



Marion County

Planning & Zoning Commission

Meeting Agenda

Monday, January 26, 2026

5:30 PM

**McPherson Governmental
Campus Auditorium**

Hearing Assistance Devices are available for use during the Public Hearing. Please ask any staff member to assist you.

Pledge of Allegiance and Invocation

Call to Order

Acknowledgement of Proof of Publication and Mailing and Posting of Notice

1. [Proof of Publication](#)

Explanation of Procedure for Hearing Requests

1. Consider the Following Requests on Consent

- 1.1. [260201SU - C&K 9A, LLC and Christina Sanders & Charles Kent Wall, Special Use Permit to Allow for \(1\) Outdoor Storage and Sales of Propane, \(2\) Allow Up to Five \(5\) Fifty-Three Foot Trailers to Store Hay, and \(3\) Allow for a Saturday Farmer's Market from 8AM to 2PM, in a Community Business \(B-2\) Zone, 8.58 Acre Parcel, Parcel Account Number 1801-000-001, Site Address 4860, 4880, and 4900 US Highway 41, Dunnellon, FL 34432](#)
- 1.2. [260202SU - Blue Sky Towers IV, LLC, Special Use Permit to Allow for A New 225' Telecommunication Tower, in a General Agriculture \(A-1\) Zone, 10.0 Acre Parcel, Parcel Account Number 20909-022-01, No Address Assigned](#)
- 1.3. [260206ZC - Mike Kirby, Amber Kirby, and Roberta Patton, Zoning Change from General Agriculture \(A-1\) to Single-Family Dwelling \(R-1\) Zone, for all permitted uses, ±4.01 Acre Portion of an approximate 6.23 Acre Parcel, Parcel Account Number 39279-010-00, Site Address 8107 and 8111 E Highway 25, Belleview, FL 34420](#)

- 1.4. [260207ZP- 8 M Holdings, LLC, Zoning Change for A Modification of Planned Unit Development \(PUD 170419ZP\) to \(1\)Revise Existing Plan Text to Delete the Language "PROPOSED CONVENIENCE/STORE/LAUNDROMAT/HAIR SALON. THIS CONVENIENT STORE WILL SERVE THE OAKWATER VILLAGE DEVELOPMENT ONLY, \(2\) to Add "RV PARKING SPACES MAY BE USED FOR VEHICULAR PARKING FOR GUESTS OR EMPLOYEES" to Enable Potential Non-RV User/Public Guest Access for RV Park Features/Amenities, and \(3\) Establish Limited Increased Height Allowance to 145' for Waterslide Amenity \(Only\), 140.91 Acre Parcel, Parcel Account Number 02781-000-00, Site Address 18365 NW 45th Avenue Road, Citra, FL 32113](#)

2. Consider the Following Individual Requests

- 2.1. [25-S14 - Pecan Hollow Farms LLC, 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 \(CASE WITHDRAWN\)](#)
- 2.2. [251208ZC - Pecan Hollow Farms LLC, 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, ±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 \(CASE WITHDRAWN\)](#)
- 2.3. [260204SU - Carla L. Garcia, Special Use Permit to Allow for A Permanent Food Truck Park, in a Neighborhood Business \(B-1\) Zone, 2.02 Acre Parcel, Parcel Account Number 41577-001-00, No Address Assigned](#)

3. Other Business

- 3.1. [Planning Officials Training](#)

4. Review Minutes of Previous Meeting

- 4.1. [December 29, 2026](#)



Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-21807

Agenda Date: 1/26/2026

Agenda No.: 1.

SUBJECT:
Proof of Publication

DESCRIPTION/BACKGROUND:
Proof of Publication for the January 26, 2026, Planning and Zoning Meeting.



**Marion County
Board of County Commissioners**

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

Proof of Publication

No.: 2026-0002

STATE OF FLORIDA
COUNTY OF MARION
PREPARED BY HEATHER FLYNN:

Before the undersigned authority personally appeared Heather Flynn, who on oath says that they are the Legal Services Manager of Marion County, Florida; that the attached copy of advertisement: Notice Of Public Hearing By Marion County Planning And Zoning Commission To Consider Requests For Zoning Changes for Monday, January 26, 2026 was published on the publicly accessible website, MarionFL.org/LegalNotices, of Marion County, Florida on January 12, 2026.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

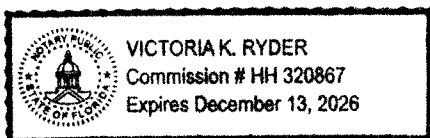
Signature: _____

Date: 01.12.26

☐ Business Impact Estimate published with the advertisement and attached.

THIS SECTION PREPARED BY NOTARY:

Sworn and Subscribed before me this 12th day of January, 2026, by Heather Flynn who is: personally known to me ✓ or who has produced _____ as identification.



Notary Public Stamp

Signature of Notary Public

ATTACH COPY FROM WEBSITE POSTING



Legal Notices

NOTICE OF PUBLIC HEARING BY MARION COUNTY PLANNING AND ZONING COMMISSION TO CONSIDER REQUESTS FOR ZONING CHANGES

Post Date: 01/12/2026 8:00 AM

The Marion County Planning and Zoning Commission will hold a public hearing on **Monday, January 26, 2026, at 5:30 p.m.**, or as soon thereafter, as may be heard. The meeting will be held at the **McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, Florida**, to consider the following Comprehensive Plan Amendment, Rezoning, and/or Special Use Permit applications:

1. 260201SU – C&K 9A, LLC and Christina Sanders & Charles Kent Wall, request a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for parking of Commercial Vehicles and Outdoor Storage, in a Community Business (B-2) zone, on an approximate 8.58 Acre Parcel, on Parcel Account Number 1801-000-001, Site Address 4860, 4880, and 4900 US Highway 41, Dunnellon, FL 34432
2. 260202SU – Estate of Dawn Elizabeth Meredith, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for a new 225' (feet) Telecommunications Tower, in a General Agriculture (A-1) zone, an approximate 10.0 Acre Parcel, on Parcel Account Number 20909-022-01, No Address Assigned
3. 260204SU – Carla L. Garcia, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow a permanent food truck park, in a Neighborhood Business (B-1) zone, on an approximate 2.02 Acre Parcel, on Parcel Account Number 41577-001-00, No Address Assigned
4. 25-S14 – Pecan Hollow Farms LLC, requests a Land Use Change, Articles 2 and 3, of the Marion County Land Development Code, from Low Residential (LR), Commercial (COM), and Medium Residential (MR) to Rural Land (RL), on an approximate 10.40 Acre Parcel, on Parcel Account Number 14113-001-00, Site Address 9945 NE Jacksonville Road, Anthony, FL 32617
5. 251208ZC – Pecan Hollow Farms LLC, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, 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, on Parcel Account Number 14113-001-00, Site Address 9945 NE Jacksonville Road, Ar v, FL 32617

6. 260206ZC – Mike & Amber Kirby and Roberta Patton, request a Zoning Change, Articles 2 and 3, of the Marion County Land Development Code, from General Agriculture (A-1) to Single-Family Dwelling (R-1) zone for all permitted uses, on an approximate ±4.01 Acre Portion of an overall ±6.23 Acre Parcel, on Parcel Account Number 39279-010-00, Site Address 8107 and 8111 E Highway 25, Belleview, FL 34420

