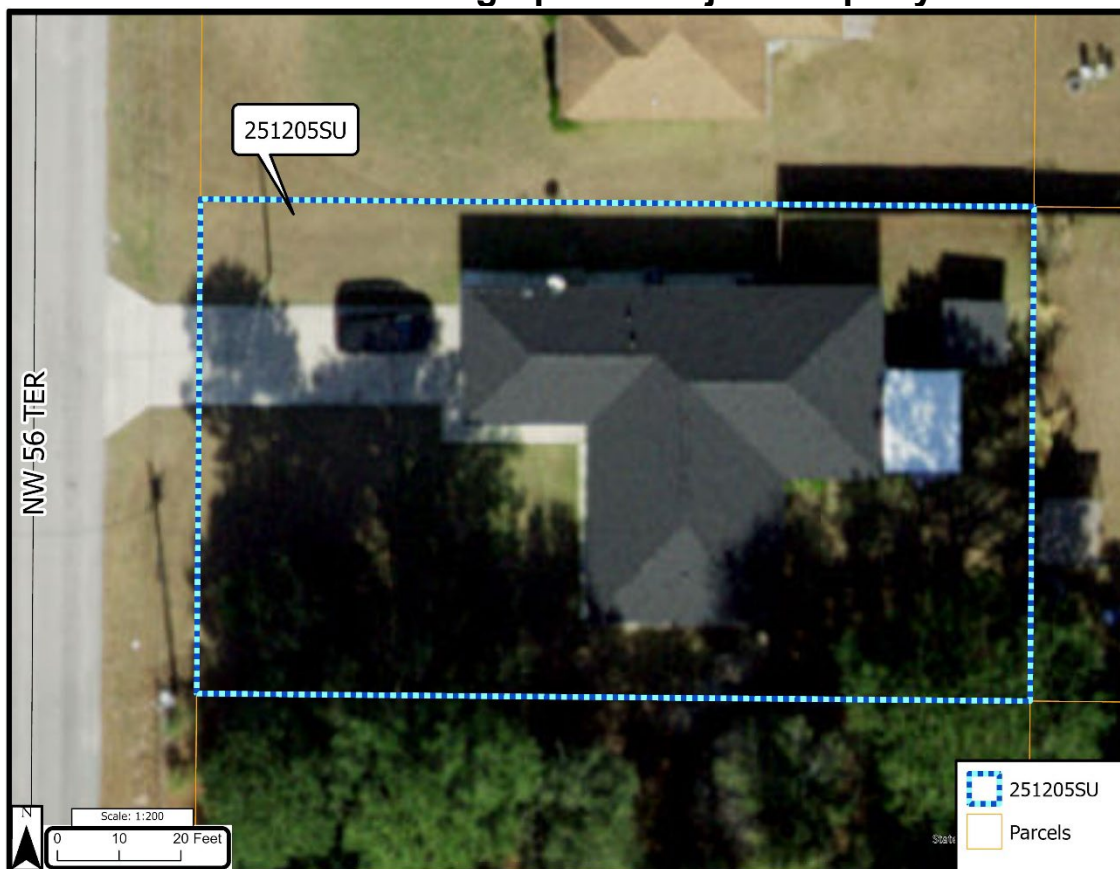


Pursuant to the provisions of Florida Statutes §419.001, the siting of community residential homes is governed by specific locational requirements intended to ensure an equitable distribution of such facilities within residential neighborhoods. Specifically, subsection (2) of §419.001 provides that a community residential home of more than six residents shall not be located within a radius of 1,000 feet of another such home.

In reviewing the current configuration of Ocala Park Estates, it appears that two active community residential homes are situated within this prescribed separation distance. However, §419.001 further provides that this spacing requirement “does not affect the legal nonconforming use status of any community residential home lawfully permitted and operating as of July 1, 2016.”

Records indicate that the subject property has been in continuous operation, without lapses in licensing or required inspections, since at least January 2011, the date of the earliest affidavit on file verifying compliance with separation distance requirements at the time of establishment. Accordingly, the subject home maintains legal nonconforming status under current state law and may continue to operate as such, provided that its licensing and operational requirements remain in good standing.

**Figure 1**  
**Aerial Photograph of Subject Property**



## II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** due to the request being consistent with the Marion County Comprehensive Plan, compatible with the surrounding area, and will not adversely affect the public interest specified in Section VI.B. of this Staff Report. The recommended conditions are being imposed to address compliance with the requirements in LDC Sections 2.8.2.D and 2.8.3.B.

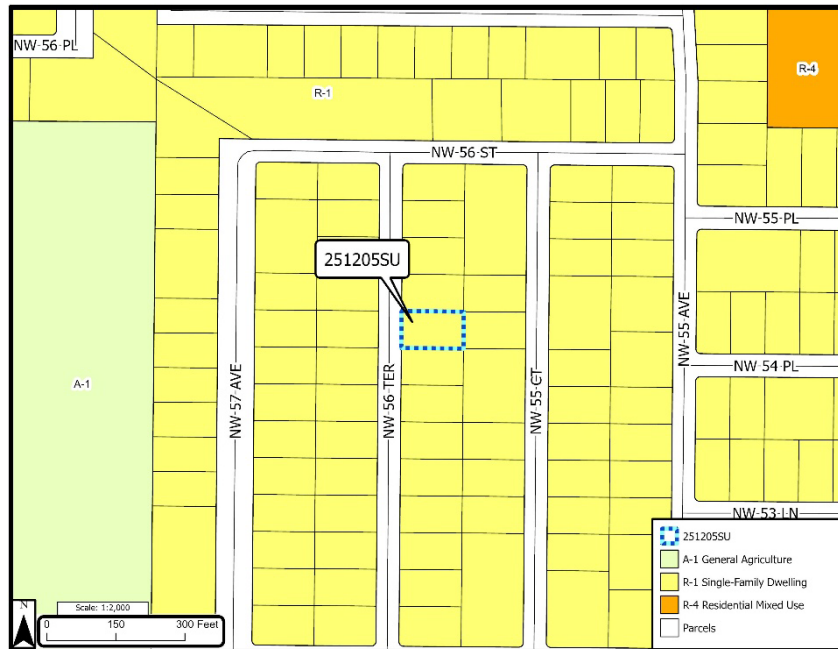
## III. NOTICE OF PUBLIC HEARING

The Growth Services Director has interpreted the requirements of Land Development Code (LDC) Sections 2.7.3.C and 2.7.3.B to apply to SUP applications. LDC Section 2.7.3.C requires notice of public hearing be mailed to all property owners within 300 feet of the subject property, and notice was mailed to (34) property owners on November 7, 2025. As of the date of the initial distribution of this staff report, one letter of opposition and zero letters of support have been received. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on November 14, 2025, and consistent with LDC Section 2.8.3.E., due public notice was published in the Ocala Star-Banner on November 10, 2025. Evidence of the above-described public notices is on file with the Growth Services Department and is incorporated herein by reference.

## IV. BACKGROUND/CHARACTER OF THE AREA

- A. *site conditions*. Figure 2 provides zoning classification information, while Figure 3 shows the FLUMS designation for the area. Table 1 outlines the existing uses of the surrounding area, while Figure 4 illustrates those uses in relation to the subject property. As illustrated, the subject property is developed as a Single-Family Dwelling.
- B. *Zoning district map*. Figure 2 shows the subject property designated as Single-Family Dwelling (R-1). Surrounding properties share the Single-Family Dwelling (R-1) zoning designation.

**Figure 2**  
**Existing Zoning Classification**



- C. *FLUMS designation.* Figure 3 is the FLUMS and shows the subject property as Medium Residential (MR) land use (1-4 du/acre) with similar land use surrounding.

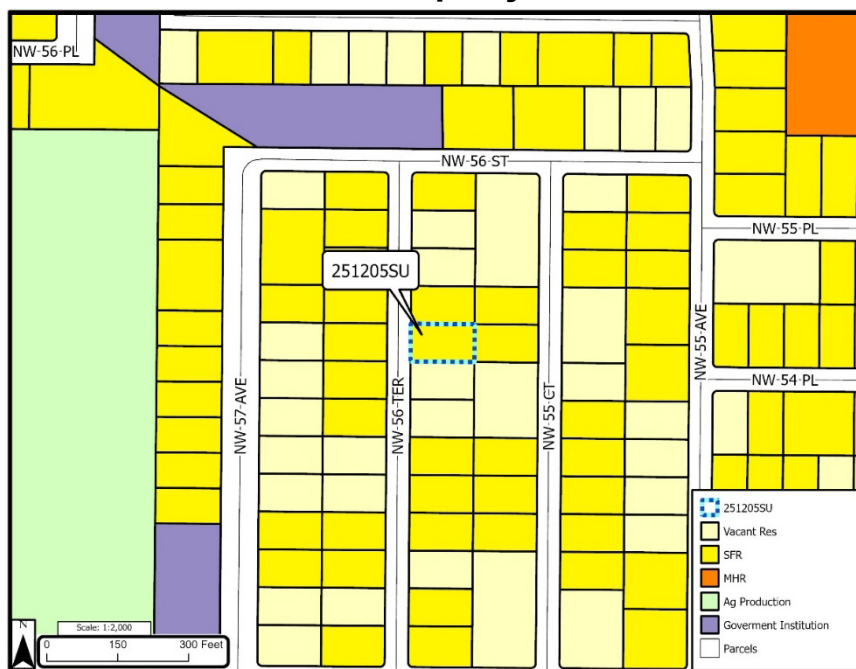
**Figure 3**  
**Future Land Use Map Series**





TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUMS	Zoning	Existing Use
Site	Medium Residential (MR)	Single-Family Dwelling (R-1)	Single-Family Residence
North	Medium Residential (MR)	Single-Family Dwelling (R-1)	Single-Family Residence
South	Medium Residential (MR)	Single-Family Dwelling (R-1)	Vacant Residential
East	Medium Residential (MR)	Single-Family Dwelling (R-1)	Single-Family Residence
West	Medium Residential (MR)	Single-Family Dwelling (R-1)	Improved Residential

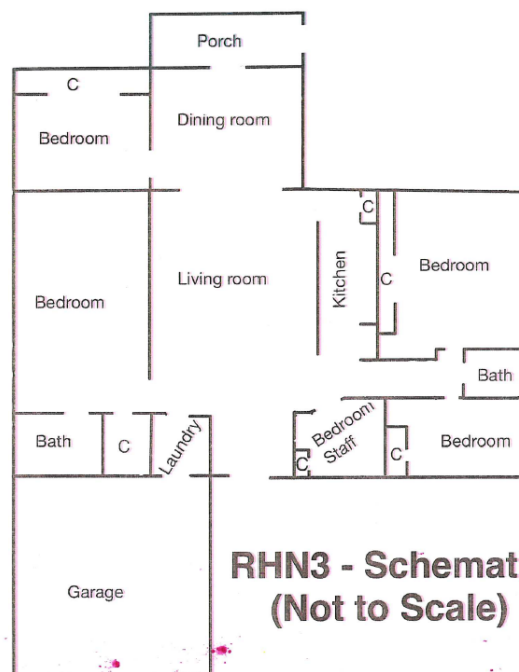
**Figure 4**  
**MCPA Property Uses**



**Figure 5**  
**Surrounding Community residential homes**



**Figure 6**  
**Submitted floor plan within application**



## V. ANALYSIS

LDC Section 2.8.2.D provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding that the SUP addresses nine (9) specific requirements. LDC Section 2.8.3.B requires consistency with the Comprehensive Plan. Staff's analysis of compliance with these ten (10) requirements is addressed below.

- A. *Provision for **ingress and egress** to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

**Analysis:** The parcel has an existing paved driveway with access onto NW 56<sup>th</sup> Ter. Staff concludes that the application **is consistent** with provisions for ingress and egress.

- B. *Provision for **off-street parking and loading areas**, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area.*

**Analysis:** All parking will take place on-site. The Special Use Permit does not propose increasing the activities and use of the subject property.

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

**Analysis:** Waste removal for the property takes place through residential garbage service; the proposed use will not create additional refuse on-site.

- D. *Provision for **utilities**, with reference to locations, availability, and compatibility.*

**Analysis:** The parcel utilizes a private well and septic. Utilities has noted that the parcel is outside of the connection distance for both sewer and water. Staff notes that the Special Use Permit request will not increase usage of either service.

- E. *Provision for **screening and buffering** of dissimilar uses and of adjacent properties where necessary.*

**Analysis:** The subject parcel is already developed and serves as an existing community residential home and looks indistinguishable from the other adjacent residential homes. No buffering or screening is needed.

- F. *Provision for **signs**, if any, and **exterior lighting** with consideration given to glare, traffic safety, economic effects, and compatibility and harmony with properties in the surrounding area.*

**Analysis:** No signs are proposed for this use.



G. *Provision for **required yards and other green space**.*

**Analysis:** The parcel is a developed single-family home, it is meeting the requirements for required yards and other green space with the required setbacks.

H. *Provision for general **compatibility** with adjacent properties and other properties in the surrounding area.*

**Analysis:** Compatibility is defined in Chapter 163.3164(9) of the Florida Statutes, under the Community Planning Act, as “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”

Figure 1 is an aerial photograph displaying existing and surrounding properties. Figure 4 displays the same properties based on their use code per the Marion County Property Appraiser. The subject parcel has been operating as a community residential home for eight residents since 2016. In that time, there have been no recorded disturbances to adjacent property owners, and growth services have not received any complaints. The subject property blends in seamlessly with surrounding properties, as it is residential in appearance. The application is **consistent** with the provision for compatibility.

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

**Analysis:** Staff notes that, unlike a variance, which runs with the land and is recorded in the public records, a special use permit is not recorded. As a result, a subsequent owner will not have notice of the requirements. Staff recommends the following policy for future development of the property.

- The special use permit shall run with Trailhead LLC. Should the property be sold or change ownership, a new special use permit shall be applied for.
- The maximum number of residents allowed by this special use permit shall be 8.

J. *Consistency with the Comprehensive Plan.*

1. Policy 2.1.5: **Permitted & Special Uses** – The county shall identify permitted and special uses for each land use designation and zoning classification, as further defined in the Comprehensive Plan, Zoning, and LDC.

**Analysis:** LDC Section 4.2.9 allows for a Special Use Permit for a community residential home with seven or more residents. Thus, the application is **consistent** with FLUE Policy 2.1.5.

Based on the above findings, staff concludes the SUP is consistent with LDC Sections 2.8.2.D and 2.8.3.B as well as the Comprehensive Plan.

## VI. ALTERNATIVE RECOMMENDATIONS

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, and make a recommendation to the Commission to adopt a proposed Ordinance to **DENY** the special use permit.
- B. 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 the approval of the Ordinance with amended conditions, and make a recommendation to the Commission to adopt a proposed Ordinance to **APPROVE WITH AMENDED CONDITIONS** the special use permit.
- C. 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 the Commission 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. STAFF RECOMMENDATION

- A. Staff recommends the Board enter into the record the Staff Report and all other competent substantial evidence presented at the hearing and make a recommendation to adopt a proposed Ordinance to **APPROVE AS CONDITIONED** the special use permit based on compatibility in the area, compliance with the Comprehensive Plan, and a lack of adverse impacts to the surrounding area.
- B. To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are imposed in the event that the Board chooses to agree with staff recommendation and approve the special use with conditions:
  - 1. The special use permit shall run with Trailhead LLC, or under the ownership of Dawn Minicci and David Minicci. Should the property be sold or change ownership, a new special use permit shall be applied for.
  - 2. The maximum number of residents allowed by this special use permit shall not exceed 8.

## VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION

Approval with conditions (6-0).

## **IX. BOARD OF COUNTY COMMISSIONERS ACTION**

To be determined.