7. 260207ZP– 8 M Holdings, LLC, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, for a modification of Planned Unit Development (PUD 170419ZP) to revise existing plan text to delete the language "PROPOSED CONVENIENCE/STORE/LAUNDROMAT/HAIR SALON. THIS CONVENIENT STORE WILL SERVE THE OAKWATER VILLAGE DEVELOPMENT ONLY" and to add "RV PARKING SPACES MAY BE USED FOR VEHICULAR PARKING FOR GUESTS OR EMPLOYEES" to enable potential non-RV user/public guest access for RV park features/amenities, on an approximate 140.91 Acre Parcel, on Parcel Account Number 02781-000-00, Site Address 18365 NW 45th Avenue Road, Citra, FL 32113

The action of the Planning and Zoning Commission is solely advisory to the Board of County Commissioners of Marion County, Florida. All interested parties may appear at the public hearing and be heard with respect to the applications. Staff reports, application package, and other materials of the above items may be reviewed at the Growth Services Department Planning and Zoning Division, 2710 E. Silver Springs Blvd, Ocala, Florida, (352) 438-2600. Visit www.marioncountyfl.org and click on the meetings tab on the homepage for the most up to date information.

If reasonable accommodations are needed for persons with disabilities, please contact the ADA Coordinator/HR Director at least forty-eight (48) hours in advance at (352) 438-2345, so appropriate arrangements can be made.

All persons are advised that, if they decide to appeal a decision of the Board of County Commissioners of Marion County, Florida, based on recommendations made by the Marion County Planning and Zoning Commission at this public hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

2026-0002

[Return to full list >>](#)



Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-21808

Agenda Date: 1/26/2026

Agenda No.: 1.1.

SUBJECT:

260201SU - C&K 9A, LLC and Christina Sanders & Charles Kent Wall, Special Use Permit to Allow for (1) Outdoor Storage and Sales of Propane, (2) Allow Up to Five (5) Fifty-Three Foot Trailers to Store Hay, and (3) Allow for a Saturday Farmer's Market from 8AM to 2PM, in a Community Business (B-2) Zone, 8.58 Acre Parcel, Parcel Account Number 1801-000-001, Site Address 4860, 4880, and 4900 US Highway 41, Dunnellon, FL 34432

DESCRIPTION/BACKGROUND:

The subject property is a single parcel totaling 8.58 acres that is currently zoned Community Business (B-2). The subject parcel lies within the Secondary Springs Protection Zone and outside of the Urban Growth Boundary. The applicant is requesting a Special Use Permit to allow for outdoor sales and some storage of goods for a Feed Store and the legal operation of a Farmer's Market on the same property.



**Marion County
Board of County Commissioners**

Growth Services

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

**PLANNING & ZONING SECTION
STAFF REPORT**

P&ZC Date: 1/26/2026	BCC Date: 2/17/2026
Case Number:	260201SU
CDP-AR:	PL SUP 000016-2025
Type of Case:	Special Use Permit to allow for five commercial trailers to store hay products, an exterior propane refilling site, and a farmer's market on Saturdays.
Owner	C&K 9A LLC
Applicant	Christina Sanders/Charles Kent Wall
Street Address	4880 US 41
Parcel Number	1801-000-001
Property Size	±8.58-acres
Future Land Use	Commercial
Zoning Classification	Community Business (B-2)
Overlay Zone/Scenic Area	Primary Springs Protection Overlay Zone (SSPOZ)
Staff Recommendation	APPROVAL WITH CONDITIONS
P&ZC Recommendation	TBD
Project Planner	Kenneth Odom, Transportation Planner
Related Case(s)	Code Case:982983 – Commercial vehicles, commercial containers, parked/stored in an improper zone, outdoor sales in an improper zone, and accumulation of junk.

I. ITEM SUMMARY

Property owners, Christina Sanders and Charles Kent Wall, have filed an application for a special use permit (1) to allow for outdoor storage and sales of propane, (2) to allow for up to five fifty-three foot trailers to store hay and (3) to allow for a Saturday farmer's market from 8:00 AM to 2:00 PM at 4880 South US Hwy 41. The PID of the subject parcel is 1801-000-001 and the legal description on the deed that is included as a part of this application. The subject parcel is located in the Secondary Springs Protection Overlay Zone (SSPOZ) and outside of the Urban Growth Boundary.

A 1,000-gallon propane tank has been delivered to the site, but it is not fully permitted or installed correctly according to building code, as it is only strapped down to concrete blocks that are sitting on the ground. It is required that this apparatus be securely anchored to the ground either by being secured to a concrete pad or anchored to installed footers.

- The propane tank shall be fully permitted and installed according to the requirements of the Marion County Building Code. This shall include proper anchoring and full permitting for installation of the propane dispensing system, including electricity.

The applicant currently has five fifty-three-foot trailers on site, which are utilized for the storage of hay products. At any given time, four of these trailers are used for storage while the fifth trailer is a backup for any additional deliveries or special orders. All five trailers are rotated out for deliveries to the site. Four storage trailers are, at any given time, stored in a revetment that serves as an outdoor loading area for vehicles picking up hay products. (See Attachment B – Photos). The applicant is requesting permission to allow for five trailers on the property at any given time, only for the use of hay storage.

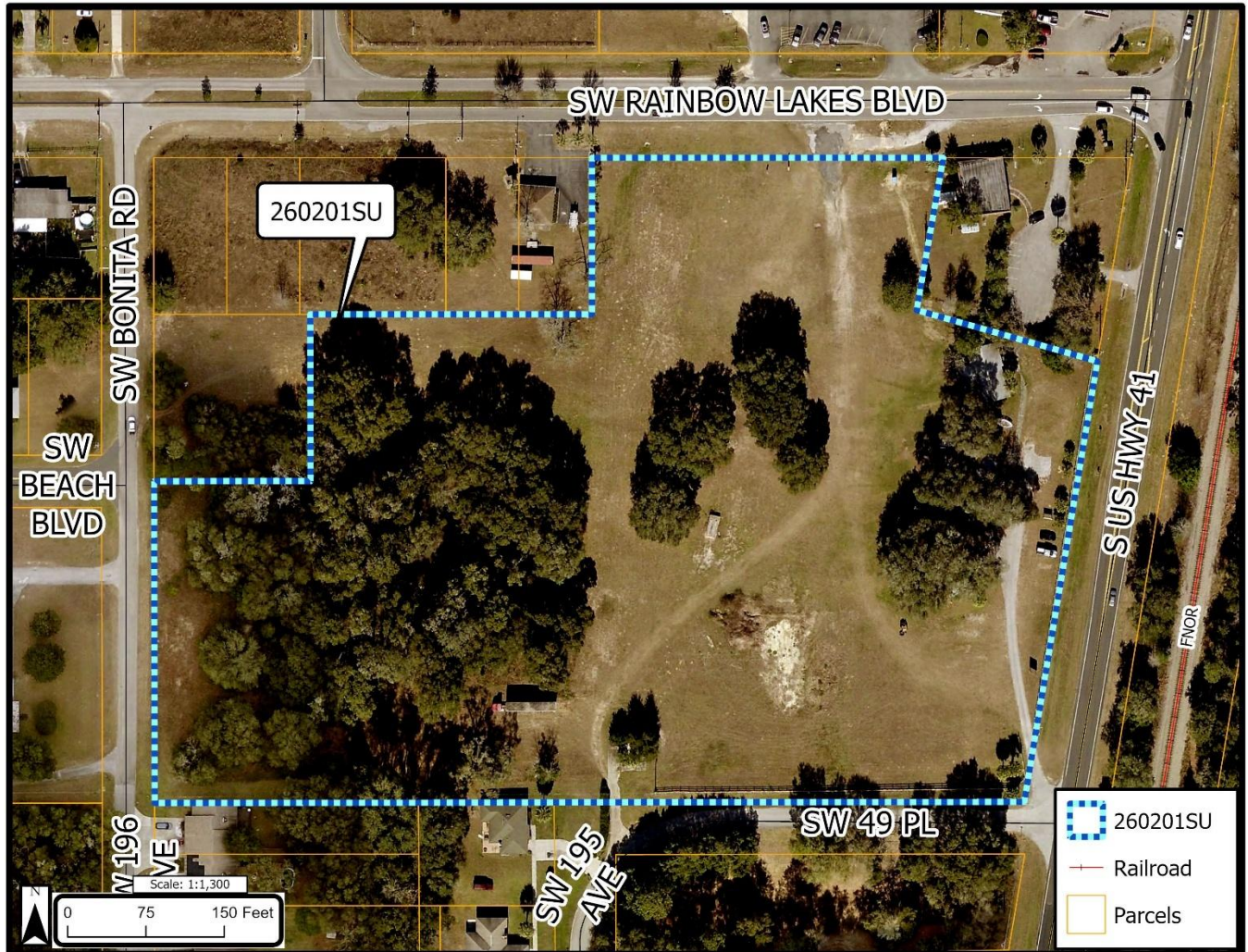
- The applicant is required to immediately install a vegetative buffer on the south side of the parcel on the interior of the existing three-board fence. This buffer shall consist of a viburnum or ligustrum hedge to block the line-of-sight from the existing single-family dwelling to the five hay storage trailers. This hedge shall be at least one-hundred and fifty feet in length as depicted in Figure 5.
- Commercial vehicles that are not owned by, and used specifically for the operations to support this business, are not permitted to be stored on site.

According to the applicants, a Saturday farmer's market has been in operation for approximately two years at this location. It typically operates from 8:00 AM to 2:00 PM with approximately twenty vendors participating on a regular basis. The purveyors' inventory only includes hand-made crafts and farm/home-grown items, including some small livestock such as chickens and ducks. One or two food trucks also set up each Saturday as well. The food trucks are permitted on site with their own roadside vendor permit.

- The farmer's market shall be limited to a maximum of twenty-five vending positions on any given Saturday.

- The vendors at this location shall be limited to farm/home-grown products or handcrafted items, to include small livestock such as chickens, ducks, baby goats, baby pigs, etc. Larger animals such as donkeys, cows, horses, or mature goats are not permitted. The intent of this is to maintain the actual use as a farmer's market, not allow it to evolve into a flea market or community yard sale.

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.

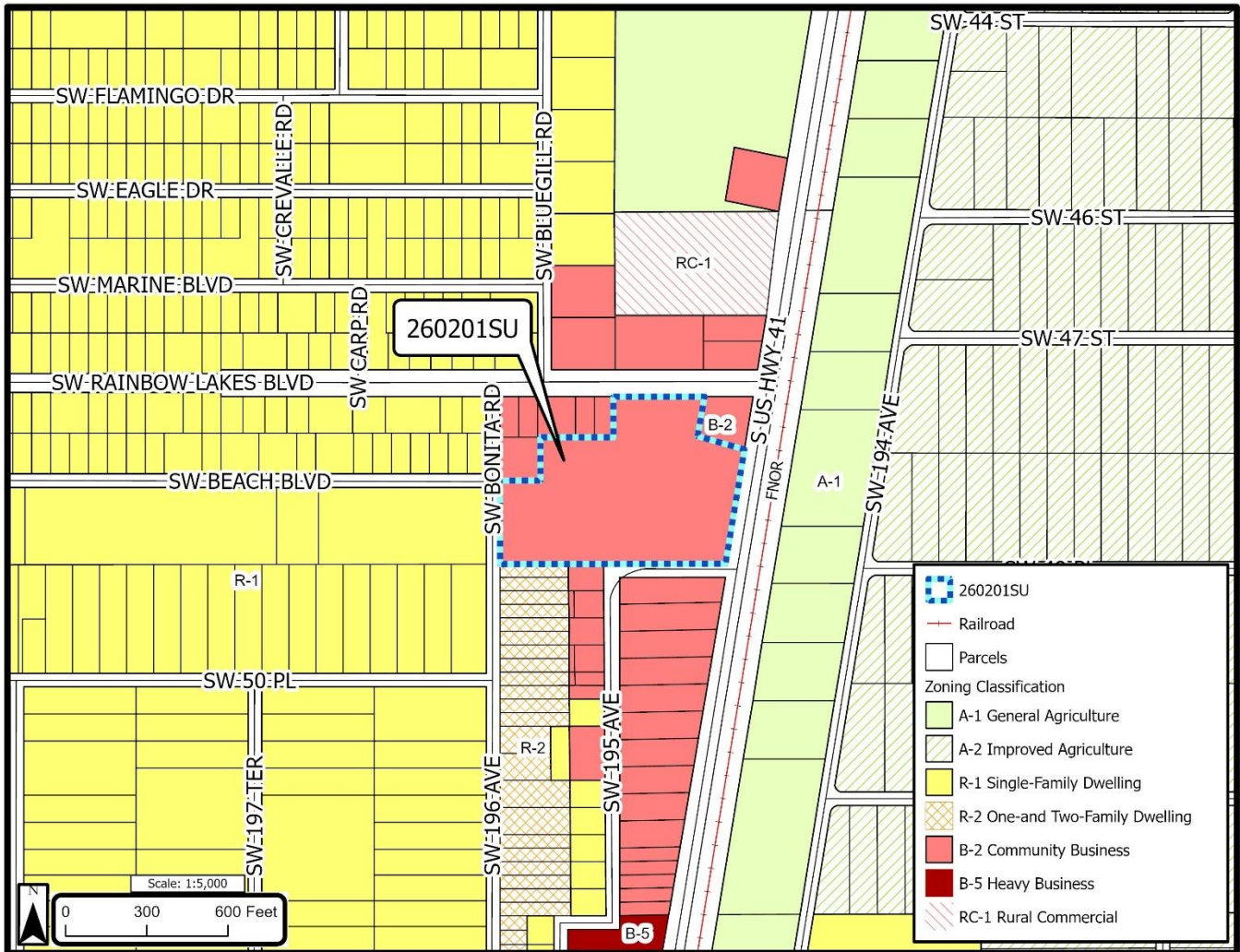
III. NOTICE OF PUBLIC HEARING

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 (39) property owners on January 9th, 2026. 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 December 17th, 2025, and consistent with LDC Section 2.8.3.E., due public notice was published in the Ocala Star-Banner on January 12th, 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 a commercial property, but it does have a Policy 1.20 attached to it which permits the two residential dwellings on site. These dwellings are also owned by the applicants, but they are in no way associated with the business operations of the feed store.
- B. *Zoning district map.* Figure 2 shows the subject property designated as Community Business (B-2), with surrounding properties being of residential uses in R-1 and R-2, and other commercial uses in B-2 also.