## **X. LIST OF ATTACHMENTS**

- A. SUP Application.
- B. Site Photos.
- C. DRC Comments.
- D. Ordinance from Previous Special Use Permit





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

RECEIVED

SEP 22 2025

MARION COUNTY  
GROWTH SERVICES

STAFF/OFFICE USE ONLY	
Case No.:	APPLICATION COMPLETE
AR No.:	9/24/25
PA:	EM
TENTATIVE MEETING DATES	
P&Z PH	11/24/25
BCC/P&Z PH	12/15 or 12/16/25

— New or Modification \$1,000  
— Expired \$1,000  
— Renewal (no changes) \$300

## SPECIAL USE PERMIT APPLICATION

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

Continuing the use of this residential property as an APD-licensed group home for up to eight (8) adult residents with developmental disabilities, as previously approved by Special Use Resolution in 2016. The use remains consistent with R1 zoning and fulfills a vital community need while preserving the residential character of the surrounding neighborhood.

Property/Site Address: 5489 NW 56th Terrace, Ocala, FL 34482

Property Dimensions: Front: 80.0 ft. Depth: 135.0 ft Total Acreage: 0.25

Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: R1

Parcel Account Number(s): 1304-045-005

Each property owner(s) MUST sign this application or provide written authorization naming the applicant or agent below to act on their behalf. Please print all information, except for the Owner and Applicant/Agent signature. If multiple owners or applicants, please use additional pages.

Trailhead Asset Group, LLC

Property Owner Name (please print)

10865 SW 47th Ave

Mailing Address

Ocala, FL 34476

City, State, Zip Code

(352) 598-7345 / (352) 895-4963

Phone Number (include area code)

david@reshabnetwork.com

dawn@reshabnetwork.com

E-Mail Address (include complete address)

David Minnici  
Signatures\*

Applicant or Agent Name (please print)

10865 SW 47th Ave

Mailing Address

Ocala, FL 34476

City, State, Zip Code

(352) 598-7345 / (352) 895-4963

Phone Number (include area code)

david@reshabnetwork.com

dawn@reshabnetwork.com

E-Mail Address (include complete address)

David Minnici  
Signatures

\*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

### STAFF/OFFICE USE ONLY

Project No: 2016 02 0031	Code Case No.:	Application No.:
Rcvd by: EM	Rcvd Date: 9/22/25	FLUM: MR
AR No.: 33444	Rev: 10/20/21	

Please note: The Special Use Permit will not become effective until after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is non-refundable.

For more information, please contact the Zoning Division at 352-438-2675.

<b>Written Findings of Facts</b>	<b>Address:</b> 5489 NW 56th Ter, Ocala, FL 34482 <b>Subdivision:</b> Ocala Park Estates <b>Parcel #:</b> 1304-045-005
----------------------------------	--

**1. Compatibility with Surrounding Area:** The proposed group home has been in continuous operation since its original approval in 2016 and maintains a residential appearance and use. The property is located in the Ocala Park Estates subdivision, surrounded by single-family homes.

**2. Conformance with Comprehensive Plan:** The use is consistent with Marion County's Comprehensive Plan by supporting community-based residential care for persons with disabilities, integrating care into existing neighborhoods, and preventing institutionalization.

**3. Consistency with Land Development Code:** The R-1 zoning district permits group homes with up to 8 residents by special use. The proposed continued use complies with all dimensional and intensity standards of the district.

**4. No Adverse Impact on Public Health or Safety:** The home is staffed 24/7 by trained caregivers and meets all APD licensing and safety standards. It does not generate excessive noise, traffic, or other impacts.

**5. Adequate Public Facilities:** The home is served by a well and septic system and connected to SECO Energy. Adequate utilities, road access, and emergency services exist for continued operation.

**6. Longstanding Approved Use:** This request is for the continuation of a special use previously granted by the Board of County Commissioners in 2016. Approval will prevent displacement of residents and staff.

**7. Provision for Required Yards and Other Green Space:** The property maintains its original front, side, and rear yards, which comply with the R-1 zoning setbacks. Existing lawn space and greenery are preserved around the residence, with adequate open yard space on all sides. No new structures or encroachments are proposed. The front and back yards provide outdoor recreational space for residents and contribute to the residential character of the neighborhood.

**8. General Compatibility with Adjacent Properties:** The continued use of the property as an APD-licensed group home is compatible with surrounding properties in Ocala Park Estates. The home is indistinguishable from neighboring single-family residences in appearance and scale. It has operated at this location since 2016 without incident or disruption. Continued operation preserves neighborhood integrity, prevents displacement of vulnerable residents, and poses no adverse impact on adjacent homes.

**9. Compliance with Site-Specific Requirements:** The property meets all requirements of the original special use permit granted in 2016. No structural or operational changes are proposed. The facility remains in compliance with all state and local licensing, zoning, and safety regulations. The applicant is fully committed to adhering to any additional requirements imposed by the County to ensure continued compatibility and safe operation.



## RESOLUTION NO. 16-R-144

### A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING THE ISSUANCE OF A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Special Use Permit was duly filed and considered by the Marion County Planning and Zoning Commission at its meeting on March 28, 2016; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida at its meeting on Tuesday, April 19, 2016, now therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

**SECTION 1. SPECIAL USE PERMIT APPLICATION APPROVAL 160410SU Serenity Holistic Residential Care Corporation.** The Application requesting a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, as submitted by Tina R. Albritton, Ocala, FL, a copy of said application being on file with the Marion County Growth Services Director, is hereby approved to allow an increase in occupancy of a group home to 8 clients, in an R-1 (Single-Family Dwelling) zone, Parcel Account No. 1304-045-005, 25 acres.

**SECTION 2. FINDINGS AND CONDITIONS.** The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Special Use Permit and the Board approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
1. Ingress/egress shall be via NW 56<sup>th</sup> Terrace via existing driveway.
2. The community residential home shall be limited to eight (8) residents. Expansion of the structure and/or an increase in the number of residents beyond the specified limits is prohibited; however, the owner/applicant may submit a new Special Use permit application for review and consideration of an expansion/increase.
3. The special use permit runs with the owner, Tina Albritton, not the property.
4. This Special Use Permit applies to the entire 0.25 acres.

**SECTION 3. REVOCATION.** Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.




**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 19<sup>th</sup> day of April, 2016.

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**














  
\_\_\_\_\_  
DAVID R. ELSPERMANN, CLERK  
\_\_\_\_\_  
KATHY BRYANT, CHAIRMAN

**Conceptual Site Plan Summary****Address:** 5489 NW 56th Ter, Ocala, FL 34482**Subdivision:** Ocala Park Estates**Parcel #:** 1304-045-005


- 1. Boundaries and Dimensions:** Provided attached parcel map.
- 2. Existing Structures:** One single-family residence.
- 3. Proposed Structures or Expansions:** None.
- 4. Traffic Flow / Access Points:** Access via the existing driveway.
- 5. Parking:** Parking available in the driveway and roadside in accordance with residential standards.
- 6. Screening or Buffering:** Not applicable; existing landscaping only.
- 7. Utilities:** Property is served by SECO Energy (electric), a private well (water), and a septic system (sewer).

**Address:** 5489 NW 56th Ter, Ocala, FL 34482  
**Subdivision:** Ocala Park Estates  
**Parcel #:** 1304-045-005

**Description:** Parcel Map.


<https://www.pa.marion.fl.us/parcelviewer/?PARCEL=1304-045-005>


This map site will be shut down on July 31, 2025 at 5:00 pm. Please click [here](#) to use our new GIS Online Mapping system.





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


NO LONGER SUPPORTED - PLEASE USE OUR NEW MAPPING  
SYSTEM LINK AT THE TOP OF THE PAGE


 Basic Search


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
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
 Comparable Sales

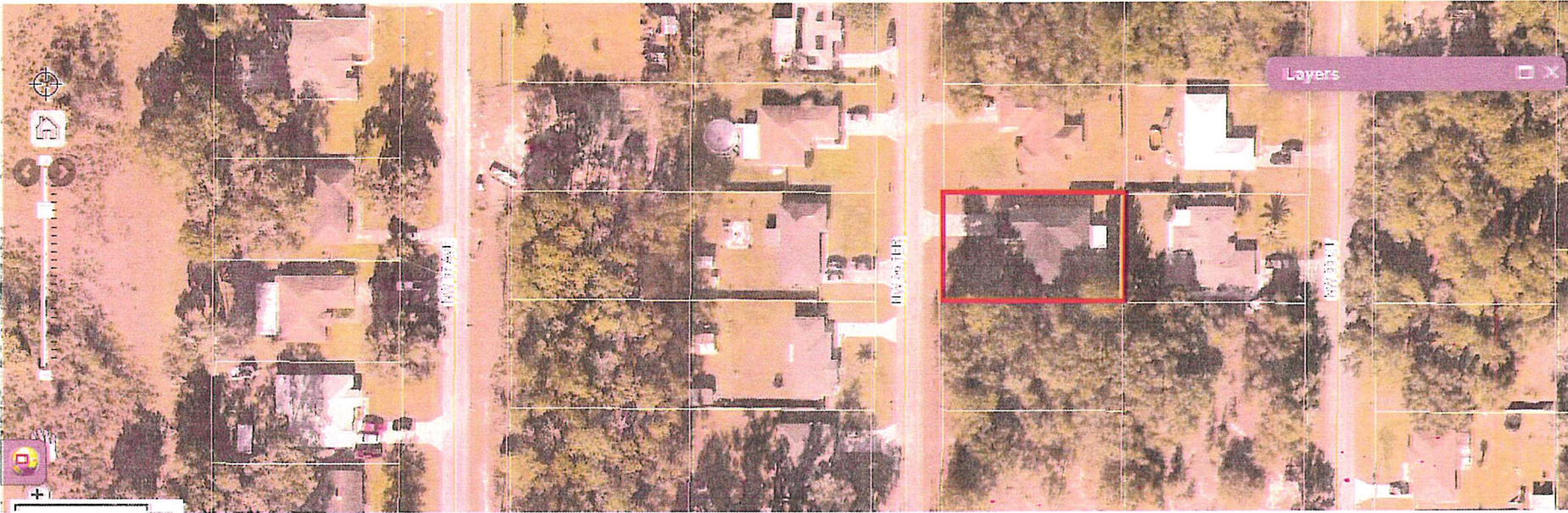
 View Search Results


 Layers

 Map

 Tools

 Help



Layers 

2025-07-28

A6

Attachment A Application Package

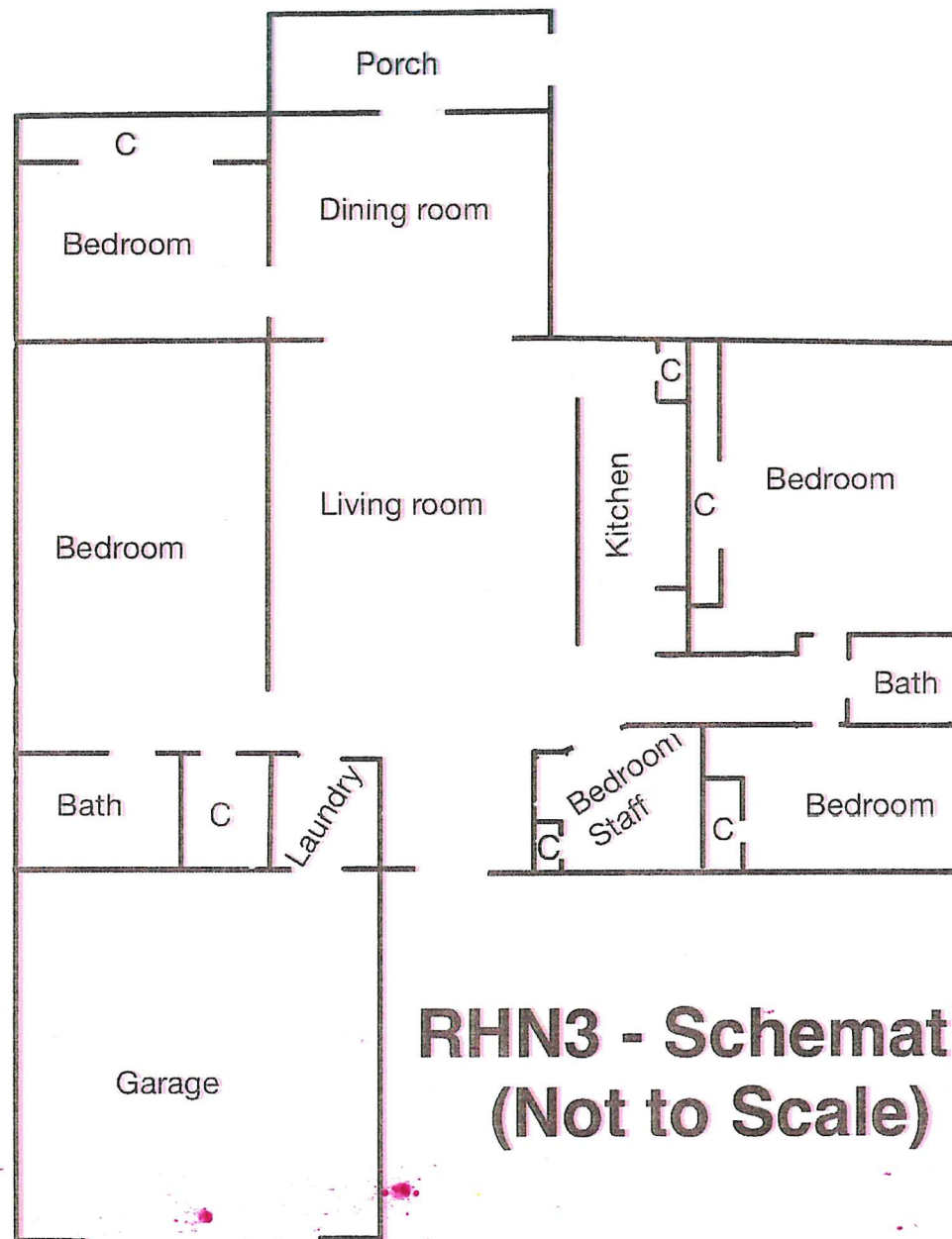


**Address:** 5489 NW 56th Ter, Ocala, FL 34482  
**Subdivision:** Ocala Park Estates  
**Parcel #:** 1304-045-005

**Description:** Locations of Electric Service (exhibit 1), Septic Tank and Drainfield (exhibit 2), and Driveway, Potabler Water Well, Temporaty Off-Street Parking/Loading, and Open Space/Yard (exhibit 3).

**Exhibit 3: Driveway, Water Well, Temporaty Off-Street Parking/Loading, and Open Space/Yard.**





**RHN3 - Schematic  
(Not to Scale)**



**Address:** 5489 NW 56th Ter, Ocala, FL 34482  
**Subdivision:** Ocala Park Estates  
**Parcel #:** 1304-045-005

**Description:** Locations of Electric Service (exhibit 1), Septic Tank and Drainfield (exhibit 2), and Driveway, Potabler Water Well, Temporaty Off-Street Parking/Loading, and Open Space/Yard (exhibit 3).

**Exhibit 1: Electric Utility Service.**



**Exhibit 2: Septic Tank and Drainfield.**





THIS INSTRUMENT PREPARED BY AND RETURN TO:

**H. Randolph Klein, Esq.**

Klein & Klein, PLLC

40 SE 11th Avenue

Ocala, Florida 34471

Our File No.: **R2025138**

Property Appraisers Parcel Identification (Folio) Numbers: **1304-045-005**

Florida Documentary Stamps in the amount of **\$7,875.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the 27 day of August, 2025 by **SERENITY HOLISTIC RESIDENTIAL CARE, CORPORATION**, a Florida corporation, whose post office address is **7575 W. Hwy. 326, Ocala, FL 34482**, herein called the Grantor, to **TRAILHEAD ASSET GROUP, LLC**, a Florida limited liability company, whose post office address is **10865 SW 47th Avenue, Ocala, FL 34476**, hereinafter called the Grantee:  
*(Wherever used herein the terms "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 AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Subject to easements, restrictions and reservations of record, which are not intended to be reimposed hereby, and to taxes for the year 2025 and thereafter.

**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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

File No.: **R2025138**

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

**RENEE L WOLCOTT**

Witness #1 Printed Name

**40 SE 11th Ave Ocala, FL 34471**

Witness #1 Post Office Address

Witness #2 Signature

**H. RANDOLPH KLEIN**

Witness #2 Printed Name

**40 SE 11th Ave Ocala, FL 34471**

Witness #2 Post Office Address

**SERENITY HOLISTIC RESIDENTIAL CARE,  
CORPORATION, a Florida corporation**

By:

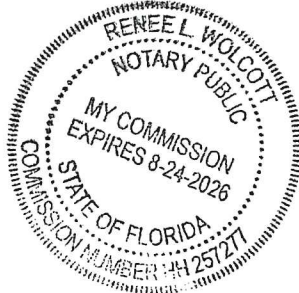
**Tina R. Albritton, President**

**STATE OF FLORIDA  
COUNTY OF MARION**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27 day of August, 2025 by Tina R. Albritton, President of SERENITY HOLISTIC RESIDENTIAL CARE CORPORATION, a Florida corporation, on behalf of the corporation. She is personally known to me OR produced FLDL as identification.

**SEAL**

My Commission Expires:



Notary Signature

Printed Notary Signature

File No.: **R2025138**

**EXHIBIT "A"****LEGAL DESCRIPTION****Parcel 1:**

**Lot 5, Block 45, OCALA PARK ESTATES UNIT NO. 4, as per plat thereof recorded in Plat Book H, Pages 73, 73A through 73F, Public Records of Marion County, Florida.**

**Parcel 2:**

**Lots 13 and 14, Block 40, OCALA PARK ESTATES UNIT NO. 4, as per plat thereof recorded in Plat Book H, Page 73, Public Records of Marion County, Florida.**

**Parcel 3:**

**Lots 18 and 19, Block 43, OCALA PARK ESTATES UNIT NO. 4, as per plat thereof recorded in Plat Book H, Page 73, Public Records of Marion County, Florida.**



**BILL OF SALE**

**KNOW ALL MEN BY THESE PRESENTS**, that **SERENITY HOLISTIC RESIDENTIAL CARE, CORPORATION**, a Florida corporation, ("First Party"), for and in consideration of the sum of Thirty Nine Thousand Two Hundred Fifty and No/100 (\$39,250.00) Dollars, and other good and valuable considerations, to it paid by **TRAILHEAD ASSET GROUP, LLC**, a Florida limited liability company, ("Second Party"), the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, transferred, and delivered, and by these presents does hereby grant, bargain, sell, transfer and deliver unto the Second Party, the following tangible personal property of the First Party currently located at **5543 NW 56th St., 5489 NW 56<sup>th</sup> Terrace, and 5840 NW 57<sup>th</sup> Ave., all Ocala, FL 34482**, and particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND HEREBY INCORPORATED BY REFERENCE.**

And the First Party does covenant to and with the Second Party, its successors and assigns, that the First Party is the lawful owner of the tangible personal property; that the tangible personal property is free from all encumbrances; that the First Party has good right to sell the same as aforesaid; and that the First Party will warrant and defend the sale of the tangible personal property hereby made, unto the said Second Party, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

**TO HAVE AND TO HOLD** the same unto said Second Party, its executors, administrators, successors and assigns forever.

27 **IN WITNESS WHEREOF**, the President of First Party hereunto sets her hand and seal this day of August, 2025.

Signed, sealed and delivered  
in the presence of:

Witness #1 Signature

**RENEE L. WOLCOTT**

Witness #1 Printed Name

Witness #2 Signature

**H. RANDOLPH KLEIN**

Witness #2 Printed Name

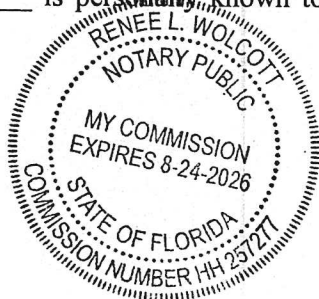
STATE OF FLORIDA  
COUNTY OF MARION

**SERENITY HOLISTIC RESIDENTIAL CARE,  
CORPORATION**, a Florida corporation

By:

**Tina R. Albritton, President**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of August, 2025, by Tina R. Albritton, President of SERENITY HOLISTIC RESIDENTIAL CARE, CORPORATION, a Florida corporation, on behalf of said corporation, who \_\_\_\_\_ is personally known to me OR ☒ who produced a valid driver's license as identification.



Notary Public  
My Commission Expires:



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

## Detail by Registered Agent Name

Florida Limited Liability Company  
TRAILHEAD ASSET GROUP, LLC

### Filing Information

<b>Document Number</b>	L25000344188
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	07/28/2025
<b>Effective Date</b>	07/25/2025
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

10865 SW 47TH AVE  
OCALA, FL 34476

### Mailing Address

10865 SW 47TH AVE  
OCALA, FL 34476

### Registered Agent Name & Address

MINNICI, DAVID F  
10865 SW 47TH AVE  
OCALA, FL 34476

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

MINNICI, DAVID F  
10865 SW 47TH AVE  
OCALA, FL 34476

Title AMBR

MINNICI, DAWN M  
10865 SW 47TH AVE  
OCALA, FL 34476

### Annual Reports

**No Annual Reports Filed**

Document Images

07/28/2025 -- Florida Limited Liability

View image in PDF format

Florida Department of State, Division of Corporations



**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L25000344188  
FILED 8:00 AM  
July 28, 2025  
Sec. Of State  
dsultana

**Article I**

The name of the Limited Liability Company is:

TRAILHEAD ASSET GROUP, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

10865 SW 47TH AVE  
OCALA, FL. US 34476

The mailing address of the Limited Liability Company is:

10865 SW 47TH AVE  
OCALA, FL. US 34476

**Article III**

Other provisions, if any:

TO ACQUIRE, LEASE, MANAGE, DEVELOP, AND HOLD FOR INVESTMENT  
RESIDENTIAL AND COMMERCIAL REAL ESTATE PROPERTIES, AND TO  
ENGAGE IN ANY OTHER LAWFUL BUSINESS PERMITTED UNDER THE  
LAWS OF THE STATE OF FLORIDA.

**Article IV**

The name and Florida street address of the registered agent is:

DAVID F MINNICI  
10865 SW 47TH AVE  
OCALA, FL. 34476

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: DAVID F MINNICI

**Article V**

The name and address of person(s) authorized to manage LLC:

Title: AMBR  
DAVID F MINNICI  
10865 SW 47TH AVE  
OCALA, FL. 34476 US

Title: AMBR  
DAWN M MINNICI  
10865 SW 47TH AVE  
OCALA, FL. 34476 US

L25000344188  
FILED 8:00 AM  
July 28, 2025  
Sec. Of State  
dsultana

**Article VI**

The effective date for this Limited Liability Company shall be:

07/25/2025

Signature of member or an authorized representative

Electronic Signature: DAVID F MINNICI

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

**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

**1304-045-005**

GOOGLE Street View

Prime Key: 3384652

MAP IT+

Current as of 9/22/2025

### Property Information

TRAILHEAD ASSET GROUP LLC  
10865 SW 47TH AVE  
OCALA FL 34476-4474

### Taxes / Assessments:

Map ID: 144

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 01

Acres: .25

Situs: 5489 NW 56TH TER OCALA

### Current Value

Land Just Value	\$24,100
Buildings	\$199,105
Miscellaneous	\$1,550
Total Just Value	\$224,755
Total Assessed Value	\$224,755
Exemptions	\$0
Total Taxable	\$224,755

Ex Codes:

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$21,250	\$223,139	\$1,742	\$246,131	\$167,732	\$0	\$167,732
2023	\$17,000	\$230,197	\$1,852	\$249,049	\$152,484	\$0	\$152,484
2022	\$12,750	\$169,155	\$1,509	\$183,414	\$138,622	\$0	\$138,622

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>8697/1616</u>	08/2025	07 WARRANTY	8 ALLOCATED	Q	I	\$1,125,000
<u>8439/0064</u>	09/2024	05 QUIT CLAIM	0	U	I	\$100
<u>6003/0189</u>	02/2014	07 WARRANTY	9 UNVERIFIED	Q	I	\$70,000
<u>5315/0489</u>	02/2010	07 WARRANTY	9 UNVERIFIED	Q	I	\$95,000
<u>4808/1986</u>	06/2007	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$208,000
<u>4186/0062</u>	09/2005	05 QUIT CLAIM	0	U	V	\$100
<u>3931/1533</u>	01/2005	07 WARRANTY	8 ALLOCATED	U	V	\$50,000



Property Description

SEC 28 TWP 14 RGE 21  
 PLAT BOOK H PAGE 073  
 OCALA PARK ESTATES UNIT 4  
 BLK 45 LOT 5

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		80.0	135.0	R1	1.00	LT	24,100.0000	1.00	1.00	1.00	24,100	24,100
Neighborhood 1310											Total Land - Class \$24,100	
Mkt: 1 70											Total Land - Just \$24,100	

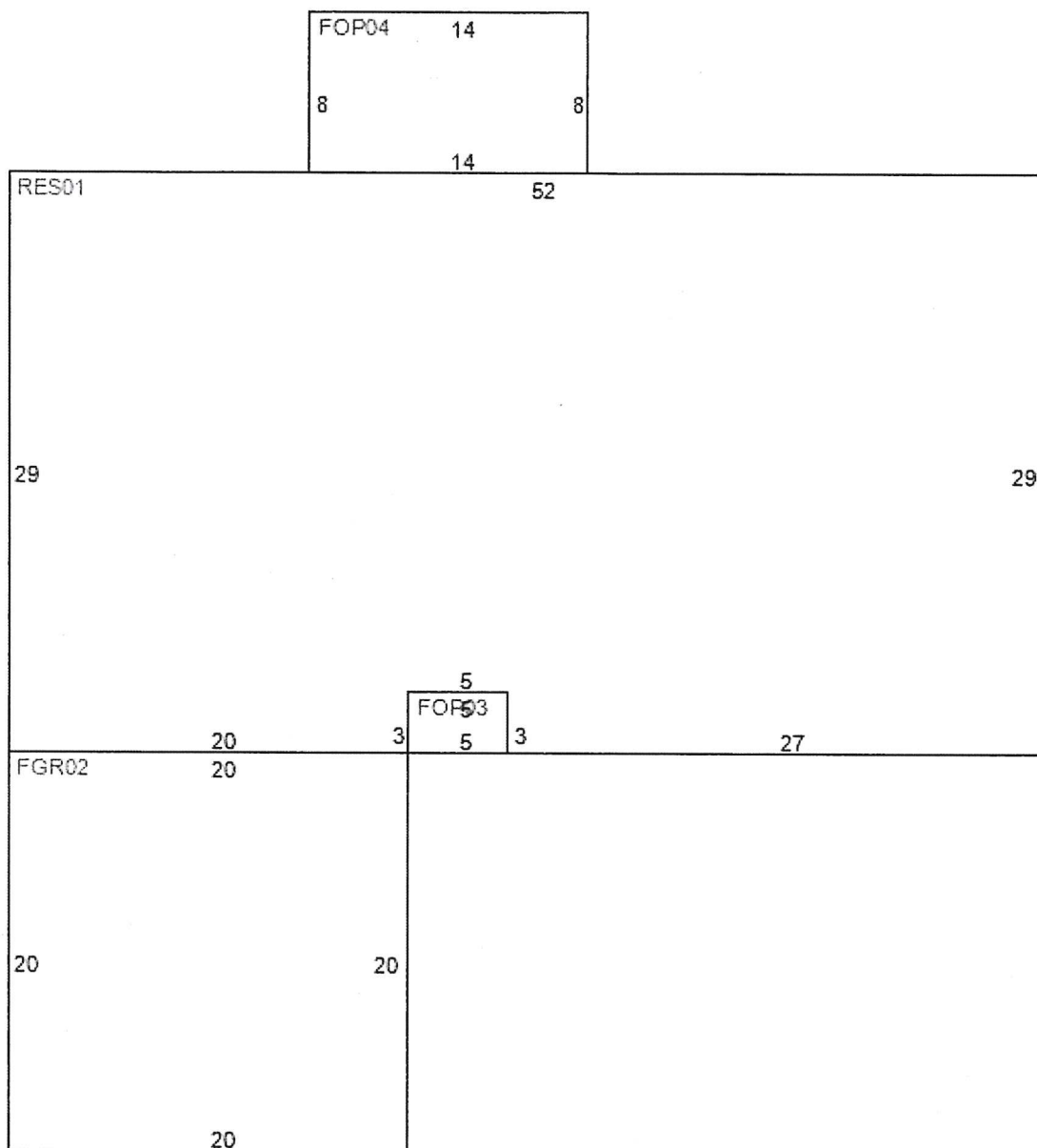
Traverse**Building 1 of 1**

RES01=L20U29R52D29L27U3L5D3.

FGR02=D20L20U20R20.

FOP03=U3R5D3L5.L5U29

FOP04=U8R14D8L14.



### Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 2 - 05-09 YRS  
**Condition** 0  
**Quality Grade** 600 - AVERAGE  
**Inspected on** 1/1/2025 by 228

**Year Built** 2006  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 168

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 01	32 - CONC BLK-STUCO	1.00	2006	N	0 %	0 %	1,493	1,493
FGR 02	32 - CONC BLK-STUCO	1.00	2006	N	0 %	0 %	400	400
FOP 0301	NO EXTERIOR	1.00	2006	N	0 %	0 %	15	15

FOP 0401 - NO EXTERIOR 1.00 2006 N 0 % 0 % 112 112

**Section: 1****Roof Style:** 12 HIP**Roof Cover:** 08 FBRGLASS  
SHNGL**Heat Meth 1:** 20 HEAT PUMP**Heat Meth 2:** 00**Foundation:** 6 MONOLITC SLAB**A/C:** Y**Floor Finish:** 24 CARPET  
**Wall Finish:** 16 DRYWALL-  
PAINT**Heat Fuel 1:** 10 ELECTRIC**Heat Fuel 2:** 00**Fireplaces:** 0**Bedrooms:** 3**4 Fixture Baths:**  
1**3 Fixture Baths:**  
1**2 Fixture Baths:**  
0**Extra Fixtures:** 2**Blt-In Kitchen:** Y**Dishwasher:** Y**Garbage Disposal:** N**Garbage Compactor:**  
N**Intercom:** N**Vacuum:** NMiscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	2006	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	2006	2	0.0	0.0
159 PAV CONCRETE	1,050.00	SF	20	2006	3	0.0	0.0
114 FENCE BOARD	112.00	LF	10	2011	4	0.0	0.0
Total Value - \$1,550							

Appraiser Notes

EST INT EST BACK FENCED

Planning and Building\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
<u>2025043676</u>	6/19/2025	6/23/2025	NEW CERT OF OCC:PREVIOUS USE: GROUP HOMENEW USE: GROUP HOME
<u>2022102075</u>	10/21/2022	11/2/2022	REMOVE AND REPLACE ASPHALT SHINGLES ON SFRFL 18355.1
<u>2011120492</u>	12/4/2011	12/15/2011	FIRE INSP.
<u>2011010455</u>	1/1/2011	1/20/2011	FIRE INSP.
M042388	4/1/2005	8/1/2006	SFR

Cost Summary

Buildings R.C.N. \$182,888 12/1/2011  
 Total Depreciation (\$36,577)  
 Bldg - Just Value \$146,311  
 Misc - Just Value \$1,550 12/1/2011  
 Land - Just Value \$24,100 1/15/2025  
 Total Just Value \$171,961 .

Bldg Nbr	RCN	Depreciation	Depreciated
1	\$182,888	(\$36,577)	\$146,311





Fig. 1 Sign posting



Fig. 2 Site and sign posting



Fig. 3 Site view from 56th Ter.