Figure 2
Zoning Classification



- C. *FLUMS designation.* Figure 3 is the FLUMS and shows the subject property as one of only a few Commercial (COM) land use assigned parcels in the entire area. The overall majority of the other parcels are all designated as Rural Land (RL). 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.

Figure 3
Future Land Use Map Series

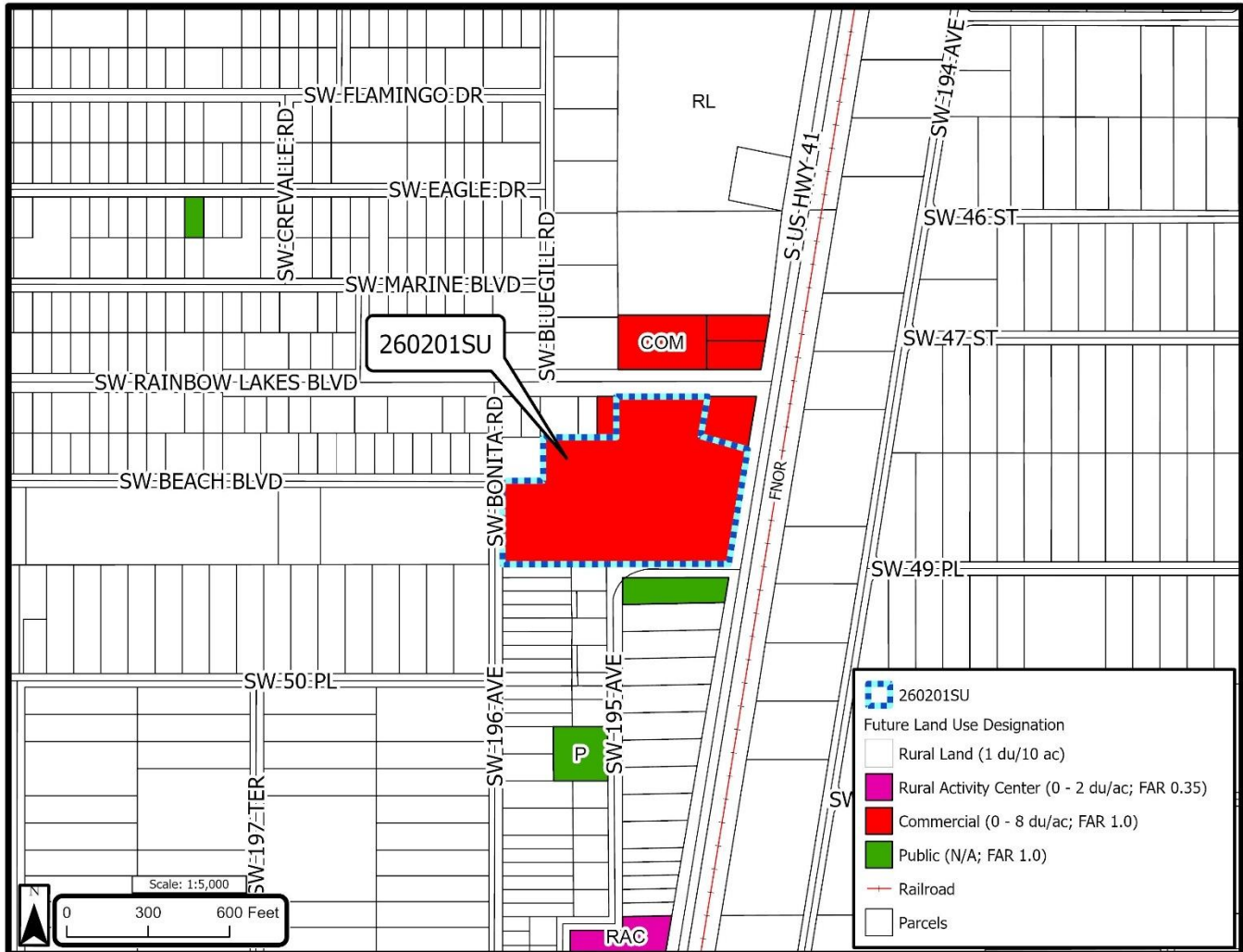
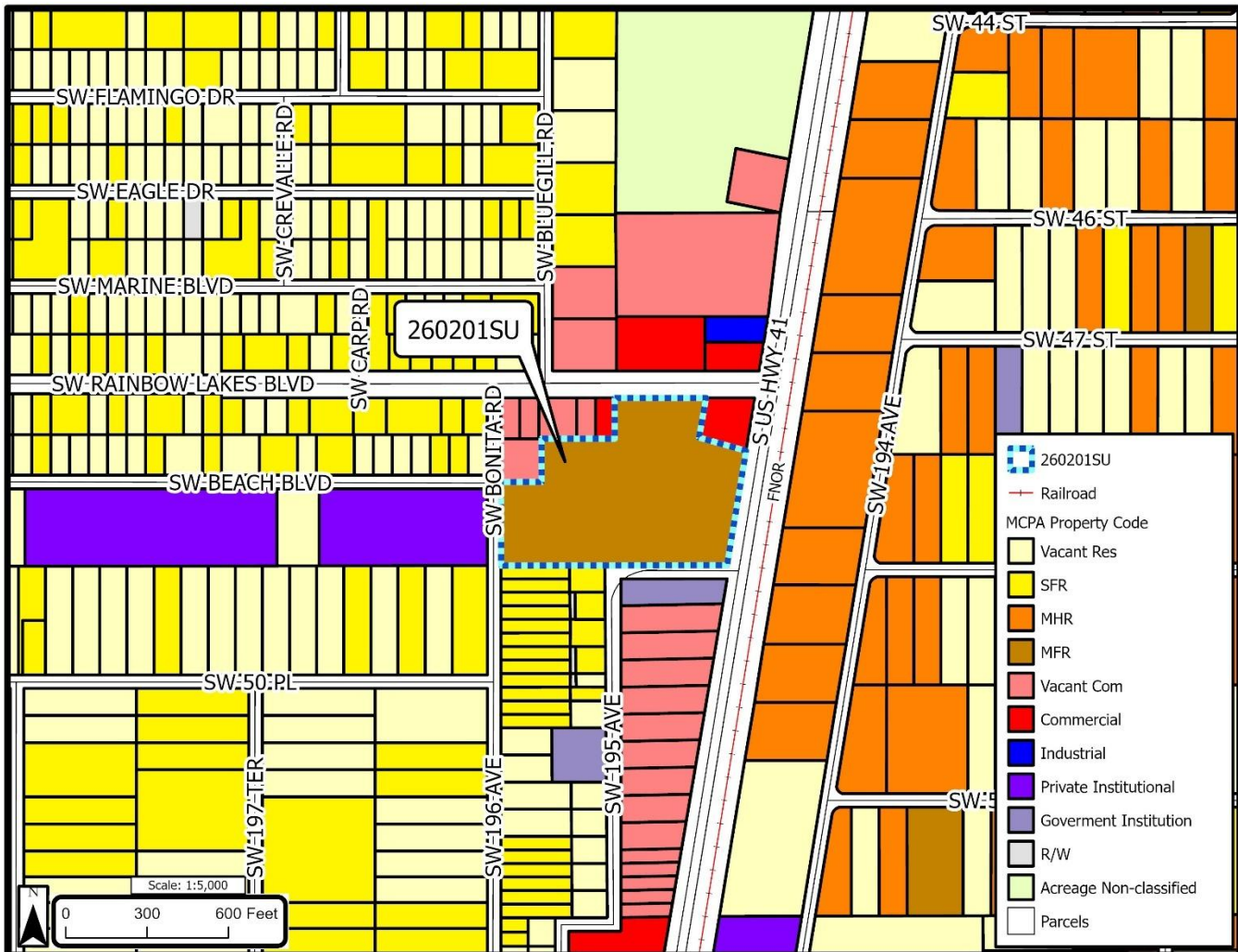