Fig. 4 Adjacent neighbor to the north



Fig. 5 View north from subject property onto NW 56th Ter



Fig. 6 Adjacent properties facing west

## Attachment B Site Photos



Fig. 7 facing west from subject property



Fig. 8 Facing south onto NW 56th Ter.



Fig. 9 Adjacent property to the south

# Development Review Comments Letter

11/3/2025 2:03:50 PM

**TRAILHEAD ASSET GROUP LLC**  
**ZO SUP #33444**

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Special Use Permit	N/A	INFO	911
2	Special Use Permit	N/A	INFO	DOH
3	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of housing up to 8 adults with developmental disabilities. Parcel # 1304-045-005 is currently zoned R-1 and is 0.25 acres in size. There are no FEMA Flood Zones or County Flood Prone Areas on this site. Per the MCPA, this site currently has 3,070 SF of impervious coverage. This site will be subject to a Major Site Plan or a stormwater compliance waiver when its existing and proposed impervious coverage exceeds 35% impervious coverage (3,811 sf).	INFO	ENGDRN
4	Special Use Permit	This is a request to renew an existing SUP to allow for a group home for 8 residents. There are no known traffic issues with the existing group home.	INFO	ENGTRF
5	Special Use Permit	APPROVED	INFO	FRMSH
6	Special Use Permit	no comments	INFO	LSCAPE
7	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	LUCURR
8	Special Use Permit	Parcel 1304-043-005 is located within the Marion County Utility Service Area but is outside the connection distance to water and sewer infrastructure. Marion County Utilities has no comment regarding this special use permit.  Additionally, the parcel is within the Urban Growth Boundary but outside of the Primary Springs Protection Zone.	INFO	UTIL
9	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	ZONE



## RESOLUTION NO. 16-R-144

### **A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING THE ISSUANCE OF A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, an application for a Special Use Permit was duly filed and considered by the Marion County Planning and Zoning Commission at its meeting on March 28, 2016; and

**WHEREAS**, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida at its meeting on Tuesday, April 19, 2016, now therefore,

**BE IT RESOLVED** by the Board of County Commissioners of Marion County, Florida:

**SECTION 1. SPECIAL USE PERMIT APPLICATION APPROVAL 160410SU Serenity Holistic Residential Care Corporation.** The Application requesting a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, as submitted by Tina R. Albritton, Ocala, FL, a copy of said application being on file with the Marion County Growth Services Director, is hereby approved to allow an increase in occupancy of a group home to 8 clients, in an R-1 (Single-Family Dwelling) zone, Parcel Account No. 1304-045-005, .25 acres.

**SECTION 2. FINDINGS AND CONDITIONS.** The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Special Use Permit and the Board approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
1. Ingress/egress shall be via NW 56<sup>th</sup> Terrace via existing driveway.
2. The community residential home shall be limited to eight (8) residents. Expansion of the structure and/or an increase in the number of residents beyond the specified limits is prohibited; however, the owner/applicant may submit a new Special Use permit application for review and consideration of an expansion/increase.
3. The special use permit runs with the owner, Tina Albritton, not the property.
4. This Special Use Permit applies to the entire 0.25 acres.

**SECTION 3. REVOCATION.** Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 19<sup>th</sup> day of April, 2016.

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**

  
\_\_\_\_\_  
DAVID R. ELLSPERMANN, CLERK  
\_\_\_\_\_  
KATHY BRYANT, CHAIRMAN



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

**File No.:** 2025-21438

**Agenda Date:** 12/15/2025

**Agenda No.:** 1.2.5.

**SUBJECT:**

**251206SU - JRB Property Management, LLC, Special Use Permit for On-Site Sale and Consumption of Alcoholic Beverages Within 1,000 Feet of A Church, School, or Public Park, in a Regional Business (B-4) Zone, 0.21 Acre Parcel, Parcel Account Number 4879-004-043, Site Address 13490 E Highway 25, Ocklawaha, FL 32179**

**INITIATOR:**

**Kenneth Weyrauch, Deputy Director**

**DEPARTMENT:**

**Growth Services**

**DESCRIPTION/BACKGROUND:**

Wises Enterprises, L.L.C., on behalf of JRB Property Management, L.L.C., has filed a Special Use Permit for on-site sale and consumption of alcoholic beverages within 1,000 feet of a church, school or public park in a 0.21-acre property with a Regional Business (B-4) zoning classification at 13490 E Highway 25, Ocklawaha FL, pursuant to the provisions of Land Development Code (LDC) Division 2.8 - Special Use Permit, and LDC Section 4.2.3. The subject property has a Commercial (COM) land use designation and is situated outside the Urban Growth Boundary (UGB) and in the County's Secondary Springs Protection Overlay Zone (SSPOZ). The subject property is also situated in the Lake Weir Environmentally Sensitive Overlay Zone (ESOZ).

**BUDGET/IMPACT:**

None

**RECOMMENDED ACTION:**

Staff recommends denial. Planning and Zoning Commission recommends approval with conditions (4-2).





**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**

<b>P&amp;Z Date: 11/24/2025</b>	<b>BCC Date: 12/15/2025</b>
<b>Case Number</b>	251206SU
<b>CDP-AR</b>	33442
<b>Type of Case</b>	<b>Special Use Permit</b> for on-site sale and consumption of alcoholic beverages within 1,000 feet of a church, school or public park
<b>Owner</b>	JRB Property Management, L.L.C.
<b>Applicant</b>	Wises Enterprises, L.L.C.
<b>Street Address/Site Location</b>	13490 E Highway 25, Ocklawaha FL 32179
<b>Parcel Number(s)</b>	4879-004-043
<b>Property Size</b>	±0.21 AC
<b>Future Land Use</b>	Commercial (COM)
<b>Existing Zoning Classification</b>	Regional Business (B-4)
<b>Overlays Zones/Special Areas</b>	Secondary Springs Protection Zone (SSPZ), Lake Weir Environmentally Sensitive Overlay Zone (ESOZ)
<b>Staff Recommendation</b>	<b>DENIAL</b>
<b>P&amp;Z Recommendation</b>	<b>APPROVAL WITH CONDITIONS (4-2)</b>
<b>Project Planner</b>	Jared Rivera-Cayetano
<b>Related Cases</b>	N/A

## I. ITEM SUMMARY

Wises Enterprise, L.L.C, on behalf of JRB Property Management, L.L.C, filed a Special Use Permit (SUP) application for a ±0.21-acre property with a zoning classification of Regional Business (B-4). The property owner has leased a portion of the building on the subject property, designated as the first floor of the building, to the applicant. The subject property is located at 13490 E Highway 25, Ocklawaha FL 32179. The Parcel Identification Number for the subject property is 4879-004-043. Located within the Alada subdivision, the legal descriptions are provided within the Special Use Permit application (see Attachment A). The site is located outside the Urban Growth Boundary (UGB) and within the Secondary Springs Protection Zone (SSPZ). The intention of this Special Use Permit request is to allow the sales and consumption of alcoholic beverages within 1,000 feet of a church, school or public park. There are three (3) places of worship within 1,000 feet of the subject property. The applicant specifically plans to operate a Deli and Beer/Wine Tavern within the existing building on the subject property. The applicant has indicated licensing requirements related to food handling are either underway or have been approved; however, a Change of Occupancy application with the Building Safety department will still be required. The site will need to be brought up-to-code.

This building is dated to the year 1931. Staff finds that the site, as would be identified during permit review for a Change of Occupancy, may not accommodate the proposed commercial intensity given the size of the property and the current Land Development Code (LDC) provisions related to landscaping and especially parking.

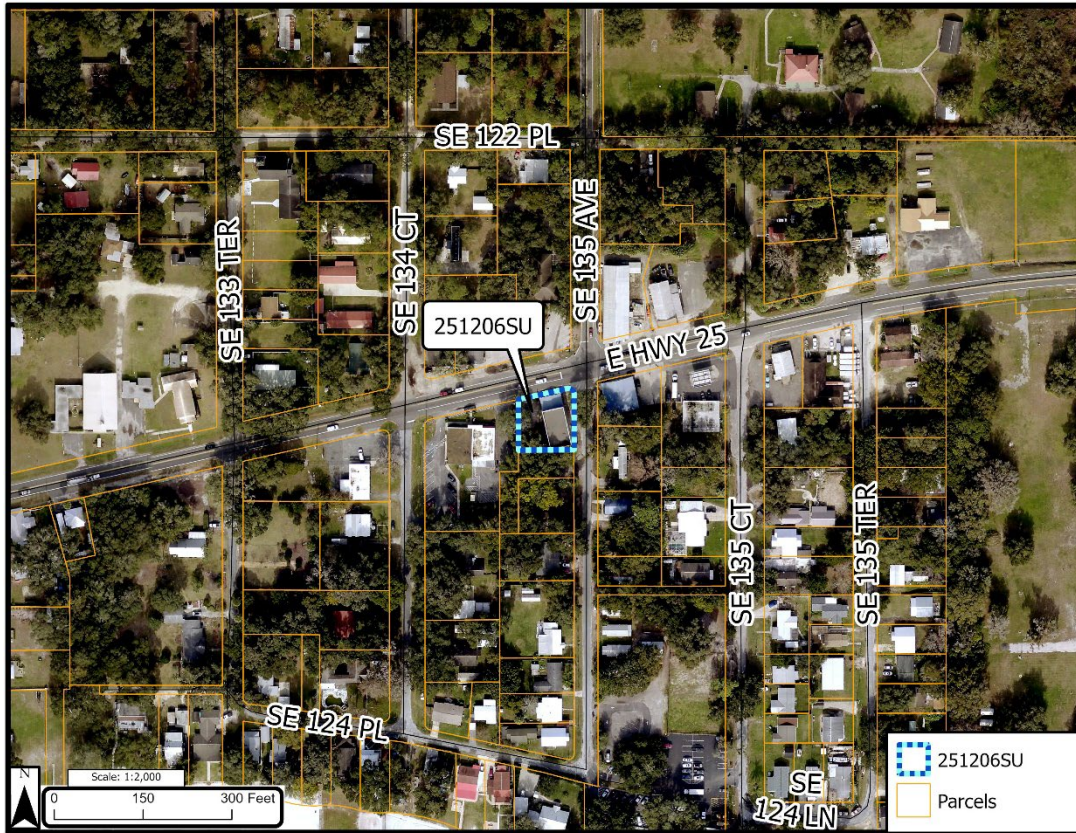
The applicant has since reduced the number of seats to forty-seven (47) and intends to provide an alternative parking plan (to accommodate motorcycles, bicycles, etc.). As of December 2, 2025, Staff has yet to receive a parking plan; however, the applicant has been actively discussing with Staff.

*\*To reflect changes since the Planning and Zoning Commission hearing, sections highlighted in Green have been added and ~~sections highlighted in Red have been removed~~.*

## II. STAFF SUMMARY RECOMMENDATION

Staff recommends **DENIAL** at this time. Staff finds that the site—without the approval of waivers—would not accommodate the proposed commercial intensity given current Land Development Code (LDC) provisions related to landscaping and especially parking. Given existing site conditions, Staff finds the request is thus not consistent with the Marion County Comprehensive Plan, will adversely affect the public interest, and may or may not be compatible with the surrounding area. The conditions in Section VII of this report are recommended to address compliance with the requirements in the Marion County Land Development Code (LDC) Sections 2.8.2.D and 2.8.3.B. However, in the event that the Special Use Permit request is approved, the conditions in Section VII of this report are recommended to partially address compliance with the requirements in the Marion County Land Development Code (LDC) Sections 2.8.2.D and 2.8.3.B.

**Figure 1**  
**General Location Map**



### **III. NOTICE OF PUBLIC HEARING**

The Growth Services Director has interpreted the requirements of Land Development Code (LDC) Sections 2.7.3.C, 2.7.3.B and 2.7.3.E to apply to SUP applications. Consistent with LDC Section 2.7.3.B., notice of public hearing was mailed to all property owners (115 owners) within 300 feet of the subject property on November 7, 2025. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on November 7, 2025, and consistent with LDC Section 2.7.3.E., due public notice was published in the Ocala Star-Banner on November 10, 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 this staff report, letters of opposition have been received from two (2) citizens.

### **IV. BACKGROUND/CHARACTER OF AREA**

#### **A. Existing Site Conditions.**

Figure 1, above, is a general location aerial displaying existing and surrounding site conditions. Figure 2, below, displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).



The area surrounding the subject property is characterized by a mix of residential and commercial uses. Several properties to the South of the subject property are used for residential purposes. Select properties to the Northwest of the subject property are used for institutional purposes. One (1) property (PID 4879-001-010), across E Highway 25, is currently used for utility purposes.

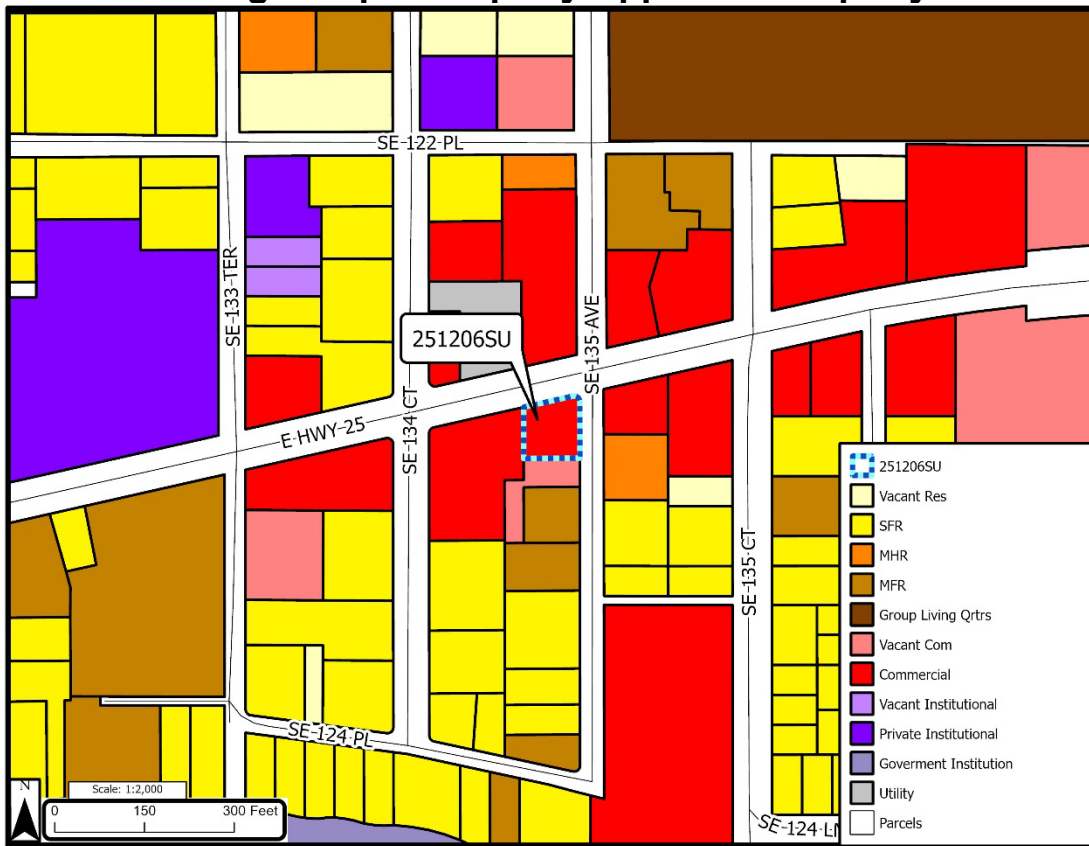
That said, along E Highway 25 in both the Alada subdivision and the nearby Parks subdivision, parcels are primarily characterized by *commercial* uses. Similar uses are nearby. Gator Joe's Beach Bar & Grill is located on a 2.29-acre property along SE 135<sup>th</sup> Avenue (PID 48723-000-00) and is directly adjacent to Lake Weir. There is a liquor store directly to the east of the subject property.

Staff conducted a site visit on November 7, 2025. Staff found that the subject property contains a single two-story building, dated to the year 1931 according to the Marion County Property Appraiser (MCPA). There is a parking lot—approximately 3,750 square feet in area—to the west of this building with approximately seven (7) parking blocks, including one (1) designated handicap parking space. Staff notes the parking lot is only composed of heavily compacted material at this time. There are several trees scattered in the parking lot.

A canopy structure extrudes from the building. Staff notes several tables under this canopy structure. Concrete surfaces extend to the intersection of E Highway 25 and SE 135<sup>th</sup> Avenue. There is a garbage container along SE 135<sup>th</sup> Avenue. A chain-link fence surrounds the southern and western subject property boundaries. No landscaping is located along E Highway 25. Site photos are attached to this report (see Attachment C).

Figure 3 provides zoning classification information while Figure 4 provides Future Lane Use (FLU) designation information for the area.

**Figure 2**  
**Existing Use per Property Appraiser Property Code**

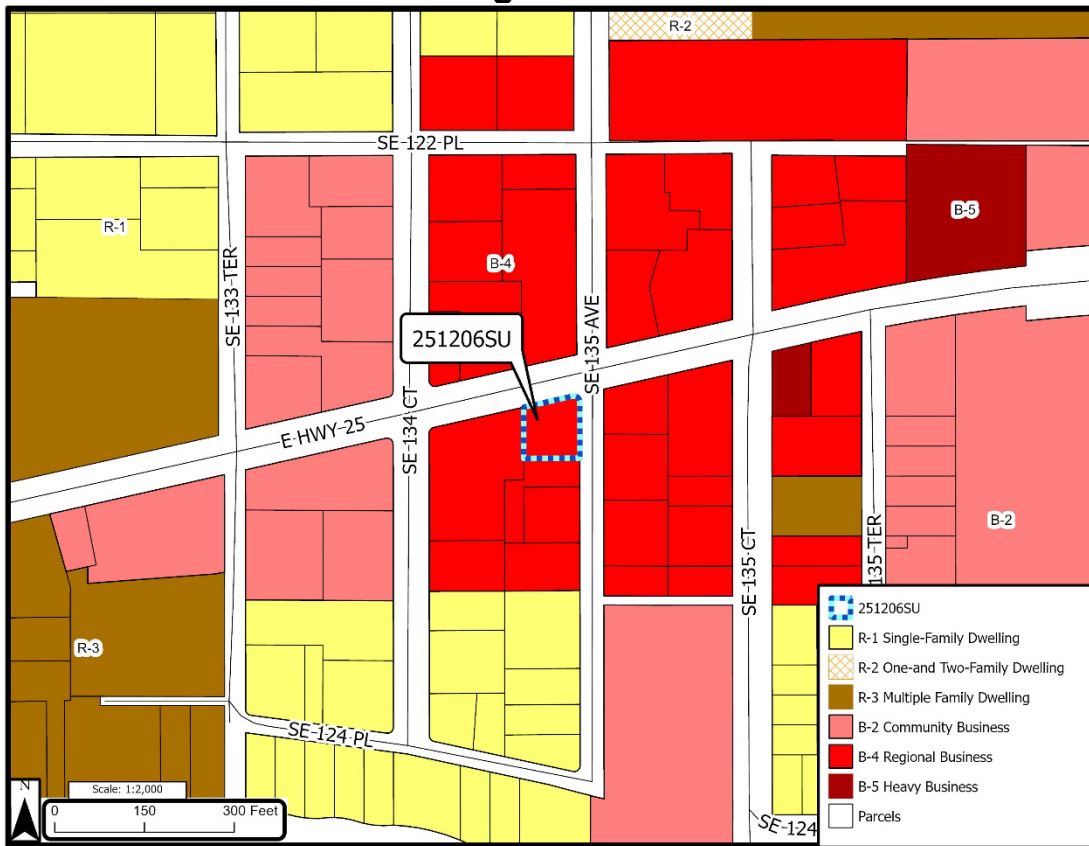


**B. Zoning Classification.**

Figure 2, below, displays the existing zoning classifications for the subject property in relation to the existing zoning classifications of the surrounding properties. In general, properties to the North, South, East, and West of the subject property—both within the Alada subdivision and the nearby Parks subdivision—are zoned for commercial uses.

That said, Staff notes select properties to the South of the subject property—within the existing Alada subdivision—are currently zoned Single-Family Dwelling (R-1).

**Figure 3  
Zoning Classification**



**C. FLUM Designation.**

Figure 4, below, displays the existing Future Land Use (FLU) designation for the subject property in relation to the existing FLU designation of the surrounding properties. . In general, properties to the North, South, and West of the subject property—within the Alada subdivision—are designated as Commercial (COM). Likewise, Staff notes select properties to the South of the subject property—within the existing Alada subdivision—are designated as Medium Residential (MR).

Select properties to the East of the subject property—within the nearby Parks subdivision—are designated as High Residential; that said, existing commercial development within this subdivision may have been constructed prior to the adoption of the Marion County Comprehensive Plan in 1992 and prior to the adoption of Zoning in 1982.

The subject property is within the Secondary Springs Protection Overlay Zone (PSPOZ) and outside the Urban Growth Boundary (UGB), as established by the Marion County Comprehensive Plan. The subject property is located within the Lake Weir Environmentally Sensitive Overlay Zone (ESOZ).



**Figure 4  
FLUMS Designation**

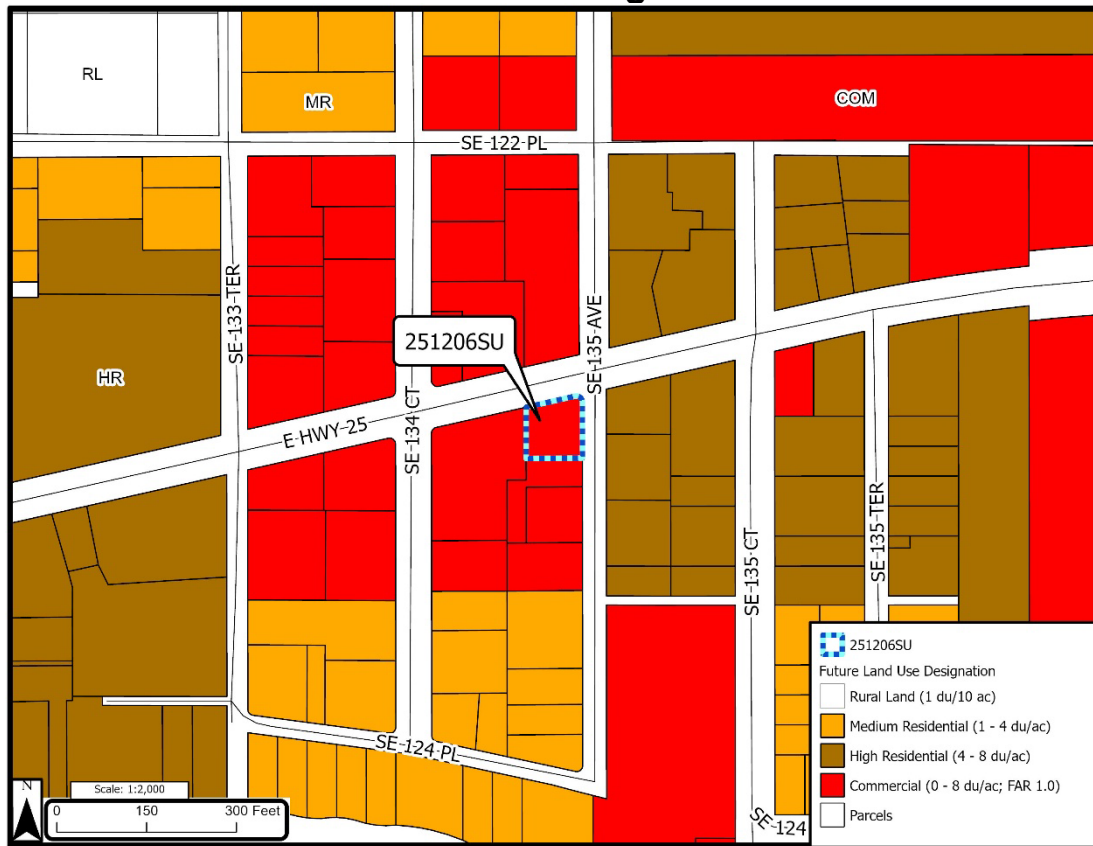
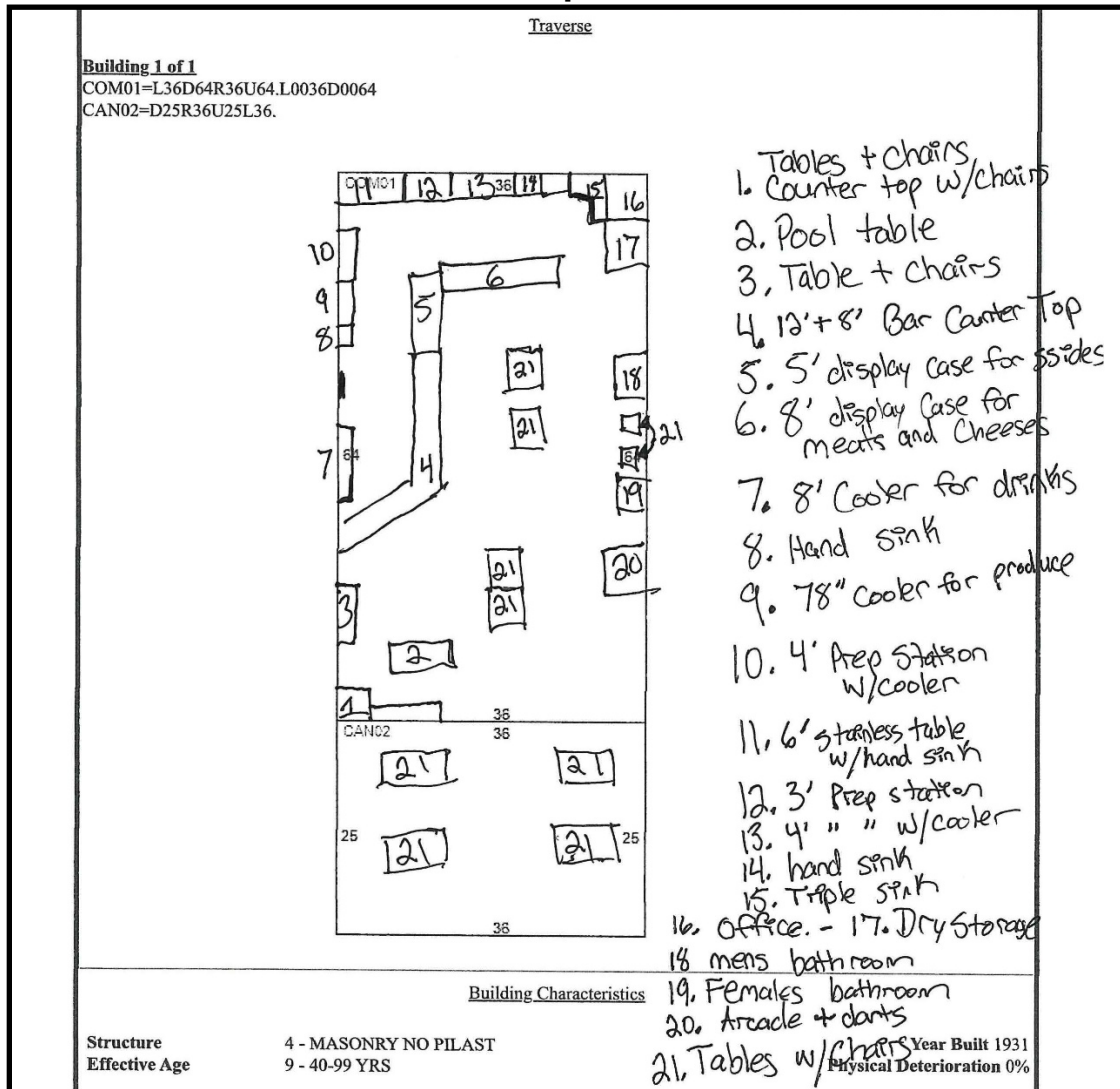


Table 1, above, assembles the information in Figures 2, 3, and 4 in tabular form. Figure 5, below, provides a concept plan for the requested special use. The applicant proposes ten (10) tables. The applicant has clarified that nine (9) tables will accommodate approximately four (4) seats. One (1) table will accommodate approximately sixteen (16) seats. An additional fourteen (14) bar seats are proposed. Other than the internal renovation of the building, the applicant does not propose any significant external improvements to the subject property.

The applicant has since reduced the number of seats to forty-seven (47) and intends to provide an alternative parking plan (to accommodate motorcycles, bicycles, etc.). As of December 2, 2025, Staff has yet to receive a parking plan; however, the applicant has been actively discussing with Staff.

<b>TABLE 1.</b> <b>ADJACENT PROPERTY CHARACTERISTICS</b>			
<b>Direction</b>	<b>FLUM Designation</b>	<b>Zoning Classification</b>	<b>MCPA Existing Use</b>
<b>Subject Property</b>	Commercial (COM)	Regional Business (B-4)	Commercial
<b>North</b>	Right-of-Way & Commercial (COM)	Right-of-Way & Regional Business (B-4)	Right-of-Way & Commercial
<b>South</b>	Commercial (COM)	Regional Business (B-4)	Vacant Commercial & Multi-Family Residential
<b>East</b>	Right-of-Way & High Residential (HR)	Right-of-Way & Regional Business (B-4)	Right-of-Way, Commercial & Mobile Home Residential
<b>West</b>	Commercial (COM)	Regional Business (B-4)	Commercial

**Figure 5  
Concept Plan**



## V. ANALYSIS

LDC Section 2.8.2.D provides that in making a recommendation to the Board, the Commission shall make a written finding that granting the SUP will address nine specific requirements. LDC Section 2.8.3.B requires consistency with the Comprehensive Plan. Staff's analysis of compliance with these ten (10) requirements are addressed below.

*\*Since the Planning and Zoning Commission hearing, conditions have been modified for clarity.*

- A. Provision for **ingress and egress** to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.



**Analysis:** The subject property currently has one (1) access point, located along E Highway 25. Staff notes the subject property does not contain a paved apron; however, the Office of the County Engineer (OCE) does not have traffic concerns with this Special Use Permit (SUP) request. E Highway 25 currently meets County Level of Service (LOS) standards for urban collector roadways.

Staff therefore concludes that the application **is consistent** with LDC provisions for ingress and egress.

- B. *Provision for off-street parking and loading areas, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area.*

**Analysis:** Staff notes the site had been previously utilized for less intensive commercial uses, including retail; the proposed use increases the required number of parking spaces and therefore necessitates a site plan through the formal development review process to bring the overall site up to the minimum standards of the Land Development Code.

The applicant specifically plans to operate a Deli and Beer/Wine Tavern within the existing building on the subject property. For restaurants and bars, Section 6.11.8 of the Marion County Land Development Code (LDC) requires one (1) parking space for every four (4) seats. In total, the applicant has proposed approximately sixty-six (66) seats, ordinarily necessitating seventeen (17) parking spaces. The LDC requires that all off-street parking space measure, at a minimum, nine (9) feet wide by eighteen (18) feet long. Furthermore, the LDC requires parking lots to provide a minimum aisle width of twenty-two (22) feet to accommodate two-way traffic.

There is currently a parking lot—approximately 3,750 square feet in area—within the western portion of subject property. There are approximately seven (7) parking blocks, including one (1) designated handicap parking space. That said, Staff notes that such spaces may or may not meet LDC standards for parking. Furthermore, the parking lot is not paved at this time and there are several trees scattered in the parking lot, thus limiting maneuverability within the site. Given the location of the existing building on the subject property and a limited parking area, Staff notes the possibility of commercial vehicle loading along the E Highway 25 right-of-way (ROW; see Attachment C).