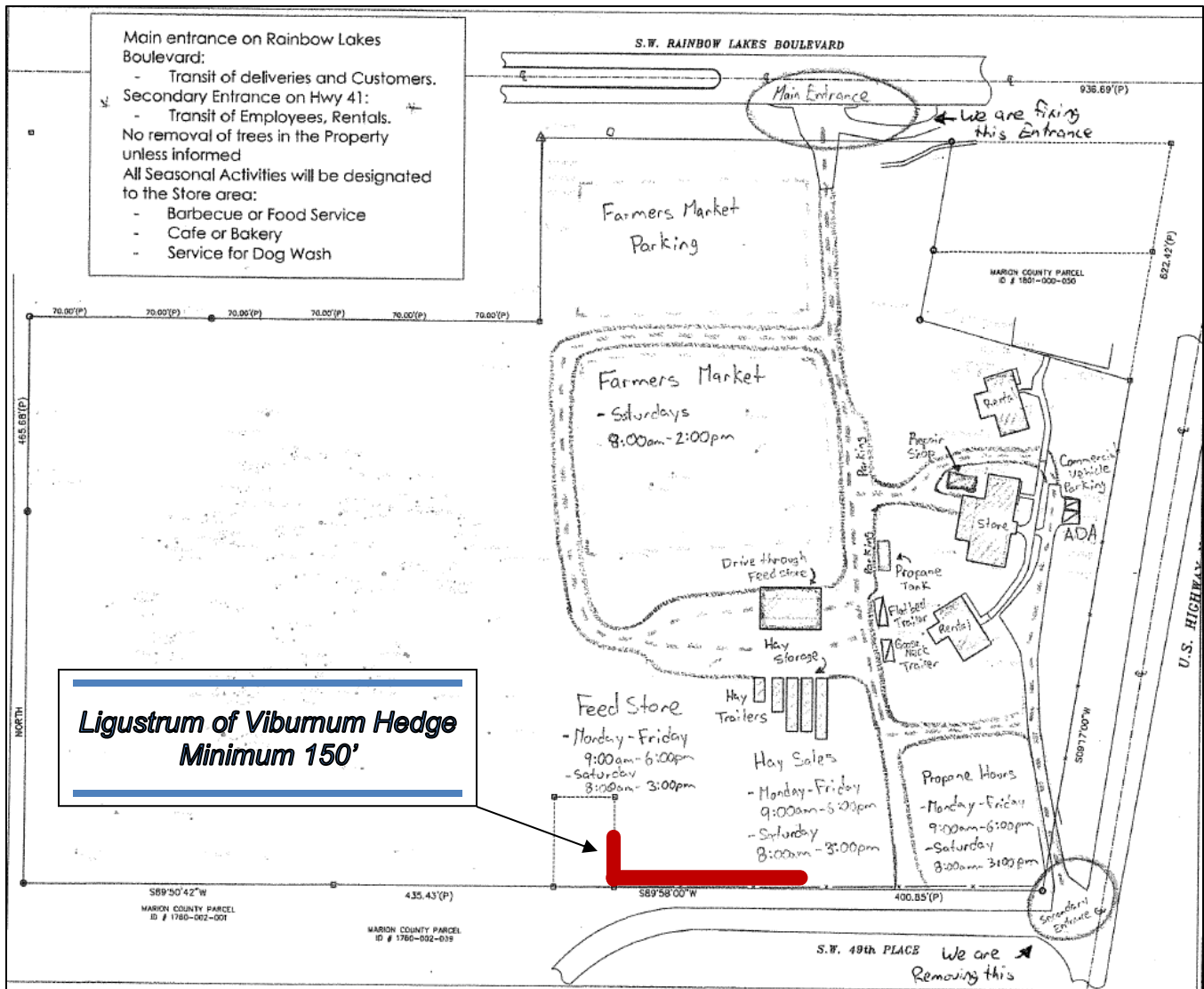
TABLE 1. ADJACENT PROPERTY CHARACTERISTICS

Direction	FLUMS	Zoning	Existing Use
Site	Commercial (COM)	Community Business (B-2)	Multi-Family (08) Commercial (Policy 1.20)
North	Commercial (COM) Rural Land (RL)	Community Business (B-2)	Community Shopping Center (16) Improved Residential (01)
South	Rural Land (RL) Public (P)	Community Business (B-2)	Improved Residential (01) Water Retention Area (86)
East	Rural Land (RL)	General Agriculture (A-1)	Improved Mobile Home (02) Improved Residential (01)
West	Rural Land (RL)	Single Family Dwelling (R-1)	Improved Residential (01)

Figure 4 MCPA Property Uses



**Figure 5
Conceptual Plan**



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 will remain on SE 62nd Avenue Road, but will be moved from its current location at parcel 37056-000-00 to 37052-000-00. This will be a commercial access ingress/egress that meets all requirements per the Office of the County Engineer. (See Figure 5) With the aforementioned provisions, staff concludes that the application **is consistent** with provisions for ingress and egress.

- A commercial driveway that meets the requirements of the Office of the County Engineer will be required to access Rainbow Lakes Blvd.

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 parking area exists in front of the business for general in-store purposes. Additional parking and loading areas are also located behind the store for propane and hay sales, as well as designated parking areas for the Saturday farmer's market. These areas are illustrated in Figure 5. Staff concludes that the provision for parking and loading areas is **consistent**

- All loading and unloading of hay bales shall be confined to the southern area of the property as depicted in the conceptual site plan (Figure 5).

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

Analysis: This business currently does not utilize a commercial waste collection service. All recyclable materials and garbage are transported to the Dunnellon transfer station for proper processing. 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. Marion County Utilities currently provides municipal water services, but municipal sewer services are not available, and the site utilizes a septic system. 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 commercially zoned with three board fencing on the east and south sides. A ligustrum or viburnum hedge shall be installed on the interior of the three-board fence line along the southwestern portion of the fenceline.

- SW 49th Place is a Subdivision Local road and shall not be used for commercial access of any type. The fenceline shall be restored to its original state.
- The applicant is required to immediately install a vegetative buffer on the south side of the parcel on the interior of the existing three-board fence. This buffer shall consist of a viburnum or ligustrum hedge to block the line-of-sight from the existing single-family dwelling to the five hay storage trailers. This hedge shall be at least one-hundred and fifty feet in length as depicted in Figure 5.

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 additional signage or lighting is proposed to be installed at this location in conjunction with this Special Use Permit application. If any additional signage or lighting is installed at a later date, the applicant shall be required to adhere to all requirements per the Marion County Land Development Code. 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: No additional green space or yard is required. It is concluded that the application is **consistent** with LDC requirements.