The applicant has since reduced the number of seats to forty-seven (47) and would thus necessitate at least twelve (12) spaces. As of December 2, 2025, Staff has not yet received an alternative parking plan.

Staff therefore concludes that the application, unless waived through public hearing, **is not consistent** with LDC provisions for parking and loading. However, in the event that the Special Use Permit request is approved, Staff recommends the following condition(s) to partially mitigate parking/loading concerns:

- *The applicant shall apply for a site plan through the Development Review Committee within 60 days of approval. This site plan shall move forward in good faith. If the site plan is not approved within six (6) months of the approval of this Special Use Permit (SUP), then the Permit shall become void.*
- *Parking and loading activity associated with this Special Use shall occur within the subject property and shall be prohibited along the E Highway 25/SE 135<sup>th</sup> Avenue right-of-way.*
  - *Adequate ~~P~~arking, ~~including the number of spaces,~~ shall be provided ~~consistent with the Marion County Land Development Code (LDC),~~ as ~~modified~~determined through Development Review Committee (DRC)-approved waivers.*

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

**Analysis:** The applicant indicates waste removal will be contacted with Waste Pro. Staff notes there is a single garbage container along SE 135th Avenue.

Section 6.8.9 of the Marion County Land Development Code (LDC) requires that garbage collection areas provide a wall, buffer fencing, or landscaping capable of reaching a minimum height of six feet within three years. Although Staff does recognize site limitations, no screening is currently provided for the existing garbage receptacle (see Attachment C). Staff therefore concludes that, unless waived through public hearing, the application **is not consistent** with LDC Provisions for refuse and service area. Therefore, in the event that the Special Use Permit request is approved, Staff recommends the following condition(s) to partially mitigate buffering concerns:

- *Screening shall be provided for the garbage collection area ~~consistent with the Marion County LDC,~~ as ~~modified~~determined through Development Review Committee (DRC)-approved waivers.*

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

**Analysis:** The subject property is currently served by Duke Energy for electricity. The subject property is within Central States Water Resources (CSWR) service area. The applicant indicates the property is currently served by central potable water and an individual septic system. Staff notes that any septic system would be required to meet County, Department of Health (DOH), and/or Department of Environmental Protection (DEP) standards at the time of permit review.

Staff therefore concludes that the application **is consistent** with LDC provisions for utilities.

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

**Analysis:** The Marion County Land Development Code (LDC) includes several provisions to ensure *compatibility* between different land uses. As commercial use, Section 6.8.6 of the Marion County LDC does not require buffers on all property boundaries abutting commercially-zoned properties. Staff notes a fence is located along the western and southern property boundaries.

That said Section 6.8.6 of the Marion County LDC requires that a Type C buffer—composed of a 15-foot landscape strip without a buffer wall—be provided along E Highway 25, a collector roadway. Although existing site limitations would render any tree plantings impractical, no landscaping exists along E Highway 25. Staff therefore concludes that, unless waived through public hearing, the application **is not consistent** with LDC provisions for screening and buffering. Therefore, in the event that the Special Use Permit request is approved, Staff recommends the following condition(s) to partially mitigate buffering concerns:

- ~~A Type C buffer~~Buffering shall be provided along E Highway 25, as ~~modified~~determined through Development Review Committee (DRC)-approved waivers.

*F. Provision for **signs**, if any, and **exterior lighting** with consideration given to glare, traffic safety, economic effects, and compatibility and harmony with properties in the surrounding area.*

**Analysis:** No free-standing sign currently exists, nor is one proposed, within the subject property. Additional outdoor lighting is not proposed, but if it is found that lighting needs to be added, a photometric plan will be provided in accordance with the Marion County LDC. Staff therefore concludes that the application **is consistent** with LDC provisions for signs and exterior lighting.

*G. Provision for **required yards and other green space**.*

**Analysis:** Staff notes the subject property currently has 3,578 square feet of impervious surfaces, as accounted by the Marion County Property Appraiser (MCPA). The parking lot is composed of a heavily compacted material at this time. Staff therefore finds there is limited green space within the subject property.

In the event that the Special Use Permit is approved, Staff conditions related to Buffers have been proposed. Upon any further development of the subject property, a site plan would be required, whereby landscaping/open space as required by the Marion County Land Development Code would be determined. Staff therefore concludes that the application **may or may not be consistent** with LDC provisions for green space.

*H. Provision for general **compatibility** with adjacent properties and other property in the surrounding area.*



**Analysis:** "Compatibility" is defined in Chapter 163.3164(9) of the Florida Statutes, under the Community Planning Act, as "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition." Figure 1 is a general location aerial displaying existing and surrounding site conditions. Figure 2 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

In general, the area surrounding the subject property is characterized by a mix of residential and commercial uses. That said, along E Highway 25 in both the Alada subdivision and the nearby Parks subdivision, parcels are primarily characterized by commercial uses.

The building on the subject property has existed since 1931, according to the Marion County Property Appraiser (MCPA). The building is approximately twenty-five (25) feet in height. Nearby residential properties with an R-1 zoning have a maximum building height of forty (40) feet.

In the event that the Special Use Permit is approved, Staff conditions related to Buffers have been proposed. That said, the following condition(s) are recommended to further mitigate compatibility concerns:

- *The site shall be developed and operated consistent with the concept plan.*
- *The Special Use Permit shall expire on December 15, 2028; however, it may be renewed administratively three times for five years each by written instrument signed and issued by the Growth Services Director (or designee), unless:*
  - *There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit;*
  - *Neighboring property owners within 300 feet of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit; and/or*
  - *The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or equivalent review process at the time).*

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

**Analysis:** Section 4.3.4.A prohibits the on-site sale and consumption of alcoholic beverages within 1,000 feet of any church, school, or public park, unless approved by Special Use Permit pursuant to LDC Section 4.3.4.K.

Staff notes both restaurants and bars would otherwise be permitted in properties zoned as Regional Business (B-4), with alcoholic beverages, including hours of sale, regulated under Chapter 3 of the Marion County Code of Ordinances. Furthermore, along E Highway 25 in both the Alada subdivision and the nearby Parks subdivision, parcels are primarily characterized by *commercial* uses. Staff notes similar uses related to the sale of alcoholic beverages are nearby.

Staff notes that—upon any further development of the subject property—a site plan will be required, whereby all new impervious surfaces shall be evaluated according to County stormwater management standards, as waived by the Development Review Committee (DRC). The applicant has only proposed internal improvements at this time.

- *The Special Use Permit shall run with the lessee, Wises Enterprises, L.L.C. and shall terminate upon the closure or sale of the business.*
  - *The lessee shall obtain all applicable license(s) for the sale of alcoholic beverages from the State of Florida. The lessee shall provide a copy to the Marion County Growth Services Department before the commencement of sales.*
  - *A new Certificate of Occupancy shall be required before the commencement of sales.*
- *The sale and on-site consumption of alcoholic beverages shall be limited to the hours of 7:00 AM and 2:00 AM each day, unless otherwise prohibited by the Marion County Code of Ordinances.*

*J. Consistency with the Comprehensive Plan.*

1. **FLUE Policy 2.1.5** on Permitted and Special Use provides, “The County shall identify permitted and special uses for each land use designation and zoning classification, as further defined in the Comprehensive Plan, Zoning, and LDC.”

**Analysis:** LDC Section 4.3.4.A prohibits the on-site sale and consumption of alcoholic beverages within 1,000 feet of any church, school, or public park, unless approved by Special Use Permit pursuant to LDC Section 4.3.4.K.

That said, assuming a property is more than 1,000 feet from any church, school, or public park, Staff notes both restaurants and bars would otherwise be permitted in properties zoned as Regional Business (B-4). Furthermore, the subject property is designated as Commercial (COM).

This application **is thus consistent** with FLUE Policy 2.1.5, provided that all previously-listed conditions are met.

2. **Policy 2.1.22** on Commercial (COM) provides, "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 subject site is designated as Commercial (COM) and proposes to use an existing building for the on-site sale and consumption of alcoholic beverages. Staff notes the request special use is in addition to a deli, which is permitted by right. Staff notes the current B-4 zoning classification would otherwise allow more intensive commercial uses, including outdoor storage. The area surrounding the subject property is characterized by a mix of residential and commercial uses. The proposed uses thus align with the intent of the Commercial land use designation and **is consistent** with Policy 2.1.22.

3. **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:** Staff notes that the subject property and all other properties within the Alada subdivision, publicly recorded in 1925, currently have an urban Future Land Use (FLU) designation. The applicant proposes to use an existing building for the on-site sale and consumption of alcoholic beverages, alongside a deli, on a property designated as Commercial (COM). The applicant therefore maintains the intention of an urban Future Land Use (FLU) designation that had been previously adopted outside of the UGB. Therefore, the proposed special use meets the criteria above and **is consistent** with FLUE Policy 3.1.5.

4. **Subsection '1' of FLUE Policy 10.1.6** on Compliance with LDC for Uses and/or Structures provides, "Legally established non-conforming uses and/or structures can continue to operate or be utilized for the use(s) as follows:



(a) Existing / No Changes: LDC that require additional site requirements beyond the existing site shall not be required to be addressed, unless determined necessary by the County to address public safety, welfare, or health issues or compliance with other government agency regulations.

(b) Expansion / Redevelopment: If the non-conforming use and/or structure is expanded as provided in this policy, then the property shall be required to be brought into compliance with the current LDC, but these requirements may be reduced in accordance with the County's waiver and variance processes."

**Analysis:** The applicant proposes to use an existing building for the on-site sale and consumption of alcoholic beverages, alongside a deli, on a building that has existed since 1931, according to the Marion County Property Appraiser (MCPA).

However, Staff finds that the site may not accommodate the proposed commercial uses given current Land Development Code (LDC) provisions related to parking and landscaping.

For the former, Staff notes minimum parking requirements are intended to ensure adequate parking is located within the subject property, thereby limiting parking within adjacent properties and/or County-maintained right-of-way. For the latter, Article 6, Division 8 of the LDC explicitly indicates the intention of County landscaping standards is to "[enhance] the aesthetic appearance of Marion County, [compliment] the natural and built environments, [reduce] noise and glare, [improve] air and water quality, [provide] shade and habitat, and [buffer] the aspects of development."

Therefore, the proposed special use does not meet Criteria A and **is thus not consistent** with Subsection '1' of FLUE Policy 10.1.6.

Based on the above findings, staff concludes the SUP **is not consistent** with LDC Sections 2.8.2.D and 2.8.3.B. The conditions in Section VII of this report are recommended to further address compliance.

## VI. 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 so as to support the approval of the Ordinance with conditions, and make a recommendation to the Commission to adopt a proposed Ordinance to **APPROVE WITH CONDITIONS** the Special Use Permit.
- 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, 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. 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 **DENY** the Special Use Permit based on compatibility in the area, compliance with the Comprehensive Plan, and adverse impacts to the surrounding area.

To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are recommended in the event that the Board chooses to approve the requested special use:

1. *The applicant shall apply for a site plan through the Development Review Committee within 60 days of approval. This site plan shall move forward in good faith. If the site plan is not approved within six (6) months of the approval of this Special Use Permit (SUP), then the Permit shall become void.*
2. *The site shall be developed and operated consistent with the concept plan.*
3. *The Special Use Permit shall run with the lessee, Wises Enterprises, L.L.C. and shall terminate upon the closure or sale of the business.*
  - a. *The lessee shall obtain all applicable license(s) for the sale of alcoholic beverages from the State of Florida. The lessee shall provide a copy to the Marion County Growth Services Department before the commencement of sales.*
  - b. *A new Certificate of Occupancy shall be required before the commencement of sales.*
4. *The sale and on-site consumption of alcoholic beverages shall be limited to the hours of 7:00 AM and 2:00 AM each day, unless otherwise prohibited by the Marion County Code of Ordinances.*
5. *Parking and loading activity associated with this Special Use shall occur within the subject property and shall be prohibited along the E Highway 25/SE 135<sup>th</sup> Avenue right-of-way.*
  - a. *Adequate parking shall be provided, as determined through Development Review Committee (DRC)-approved waivers.*
6. *Buffering shall be provided along E Highway 25, as determined through Development Review Committee (DRC)-approved waivers.*
7. *Screening shall be provided for the garbage collection area, as determined through Development Review Committee (DRC)-approved waivers.*
8. *The Special Use Permit shall expire on December 15, 2028; however, it may be renewed administratively three times for five years each by written instrument signed and issued by the Growth Services Director (or designee), unless:*

- a. *There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit;*
- b. *Neighboring property owners within 300 feet of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit; and/or*
- c. *The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or equivalent review process at the time).*

*\*Since the Planning and Zoning Commission hearing, conditions have been modified for clarity.*

## **VIII. PLANNING & ZONING COMMISSION RECOMMENDATION**

**APPROVAL WITH CONDITIONS (4-2).**

## **IX. BOARD OF COUNTY COMMISSIONERS ACTION**

To be determined. Scheduled for December 15, 2025 at 1:30 PM.

## **X. LIST OF ATTACHMENTS**

- A. Application
- B. DRC Comments Letter
- C. 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 9/24/25  
INITIALS gm  
TENTATIVE MEETING DATES  
P&Z PH 11/24/25  
BCC/P&Z PH 12/15 or 12/16/25

**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: LDC 9.3.4 not meeting required

1,000 feet spacing from church, school or public park.

**Legal Description:** (Please attach a copy of the deed and location map.) **Parcel Zoning:** 4879-004-043

**Parcel account number(s):** 4879-004-043

**Property dimensions:** 96' X 121' **Total acreage:** .21 acres

**Directions:** \_\_\_\_\_

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.**

~~Jagdish Rupnarain~~ JRB Property Management LLC Wises Enterprises LLC

**Property Owner name (please print)**

PO BOX 573

**Mailing Address**

Palemtto FL 34220

**City, State, Zip code**

352-216-3755

**Phone number (include area code)**

JRBDevelopment@outlook.com

**E-mail address**

Jagdish Rupnarain

**Signature**

**Applicant or agent name (please print)**

13409 E Highway 25

**Mailing Address**

Ocklawaha, Fl 32179

**City, State, Zip code**

(352) 499-0800

**Phone number (include area code)**

The Inn Spot 13490@gmail.com

**E-mail address**

[Signature]

**Signature**

**PLEASE NOTE:** A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or denied. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

STAFF/OFFICE USE ONLY			
Project No.: <u>2025 09 0071</u>	Code Case No.: <u>FLUM: COM</u>	Application No.: <u>33442</u>	
Rcvd by: <u>EK</u>	Rcvd Date: <u>9/23/25</u>	Zoning Map No.: <u>294</u>	Rev: 01/12/2021

## Finding of Facts Sheet

1. A. Vehicles will enter property through CR-25  
B. There are no other structures on property
2. A. The parking lot has direct access from CR-25  
B. Food deliveries and drop offs will be accessed from SE 135<sup>th</sup> Ave through side entrance or from front of building and brought through side door.  
C. Our business will provide an economic growth in the form of job opportunities and revitalize the community. It will also help neighboring businesses.
3. Contract with Waste Pro to empty dumpster located in the rear of building.
4. City water is run by CSWR – Florida. Building has a septic tank for waste materials.
5. There is a chain link fence around the back and side of building.
6. Building has a front porch with outside lighting that is inset in a way to block light and glare to street.
7. A. The building is already existing. There are no plans for further development.  
B. All set back requirements are met.
8. The surrounding properties to either side or in front are all businesses including a liquor store, post office, and currently 2 unoccupied buildings.
9. We will meet any requirements or special conditions that may be deemed needed.

## BUSINESS PLAN

The Inn Spot

13490 East Highway 25

Ocklawaha, FL, 32179

Hours of Operation 10am-2am

The Inn Spot will be operated as a Deli/Beer and Wine Tavern. Our goal is to serve the community with fresh deli meats and cheeses by the pound. We will also offer freshly made traditional sandwiches and specialty sandwiches along with homemade sides and desserts.