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 proposed use is a small feed store, but it is located adjacent to residential parcels to the west and south. Activities that normally occur within the store are of little to no impact on surrounding properties. The exterior uses that are being proposed are not typically permitted in Community Business (B-2) and could potentially impact the surrounding properties. The conditions that are recommended by staff should be able to effectively mitigate any impacts to the surrounding properties.

- 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. 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.*

Code Section - Sec. 4.2.18.F(1)

All commercial activities involving retail sales or rentals shall take place in a completely enclosed building. Restaurant, garden center, plant nursery, boat, golf cart, LSV, bicycle, and lawnmower sales, rentals, and displays may take place outside, if any lawnmowers, golf carts, LSVs, and bicycles being displayed outside are stored inside the sales building after business hours.

Special Use Request:

Allow for outdoor storage and sales of propane and hay. Allow for Saturday farmer's market from 8:00 AM to 2:00 PM.

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. The Special Use Permit shall run with the owners (Christina Sanders & Charles Kent Wall). Should the property be sold or the use changed, the Special Use Permit shall be terminated.
 2. The propane tank shall be fully permitted and installed according to the requirements of the Marion County Building Code. This shall include proper anchoring and full permitting for installation of the propane dispensing system, including electricity.
 3. Commercial vehicles that are not owned by, and used specifically for the operations to support this business, are not permitted to be stored on site.
 4. The applicant is required to immediately install a vegetative buffer on the south side of the parcel on the interior of the existing three-board fence. This buffer shall consist of a viburnum or ligustrum hedge to block the line-of-sight from the existing single-family dwelling to the five hay storage trailers. This hedge shall be at least one-hundred and fifty feet in length as depicted in Figure 5.
 5. The farmer's market shall be limited to a maximum of twenty-five vending positions on any given Saturday.
 6. The vendors at this location shall be limited to farm/home-grown products or handcrafted items, to include small livestock such as chickens, ducks, baby goats, baby pigs, etc. Larger animals such as donkeys, cows, horses, or mature goats are not permitted. The intent of this is to maintain the actual use as a farmer's market, not allow it evolve into a flea market or community yard sale.
 7. A commercial driveway that meets the requirements of the Office of the County Engineer will be required to access Rainbow Lakes Blvd.
 8. SW 49th Place is a Subdivision Local Road and shall not be used for commercial access of any type. The southern fenceline shall be restored to its original state.
 9. The Special Use Permit shall expire February 17th, 2031; however, it may be renewed administratively for up to 3 consecutive times by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), 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' 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, 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 review process equivalent at that time).

VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION

To be determined.

IX. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

X. LIST OF ATTACHMENTS

- A. SUP application.
- B. Site Photos
- C. Staff Comments
- D. Code Violation Letter



**Marion County
Board of County Commissioners**

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

2602 SU

PL SUP 000016-2025

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: Commercial Vehicles &

Outside Storage

Dunnellon Feed & Farm Supplies, LLC

Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: B2

Parcel account number(s): 1801-000-001

Property dimensions: Approx. 180ft x 180ft (±) Total acreage: 8.58

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.

Christina Sanders / Charles

Property Owner name (please print) Kent Wall

4880 S US Highway 41

Mailing Address

Dunnellon, FL 34432

City, State, Zip code

727-808-2274

Phone number (include area code)

dunnellonfeed@yahoo.com

E-mail address

Christa Sanders

Signature

Charles Kent Wall

Applicant or agent name (please print)

4880 S. US Highway 41

Mailing Address

Dunnellon, FL 34432

City, State, Zip code

863-873-8712

Phone number (include area code)

ckentwall@gmail.com

E-mail address

Charles Kent Wall

Signature

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

STAFF/OFFICE USE ONLY				
Project No.:	Code Case No.: <u>98 2983 -</u>		Application No.:	
Rcvd by:	Rcvd Date: / /	FLUM: <u>Com</u>	Zoning Map No.:	Rev: 07/1/2019



4880 S US-41
Dunnellon, Florida 34432
352-875-4889
dunnellonfeed@yahoo.com

Special Use (Written Findings & Facts)

Dunnellon Feed & Farm Supply – 4880 S US 41, Dunnellon, FL 34432

1. Access to Property

The main entrance to the property is located on Rainbow Lakes Boulevard and serves as the primary access for deliveries, service vehicles, and entry to both the feed store and farmers market areas. The secondary entrance in the U.S. Highway 41 is designated for handicap customers, residents and employees only.

Access from U.S. Highway 41, an existing paved roadway, provides adequate sight distance and turning access for safe ingress and egress. Customer traffic is low to moderate, primarily consisting of local farm and residential patrons. All deliveries and customer vehicles can safely enter and exit without obstructing highway traffic.

No new driveways or traffic pattern changes are proposed at this time. Both entrances meet Marion County access and roadway standards.

2. Driveways, Parking, Loading, Noise, Odor & Dust Control

All driveways are surfaced with mulch, providing natural drainage and a dust-controlled surface. The designated handicap and employee parking area is located near the secondary (Highway 41) entrance, offering convenient access to the main retail area.

The layout allows safe movement of customer vehicles, trucks, and delivery trailers without backing into the highway. Loading and unloading of feed and propane are performed within the property boundaries, away from public rights-of-way.

Drive aisles are adequately sized to accommodate customer vehicles and delivery equipment safely.

Normal operations produce minimal noise and no objectionable odors. Deliveries occur during regular business hours, and equipment use is limited to standard agricultural operations.

Dust is controlled through mulch and compacted drive surfaces, as well as regular maintenance of parking and loading areas. No machinery or outdoor equipment produces excessive noise.

These measures ensure operations remain harmonious with the surrounding agricultural and residential uses.



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3. Waste Management:

The business does not utilize commercial waste collection services. All recyclable materials, packaging, and other operational waste are transported by staff directly to the Dunnellon Recycling Center for proper disposal. This practice ensures responsible waste management in accordance with Marion County environmental regulations and supports a clean, well-maintained property.

4. Drainage, Utilities, Water & Sewage

The property is generally level and drains naturally away from all structures. Mulch and gravel surfaces are used to promote infiltration and minimize runoff. No significant grading or impervious surface modifications are proposed.

Electrical service is provided by SECO Energy, and water service is provided by Marion County Utilities. Wastewater is managed through an on-site septic system, both installed and maintained in compliance with Marion County Building Code and Florida Department of Health standards.

All systems are currently in good working condition. Any future site improvements will maintain proper stormwater flow in accordance with county requirements to ensure safe and sanitary operations.

5. Landscaping, Screening & Buffering

The frontage along Rainbow Lakes Boulevard features maintained grass, shrubs, and native vegetation. Fencing and natural plantings provide visual screening for hay and feed storage areas.

Existing vegetation and fencing create a natural buffer, maintaining an attractive and rural character consistent with surrounding properties.



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6. Signage & Exterior Lighting

The primary business signage is located along U.S. Highway 41, identifying the store prominently from the main road. Additional signage is mounted on top of the main building, visible from both the front and rear sides. A secondary sign is placed at the Rainbow Lakes Boulevard entrance, marking the main access from that roadway. Upon entering from Rainbow Lakes Boulevard, a directional sign provides clear guidance to the feed store.