We have a pool table, electronic dart board and arcade games inside the building.



EMPLOYEE USE ONLY

4879-004-043



Show search results for 487...

002-001

4879-002-031

4879-002-064

4879-002-029

4879-002-027

4879-002-011

4879-002-025

4879-002-01

4879-002-013

4879-001-020

4879-001-001

4879-001-016

4879-001-024

4879-001-010

4879-001-012

4879-004-043

4879-004-001

4879-004-038

SE 133RD TER

SE 135TH CT

E HWY 25

Measurement

Feet

Measurement Result

596.3 Feet

separation  
from church to  
subject location.

Clear

ATTACHMENT A



Google Maps

13490 E Hwy 25



Imagery ©2025 Airbus, Map data ©2025 20 ft



BLK 4 LOT 43

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCCR	1144	95.0	96.0	B4	9,148.00	SF	4.0000	1.00	1.00	1.00	36,592	36,592
Neighborhood 9995											Total Land - Class \$36,592	
Mkt: 2 70											Total Land - Just \$36,592	

TraverseBuilding 1 of 1

COM01=L36D64R36U64.L0036D0064

CAN02=D25R36U25L36.



1. Tables + chairs
2. Counter top w/chairs
3. Pool table
4. Table + chairs
5. 12' + 8' Bar Counter Top
6. 5' display case for sides
7. 8' display case for meats and Cheeses
8. 8' Cooler for drinks
9. Hand sink
10. 78" cooler for produce
11. 4' Prep station w/cooler
12. 6' stainless table w/hand sink
13. 3' Prep station
14. 4' " " w/cooler
15. hand sink
16. Triple sink
17. Office. - 18. Dry Storage
19. mens bathroom
20. Females bathroom
21. Arcade + darts
22. Tables w/chairs

Building Characteristics

Structure  
Effective Age

4 - MASONRY NO PILAST  
9 - 40-99 YRS

Year Built 1931  
Physical Deterioration 0%





DAVID R ELLSPERMANN CLERK &amp; COMPTROLLER MARION CO

DATE: 02/09/2018 09:08:14 AM

FILE #: 2018012551 OR BK 6713 PGS 1333-1334

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

DDS: \$0.70 MDS: \$0 INT: \$0

Rec. \_\_\_\_\_  
Doc. \_\_\_\_\_

This instrument was prepared by,  
record and return to:  
Brian T. Anderson, Esq.  
Schatt, Hesser, McGraw  
328 N.E. 1<sup>st</sup> Avenue, Suite 100  
Ocala, FL 34470  
352-789-6520

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED**, made effective this 22<sup>th</sup> day of January 2018, between **RUPNARAIN PROPERTIES, LLC, a Florida limited liability company**, whose address is 1306 E Silver Springs Blvd, Suite 101, Ocala, Florida 34470, Grantor, and **JRB PROPERTY MANAGEMENT LLC, a Florida limited liability company**, whose address is P.O. Box 170691, Austin, Texas 78717, Grantee.

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives, and assigns of these individuals, and the successors and assigns of corporations, wherever the context so admits or requires).

**WITNESSETH**, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby remise, release, and quit claim unto Grantee forever, all the right, title, interest, encumbrance, claim and demand which said Grantor has in and to the following described lot, piece or parcel of real property situated, lying and being in Marion County, Florida, to wit:

**SEC 05 TWP 17 RGE 24  
PLAT BOOK B PAGE 249  
ALADA  
BLK 4 LOT 43**

**Property Address: 13490 E Hwy 25, Ocklawaha, Florida 34474**

**Parcel ID#: 4879-004-043**

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

**To Have And To Hold** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, encumbrances, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

THIS INSTRUMENT WAS PREPARED FROM A LEGAL DESCRIPTION PROVIDED TO SCHATT, HESSER, MCGRAW BY GRANTOR; NO OPINION AS TO THE STATUS OF TITLE HAS BEEN GIVEN BY THE PREPARER OF THIS INSTRUMENT, AND SAID PREPARER ASSUMES NO LIABILITY FOR THE STATE OF THE TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION.

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:

GRANTOR:

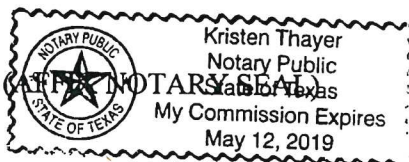
Ryan Jerke  
RYAN JERKE Witness

Michelle Barnes  
Michelle Barnes Witness

Jagdes R. Bajnauth  
JAGDESH R. BAIJNAUTH, as Managing  
Member of RUPNARAIN PROPERTIES,  
LLC, a Florida limited liability company

STATE OF Texas  
COUNTY OF Williamson

The foregoing instrument was acknowledged before me this 22nd day of January 2018 by Jagdes R. Bajnauth, who ☒ is personally known to me or ☐ has presented TX DL as identification.



Kristen Thayer  
Notary Public, State of Texas  
(Print Name): Kristen Thayer  
My Commission Expires: 5/12/19  
Commission No.: 13022415-8



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

## Detail by Entity Name

Florida Limited Liability Company

JRB PROPERTY MANAGEMENT LLC

### Filing Information

**Document Number** L17000163899  
**FEI/EIN Number** 82-2960557  
**Date Filed** 08/01/2017  
**Effective Date** 08/01/2017  
**State** FL  
**Status** ACTIVE

### Principal Address

1701 4th St E  
Palmetto, FL 34221

Changed: 02/09/2024

### Mailing Address

PO Box 573  
Palmetto, FL 34220

Changed: 02/09/2024

### Registered Agent Name & Address

Rupnarain, Jagdish B, Manager  
1701 4th St E  
Palmetto, FL 34221

Name Changed: 01/15/2025

Address Changed: 02/09/2024

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

Rupnarain, Jagdish B  
PO Box 573  
Palmetto, FL 34220

### Annual Reports



Report Year	Filed Date
2023	01/30/2023
2024	02/09/2024
2025	01/15/2025

**Document Images**

<a href="#">01/15/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/16/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/26/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/15/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/05/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/01/2017 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

### **COMMERCIAL LEASE AGREEMENT**

This Commercial Lease Agreement ("Lease") is made and effective September 1st, 2025, by and between JRB Property Management LLC ("Landlord") and Justin Wise ("Tenant").

Landlord is the owner of land and improvements commonly known and numbered as 13490 East Highway 25 Ocklawaha, FL 32179 and legally described as follows (the "Building"): Parcel ID 4879-004-043, SEC 05 TWP 17 RGE 24, PLAT BOOK B PAGE 249, BLK 4 LOT 43

Landlord makes available for lease a portion of the Building designated as first floor of the building (the "Leased Premises").

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

1. **Term.**

A. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning September 1st, 2025 and ending August 31st, 2026. Landlord shall use its best efforts to give Tenant possession as nearly as possible at the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against Landlord for any such delay.

B. Tenant may renew the Lease for one extended term of one year. Tenant shall exercise such renewal option, if at all; by giving written notice to Landlord not less than ninety (90) days prior to the expiration of the Initial Term. The renewal term shall be at the rental set forth below and otherwise upon the same covenants, conditions and provisions as provided in this Lease.

2. **Rental.**

A. Tenant shall pay to Landlord during the Initial Term rental of \$30,000.00 per year, payable in installments of \$2,500.00 per month. Each installment payment shall be due in advance on the first day of each calendar month during the lease term to Landlord at Chase Bank Account #228238876 – JRB Property Management or at such other place designated by written notice from Landlord or Tenant. The rental payment amount for any partial calendar months included in the lease term shall be prorated on a daily basis. Tenant shall also pay to Landlord a "Security Deposit" in the amount of \$2,500.00.

3. **Use**

The Leased Premises may be used and occupied by Tenant for any lawful purpose which complies with applicable zoning ordinances. Notwithstanding the forgoing, Tenant shall not use the Leased

Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

**4. Sublease and Assignment.**

Tenant shall have the right without Landlord's consent, to assign this Lease to a corporation with which Tenant may merge or consolidate, to any subsidiary of Tenant, to any corporation under common control with Tenant, or to a purchaser of substantially all of Tenant's assets. Except as set forth above, Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's consent, such consent not to be unreasonably withheld or delayed.

**5. Repairs.**

During the Lease term, Tenant shall make, at Tenant's expense, all necessary repairs to the Leased Premises. Repairs shall include such items as routine repairs of floors, walls, ceilings, and other parts of the Leased Premises damaged or worn through normal occupancy, except for major mechanical systems or the roof, subject to the obligations of the parties otherwise set forth in this Lease.

**6. Alterations and Improvements.**

Tenant, at Tenant's expense, shall have the right following Landlord's consent to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of the Leased Premises from time to time as Tenant may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Tenant at the commencement of the Lease term or placed or installed on the Leased Premises by Tenant thereafter, shall remain Tenant's property free and clear of any claim by Landlord. Tenant shall have the right to remove the same at any time during the term of this Lease provided that all damage to the Leased Premises caused by such removal shall be repaired by Tenant at Tenant's expense.

**7. Property Taxes.**

Landlord shall pay, prior to delinquency, all general real estate taxes and installments of special assessments coming due during the Lease term on the Leased Premises, and all personal property taxes with respect to Landlord's personal property, if any, on the Leased Premises. Tenant shall be responsible for paying all personal property taxes with respect to Tenant's personal property at the Leased Premises.

**8. Insurance.**

A. If the Leased Premises or any other party of the Building is damaged by fire or other casualty resulting from any act or negligence of Tenant or any of Tenant's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance.



B. Tenant shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amounts as Landlord shall deem appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

C. Tenant shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the respective activities of each in the building with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by Landlord, such insurance to afford minimum protection of not less than \$1,000,000 combined single limit coverage of bodily injury, property damage or combination thereof. Landlord shall be listed as an additional insured on Tenant's policy or policies of comprehensive general liability insurance, and Tenant shall provide Landlord with current Certificates of Insurance evidencing Tenant's compliance with this Paragraph. Tenant shall obtain the agreement of Tenant's insurers to notify Landlord that a policy is due to expire at least (10) days prior to such expiration. Landlord shall not be required to maintain insurance against thefts within the Leased Premises or the Building.

**9. Utilities.**

Tenant shall pay all charges for water, sewer, gas, electricity, telephone and other services and utilities used by Tenant on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by Landlord. In the event that any utility or service provided to the Leased Premises is not separately metered, Landlord shall pay the amount due and separately invoice Tenant for Tenant's pro rata share of the charges. Tenant shall pay such amounts within fifteen (15) days of invoice. Tenant acknowledges that the Leased Premises are designed to provide standard office use electrical facilities and standard office lighting. Tenant shall not use any equipment or devices that utilize excessive electrical energy or which may, in Landlord's reasonable opinion, overload the wiring or interfere with electrical services to other tenants.

**10. Signs.**

Following Landlord's consent, Tenant shall have the right to place on the Leased Premises, at locations selected by Tenant, any signs which are permitted by applicable zoning ordinances and private restrictions. Landlord may refuse consent to any proposed signage that is in Landlord's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of any other tenant. Landlord shall assist and cooperate with Tenant in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for Tenant to place or construct the foregoing signs. Tenant shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant.

**11. Entry.**

Landlord shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises.



**12. Parking.**

During the term of this Lease, Tenant shall have the non-exclusive use in common with Landlord, other tenants of the Building, their guests and invitees, of the non-reserved common automobile parking areas, driveways, and footways, subject to rules and regulations for the use thereof as prescribed from time to time by Landlord. Landlord reserves the right to designate parking areas within the Building or in reasonable proximity thereto, for Tenant and Tenant's agents and employees. Tenant shall provide Landlord with a list of all license numbers for the cars owned by Tenant, its agents and employees. Separated structured parking, if any, located about the Building is reserved for tenants of the Building who rent such parking spaces. Tenant hereby leases from Landlord all spaces in such structural parking area, such spaces to be on a first come-first served basis. In consideration of the leasing to Tenant of such spaces, Tenant shall pay a monthly rental of no charge per space throughout the term of the Lease. Such rental shall be due and payable each month without demand at the time herein set for the payment of other monthly rentals, in addition to such other rentals. Landlord grants a minimum of 3 exclusive parking spaces plus access to 3-6 non-exclusive parking spaces.

**13. Building Rules.**

Tenant will comply with the rules of the Building adopted and altered by Landlord from time to time and will cause all of its agents, employees, invitees and visitors to do so; all changes to such rules will be sent by Landlord to Tenant in writing. The initial rules for the Building are attached hereto as Exhibit "A" and incorporated herein for all purposes.

**14. Damage and Destruction.**

Subject to Section 8 A. above, if the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects that the same cannot be used for Tenant's purposes, then Tenant shall have the right within ninety (90) days following damage to elect by notice to Landlord to terminate this Lease as of the date of such damage. In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for Tenant's purposes, Landlord shall promptly repair such damage at the cost of the Landlord. In making the repairs called for in this paragraph, Landlord shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of Landlord. Tenant shall be relieved from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for Tenant's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to Tenant. The provisions of this paragraph extend not only to the matters aforesaid, but also to any occurrence which is beyond Tenant's reasonable control and which renders the Leased Premises, or any appurtenance thereto, inoperable or unfit for occupancy or use, in whole or in part, for Tenant's purposes.

**15. Default.**

If default shall at any time be made by Tenant in the payment of rent when due to Landlord as herein provided, and if said default shall continue for fifteen (15) days after written notice thereof shall have been given to Tenant by Landlord, or if default shall be made in any of the other covenants or conditions to be kept, observed and performed by Tenant, and such default shall



continue for thirty (30) days after notice thereof in writing to Tenant by Landlord without correction thereof then having been commenced and thereafter diligently prosecuted, Landlord may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Leased Premises is not surrendered, Landlord may reenter said premises. Landlord shall have, in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity. Landlord shall use reasonable efforts to mitigate its damages.

**16. Quiet Possession.**

Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

**17. Condemnation.**

If any legally, constituted authority condemns the Building or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Landlord and Tenant shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

**18. Subordination.**

Tenant accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon the Leased Premises, or upon the Building and to any renewals, refinancing and extensions thereof, but Tenant agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Lease on such terms and subject to such conditions as such mortgagee may deem appropriate in its discretion. Landlord is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or hereafter placed upon the Leased Premises of the Building, and Tenant agrees upon demand to execute such further instruments subordinating this Lease or attorning to the holder of any such liens as Landlord may request. In the event that Tenant should fail to execute any instrument of subordination herein required to be executed by Tenant promptly as requested, Tenant hereby irrevocably constitutes Landlord as its attorney-in-fact to execute such instrument in Tenant's name, place and stead, it being agreed that such power is one coupled with an interest. Tenant agrees that it will from time to time upon request by Landlord execute and deliver to such persons as Landlord shall request a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that Landlord is not in default hereunder (or if Tenant alleges a default stating the nature of such alleged default) and further stating such other matters as Landlord shall reasonably require.

**19. Security Deposit.**



The Security Deposit shall be held by Landlord without liability for interest and as security for the performance by Tenant of Tenant's covenants and obligations under this Lease, it being expressly understood that the Security Deposit shall not be considered an advance payment of rental or a measure of Landlord's damages in case of default by Tenant. Unless otherwise provided by mandatory non-waivable law or regulation, Landlord may commingle the Security Deposit with Landlord's other funds. Landlord may, from time to time, without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good any arrearages of rent or to satisfy any other covenant or obligation of Tenant hereunder. Following any such application of the Security Deposit, Tenant shall pay to Landlord on demand the amount so applied in order to restore the Security Deposit to its original amount. If Tenant is not in default at the termination of this Lease, the balance of the Security Deposit remaining after any such application shall be returned by Landlord to Tenant. If Landlord transfers its interest in the Premises during the term of this Lease, Landlord may assign the Security Deposit to the transferee and thereafter shall have no further liability for the return of such Security Deposit.