Existing signage is professionally printed and maintained, and any new signage will fully comply with Marion County's sign regulations for B-2 zoning. Signage will remain modest, clearly visible for safety, and kept in good condition.

7. Zoning, Compatibility & Surrounding Land Uses

The property's operations—including retail feed and hay sales, propane service, outdoor storage, and the farmers market area—are consistent with the Marion County Land Development Code (LDC) and the property's approved zoning classification (B-2, Community Business).

The surrounding area consists of agricultural, rural residential, and light commercial properties typical of the U.S. 41 corridor. Adjacent parcels include small farms and service-oriented rural businesses.

The feed and propane operations support local farmers, ranchers, and residents, aligning with the agricultural and community-service character of the area. The business maintains a clean, welcoming appearance consistent with nearby commercial uses and contributes positively to the rural economy.

8. Community Impact

Property to the north of Dunnellon Feed & Farm Supply is an existing commercial property with a mix of small agricultural and retail uses. Land to the south is semi-rural residential and agricultural in nature. To the rear, across the nearby side streets, are residential lots with single-family homes and hobby farms. All buildings along US-41 in the vicinity include small commercial operations, agricultural supply stores, and service businesses. The surrounding area is a mix of commercial and agricultural uses, and the presence of Dunnellon Feed & Farm Supply is generally compatible with the character and scale of existing buildings and land uses in the corridor.



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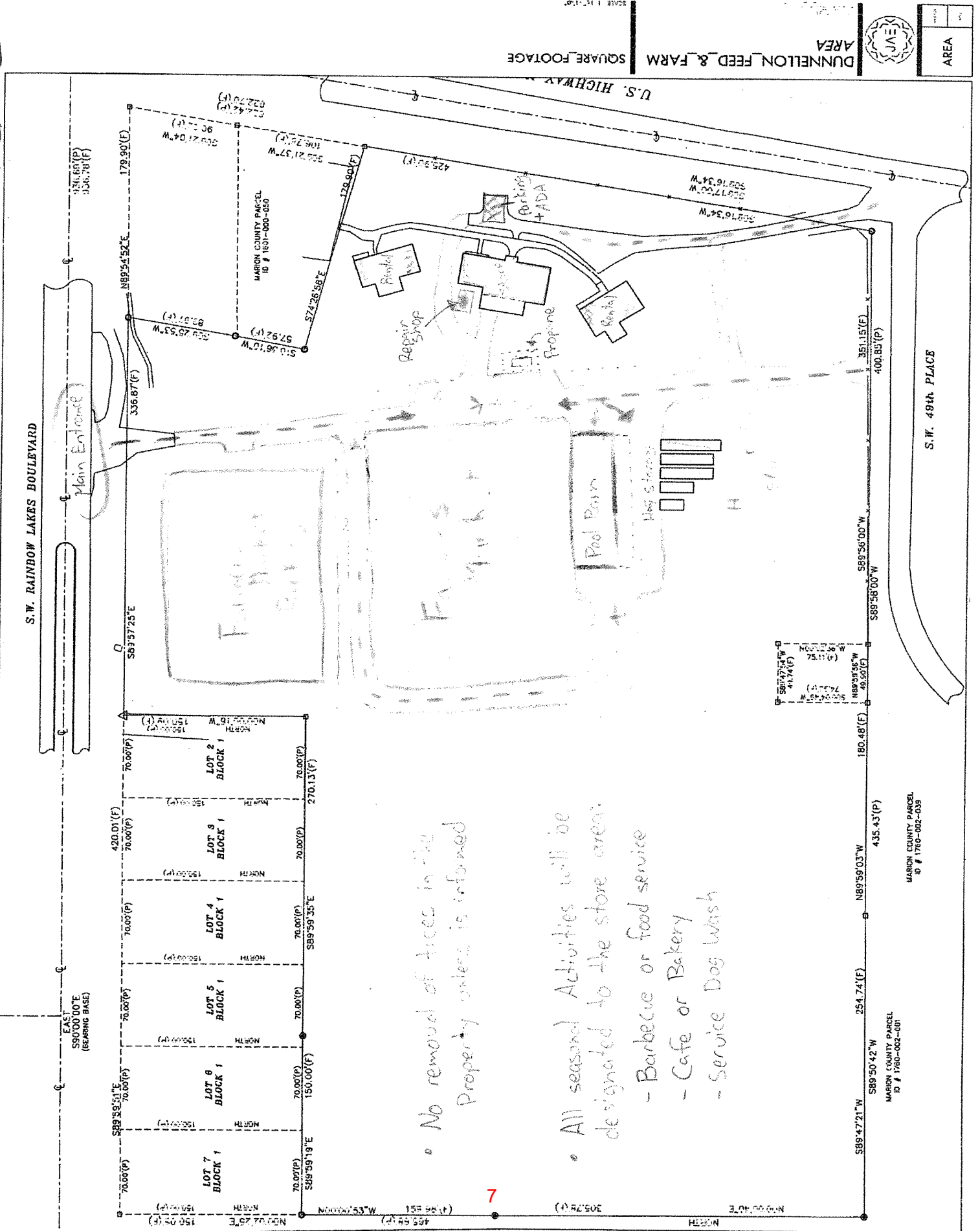
9. Property Dimensions and Acreage

The property measures approximately 180 feet (East–West) by 90 feet (North–South) (\pm), with a total area of roughly 0.37 acre (\pm). This measurement is consistent with the recorded deed description for Lot 1, Block 1, Section A, Rainbow Lakes Estates, Plat Book F, Page 136, less and except as described in the official record.

10. Commitment to Compliance

Dunnellon Feed & Farm Supplies, LLC is committed to maintaining full compliance with all applicable requirements and conditions established by Marion County Growth Services. The business operates safely, responsibly, and in accordance with all local, state, and environmental regulations, ensuring ongoing compatibility and harmony with surrounding properties.

future



- No removal of trees in the Property unless is informed
- All seasonal Activities will be designated to the store area:
 - Barbecue or food service
 - Cafe or Bakery
 - Service Dog Wash

EMPLOYEE USE ONLY

1801-000-001

X Q

Show search results for 180...

1801-003-010

1801-003-011 1801-003-013 1801-003-015

SW RAINBOW LAKES BLVD

-013-006 1801-013-002

13-064 1801-013-068

8

1801-014-001

03-005

1751-003-002

RC-1

1801-000-004

1801-000-003

1801-002-002

1801-000-054

1801-001-006

1801-001-002

1801-000-050

1801-000-053

1801-000-001

04650

B-2

SUS HWY 41

SW BONTARD

SW 196TH AVE

SW 195TH AVE

1760-002-001	1760-002-039
1760-002-101	
1760-002-102	1760-002-138
1760-002-002	
1760-002-103	1760-002-037
1760-002-003	
1760-002-004	1760-002-136
1760-002-104	
	1760-002-235