20. **Notice.**

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

**If to Landlord to:**

JRB Property Management LLC  
PO Box 573 Palmetto FL 34220

**If to Tenant to:**

Justin Wise  
Application Address

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

21. **Brokers.**

Tenant represents that Tenant was not shown the Premises by any real estate broker or agent and that Tenant has not otherwise engaged in, any activity which could form the basis for a claim for real estate commission, brokerage fee, finder's fee or other similar charge, in connection with this Lease.

22. **Waiver.**

No waiver of any default of Landlord or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord or Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

23. **Memorandum of Lease.**

The parties hereto contemplate that this Lease should not and shall not be filed for record, but in lieu thereof, at the request of either party, Landlord and Tenant shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

24. **Headings.**

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

25. **Successors.**

The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

26. **Consent.**

Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required or desirable under this Lease.

27. **Performance.**

If there is a default with respect to any of Landlord's covenants, warranties or representations under this Lease, and if the default continues more than fifteen (15) days after notice in writing from Tenant to Landlord specifying the default, Tenant may, at its option and without affecting any other remedy hereunder, cure such default and deduct the cost thereof from the next accruing installment or installments of rent payable hereunder until Tenant shall have been fully reimbursed for such expenditures, together with interest thereon at a rate equal to the lesser of twelve percent (12%) per annum or the then highest lawful rate. If this Lease terminates prior to Tenant's receiving full reimbursement, Landlord shall pay the unreimbursed balance plus accrued interest to Tenant on demand.

28. **Compliance with Law.**

Tenant shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Tenant's use of the Leased Premises. Landlord shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

29. **Final Agreement.**

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

Jagdesb Rupnarain 9/1/25  
JRB Property Management LLC Date

Justin Wise 9/1/25  
Date



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

## Detail by Entity Name

Florida Limited Liability Company

WISE'S ENTERPRISES, LLC

### Filing Information

**Document Number** L24000515615  
**FEI/EIN Number** 33-2419875  
**Date Filed** 12/12/2024  
**State** FL  
**Status** ACTIVE  
**Last Event** LC AMENDMENT  
**Event Date Filed** 08/22/2025  
**Event Effective Date** NONE

### Principal Address

134090 E HIGHWAY 25  
OCKLAWAHA, FL 32179

Changed: 08/22/2025

### Mailing Address

134090 E HIGHWAY 25  
OCKLAWAHA, FL 32179

Changed: 08/22/2025

### Registered Agent Name & Address

INC AUTHORITY RA  
390 NORTH ORANGE AVE., STE 2300-N  
ORLANDO, FL 32801

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

WISE, EDWARD  
2128 MARION COUNTY RD  
WEIRSDALE, FL 32195

Title MGR



WISE , JUSTIN P  
2128 MARION COUNTY RD  
WEIRSDALE, FL 32195

**Annual Reports**

Report Year	Filed Date
2025	04/28/2025

**Document Images**

<u>08/22/2025 -- LC Amendment</u>	<a href="#">View image in PDF format</a>
<u>04/28/2025 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>12/12/2024 -- Florida Limited Liability</u>	<a href="#">View image in PDF format</a>

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

4879-004-043

[GOOGLE Street View](#)

Prime Key: 1169828

[MAP IT+](#)

Current as of 9/22/2025

Property Information

JRB PROPERTY MANAGEMENT LLC  
PO BOX 573  
PALMETTO FL 34220-0573

Taxes / Assessments:

Map ID: 294

Millage: 9001 - UNINCORPORATEDM.S.T.U.PC: 11

Acres: .21

Situs: 13490 E HWY 25 OCKLAWAHA

Current Property Value by Income

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$84,383
Total Assessed Value	\$84,383
Exemptions	\$0
Total Taxable	\$84,383

Ex Codes:History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$36,592	\$75,665	\$693	\$82,099	\$82,099	\$0	\$82,099
2023	\$36,592	\$76,683	\$693	\$79,996	\$79,996	\$0	\$79,996
2022	\$36,592	\$61,804	\$693	\$76,178	\$76,178	\$0	\$76,178

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">6713/1333</a>	01/2018	05 QUIT CLAIM	0	U	V	\$100
<a href="#">5458/0255</a>	11/2010	05 QUIT CLAIM	0	U	V	\$100
<a href="#">5288/1739</a>	10/2009	05 QUIT CLAIM	0	U	V	\$100
<a href="#">3109/1466</a>	12/2001	07 WARRANTY	0	U	I	\$100
<a href="#">2884/1217</a>	05/1999	07 WARRANTY	0	U	I	\$100
<a href="#">1625/1289</a>	07/1989	07 WARRANTY	9 UNVERIFIED	U	I	\$76,000

Property Description

SEC 05 TWP 17 RGE 24  
PLAT BOOK B PAGE 249  
ALADA

BLK 4 LOT 43

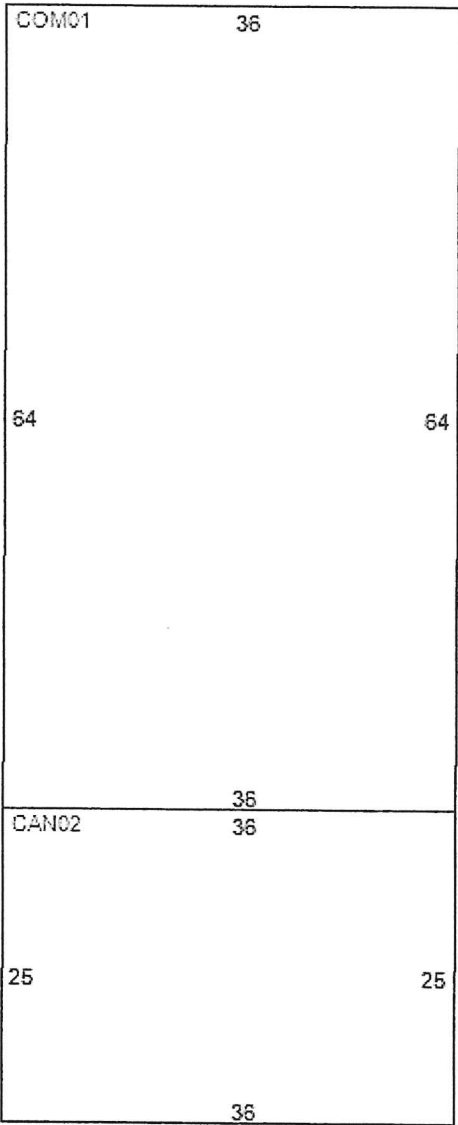
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCCR	1144	95.0	96.0	B4	9,148.00	SF	4.0000	1.00	1.00	1.00	36,592	36,592
Neighborhood 9995											Total Land - Class \$36,592	
Mkt: 2 70											Total Land - Just \$36,592	

Traverse

Building 1 of 1

COM01=L36D64R36U64.L0036D0064  
CAN02=D25R36U25L36.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 1931
Effective Age	9 - 40-99 YRS	Physical Deterioration 0%



<b>Condition</b>	0	<b>Obsolescence: Functional</b>	0%
<b>Quality Grade</b>	300 - LOW	<b>Obsolescence: Locational</b>	0%
<b>Inspected on</b>	6/23/2020 by 117	<b>Base Perimeter</b>	200

**Exterior Wall 32 CONC BLK-STUCO**

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	11.0	2.00	1931	0	2,304	M11 ONE STORY STORE	50 %	N Y
						M00 MINIMUM FINISH	50 %	N N
2	9.0	1.00	1931	0		900 CAN CANOPY-ATTACHD	100 %	N N

**Section: 1**

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1962	2	0.0	0.0
105 FENCE CHAIN LK	126.00	LF	20	1989	5	0.0	0.0
159 PAV CONCRETE	374.00	SF	20	1996	3	0.0	0.0
Total Value - \$693							

Appraiser Notes

TASTE THIS PRODUCE (BOTTOM FL)  
VACANT (TOP FL) (NO ACCESS TO TOP FL)

Planning and Building  
\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
2022100868	10/10/2022	10/21/2022	REROOF SELF ADHESIVE BASE & BITUMN CAP FL 5680.1 & 22.0107.

Cost Summary

Buildings R.C.N.	\$265,133	6/23/2020				
Total Depreciation	(\$185,593)					
Bldg - Just Value	\$79,540		<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
Misc - Just Value	\$693	3/12/2011	1	\$265,133	(\$185,593)	\$79,540
Land - Just Value	\$36,592	5/8/2020				
Total Just Value	\$116,825	.				

# Development Review Comments Letter

10/29/2025 12:12:58 PM

JRB PROPERTY MANAGEMENT LLC  
ZO SUP #33442

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Special Use Permit	N/A	INFO	911
2	Special Use Permit	Central Water	INFO	DOH
3	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of not meeting the spacing requirement from a church, school, or public park. Parcel # 4879-004-043 is currently zoned B-4 and is 0.21 acres in size. There are no FEMA Flood Zones or County Flood Prone Areas on this site. Per the MCPA, this site currently has 3,578 SF of impervious coverage. This site will be subject to a Major Site Plan or a stormwater compliance waiver when its existing and proposed impervious coverage exceeds 35% impervious coverage (3,201 sf).	INFO	ENGDRN
4	Special Use Permit	There are no traffic concerns with this request to allow alcohol sales.	INFO	ENGTRF
5	Special Use Permit	APPROVED	INFO	FRMSH
6	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	LUCURR
7	Special Use Permit	Parcel 4879-004-043 is located within the Central States Water Resources utility district. No additional flows are proposed under this Special Use Permit. No comment required from MCU or utility provider. Any future site plan review for this parcel will require a Letter of Availability and Capacity to Serve from Central States Water Resources.  The parcel is located outside both the Urban Growth Boundary and the Primary Springs Protection Zone.	INFO	UTIL
8	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	ZONE

## SITE PHOTOS

Planning staff conducted a site visit on November 7, 2025. Consistent with LDC Section 2.7.3.B, two (2) signs were posted and the below photos were taken.

**Figure 1.**  
**Sign posted along E Highway 25**

**ZONING**  
**Notice of Public Hearing**  
**Marion County**  
**Application is being made to:**

☐ Change zoning from: \_\_\_\_\_  
to: \_\_\_\_\_

☒ **Special Use Permit** for On-site alcoholic  
beverages within 1,000 ft of church

☐ Variance to \_\_\_\_\_

**On this property which is owned by:**  
JRB Property Management, L.L.C.

All hearings to be held at:  
601 SE 25<sup>th</sup> Avenue  
In the Board of County Commissioners Auditorium

**Hearing dates & times:**  
Zoning Commission: date 11/24/25 time 5:30 PM  
Board of Adjustment: date \_\_\_\_\_ time \_\_\_\_\_  
Board of County Commissioners: date 12/15/25 time 1:30 PM  
For further information call 438-2675

It is unlawful to remove this notice until the above described  
Public Hearing has been held.

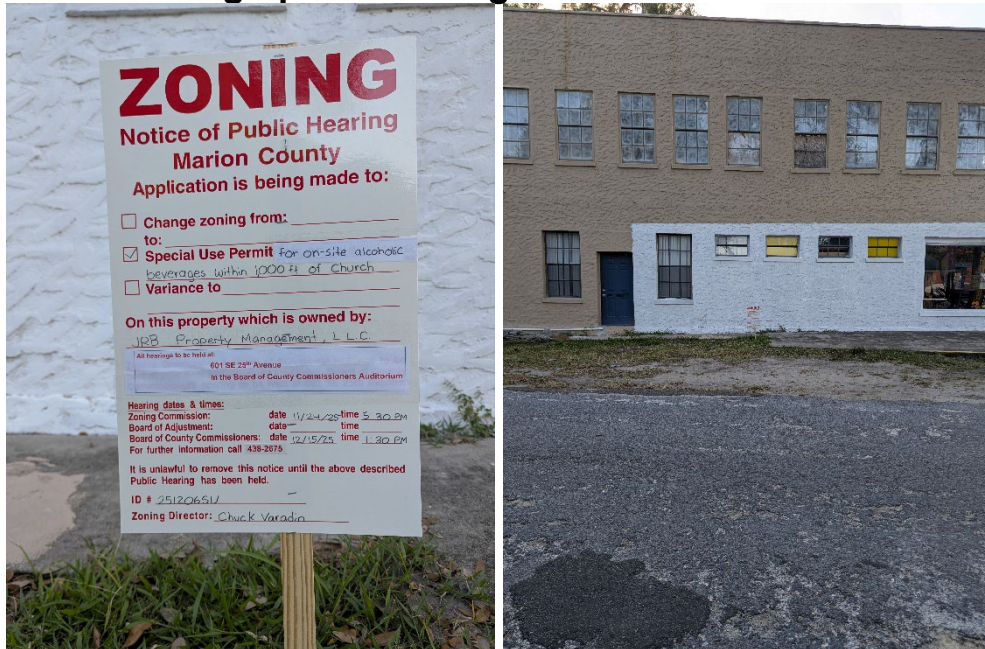
ID # 2512065U

Zoning Director: Chuck Varadin





**Figure 2.**  
**Sign posted along SE 135<sup>th</sup> Avenue**



**Figure 3.**  
**Facing northeast along E Highway 25 from subject property**





**Figure 4.**  
**Facing northwest along E Highway 25 from subject property**



**Figure 5.**  
**View of existing commercial building on subject property from E Highway 25**





**Figure 6.**  
**View of existing parking spaces on subject property**



**Figure 7.**  
**Alternative view of parking area on subject property**





**Figure 8.**  
**Facing southwest from subject property toward rear of nearby post office**



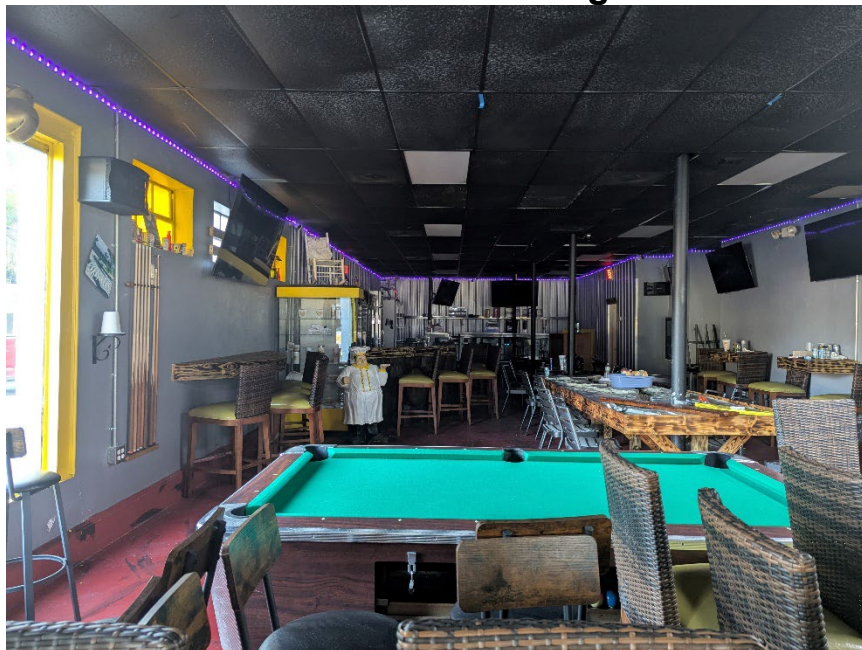
**Figure 9.**  
**View of outdoor seating under canopy structure**



**Figure 10.  
View of building interior**



**Figure 11.  
Alternative view of building interior**





**Figure 12.**  
**View of existing building on subject property from SE 135<sup>th</sup> Avenue**



**Figure 13.**  
**View of parking lot for nearby post office**





**Figure 14.**  
**Facing south along SE 135<sup>th</sup> Avenue from subject property**



**Figure 15.**  
**View of nearby commercial property entrance on SE 135<sup>th</sup> Avenue**



**Figure 16.**  
**View of nearby commercial property along E Highway 25 (Google Maps)**