1760-001-023

1760-001-022

1760-001-020

1760-001-018

17568-006-00

17568-006-01

17568-005-00

A-1

17568-004-00

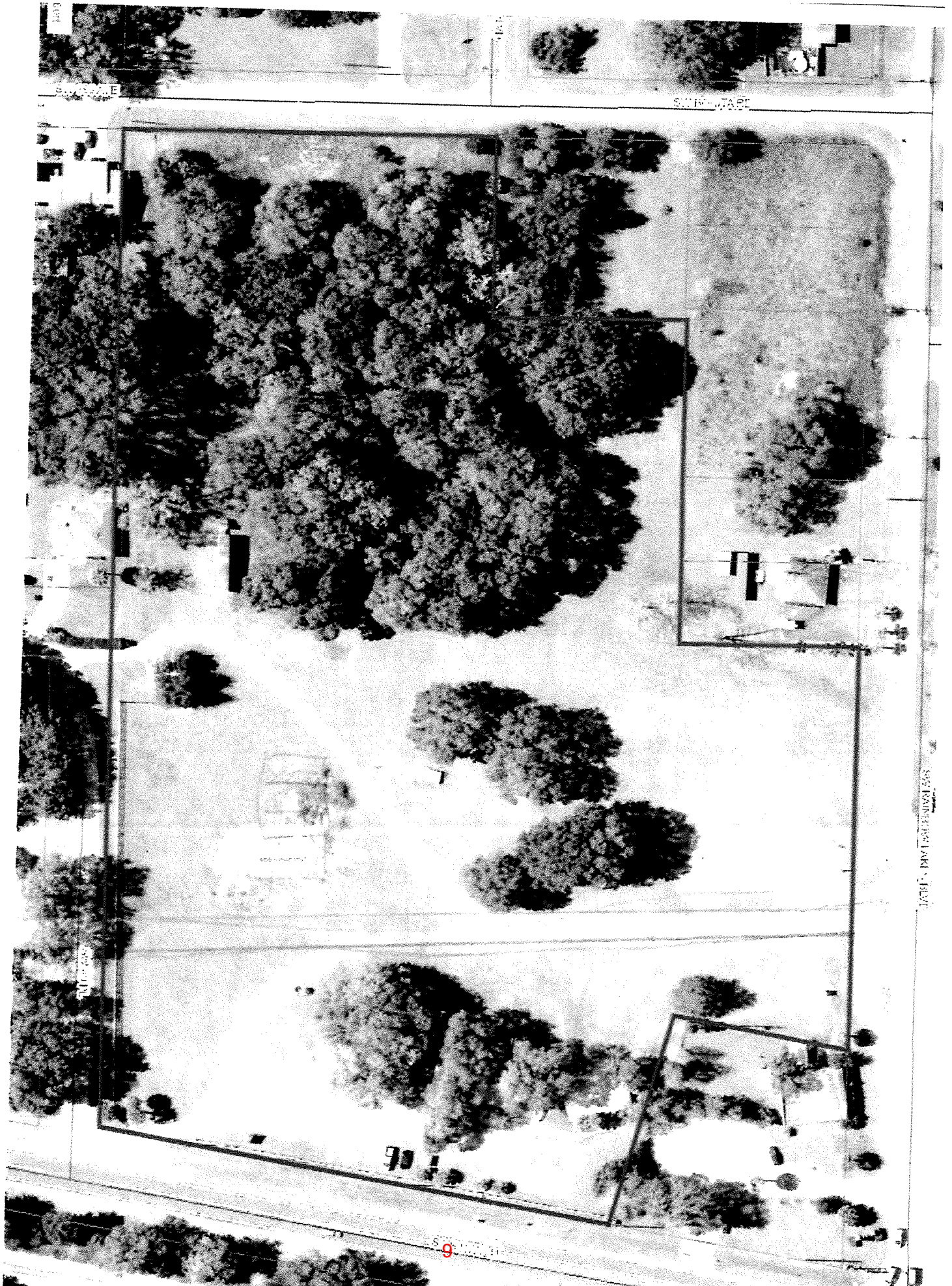
17568-004-01

17568-003-00

ATTACHMENT A

1744-003-1

1744-002
1744-002-001





ATTACHMENT A

4880 S US-41
Dunnellon, Florida 34432
352-875-4889
dunnellonfeed@yahoo.com

Dunnellon Feed & Farm Supply, LLC

4880 S. US Highway 41

Dunnellon, Florida 34432

dunnellonfeed@yahoo.com

(352) 875-4889

Date: November 5, 2025

To:

Marion County Board of County Commissioners

2710 E. Silver Springs Blvd.

Ocala, FL 34470

Re: Application for Special Use Permit – Dunnellon Feed & Farm Supply, LLC

Dear Commissioners,

We are submitting this letter on behalf of Dunnellon Feed & Farm Supply, LLC, located at 4880 S. US Highway 41, Dunnellon, Florida 34432, in support of our application for a Special Use Permit with Marion County Planning and Zoning.

Business Overview

Dunnellon Feed & Farm Supply is a locally owned and operated agricultural supply business serving the farming and rural communities of Marion County. We provide essential feed, hay, and propane products, along with other supplies and services that support local livestock, equine, pet owners, and agricultural operations.

ATTACHMENT A



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 Dunnellon, Florida 34432
 352-875-4889
 dunnellonfeed@yahoo.com

Our primary outside sales include:

- Hay Bales and Rolls
- Feed Products
- Propane Service

We are committed to maintaining organized outdoor storage areas for hay and feed to ensure proper inventory management, safety, and easy access for our customers. The site layout is designed to keep operations efficient while maintaining a clean, professional, and compliant appearance consistent with county standards.

Commitment to Compliance

Dunnellon Feed & Farm Supply is dedicated to operating in full accordance with Marion County's zoning, environmental, and safety regulations. We value the opportunity to continue serving the community responsibly while maintaining the integrity and harmony of the surrounding area.

Respectfully submitted,

C. Kent Wall

Christina Sanders

Owners. Dunnellon Feed & Farm Supplies. LLC
 4880 S US-41, Dunnellon, FL 34432

(352) 875-4889
 dunnellonfeed@yahoo.com

ATTACHMENT A



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 Dunnellon, Florida 34432
 352-875-4889
 dunnellonfeed@yahoo.com



We believe these uses align with the property's agricultural character and will enhance community engagement and support for local producers and residents.

Thank you for your consideration of this application. Please feel free to contact us with any questions or additional documentation needed to complete the review process.

Sincerely,

C. Kent Wall

Christina Sanders

Owners, Dunnellon Feed & Farm Supplies, LLC
 4880 S US-41, Dunnellon, FL 34432

(352) 875-4889

dunnellonfeed@yahoo.com

Rec. 18⁵⁰
 Doc. 270

This instrument was prepared by,
 record and return to:
 Jon I. McGraw, Esq.
 McGraw Rauba Mutarelli
 35 S.E. 1st Avenue, Suite 102
 Ocala, FL 34471
 352-789-6520

QUITCLAIM DEED

THIS INDENTURE, made effective the 16th day of April, 2025, between **C. KENT WALL and CHRISTINA SANDERS**, whose address is 6650 SE US Highway 41, Morriston, Florida 32668, Grantor, and **C&K 9A, LLC, a Florida limited liability company**, whose address is 6650 S East US Highway 41, Morriston, FL 32668, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in **MARION** County, Florida, to wit:

Lot 1, Block 1, Rainbow Lakes Estates Section "A", according to the map or plat thereof as recorded in Plat Book F, Page 136, of the Public Records of Marion County, Florida. Less and Except the North 90 feet of the East 180 feet.

Also, Less and Except:

Commence at the Northeast corner of Block 1, Rainbow Lakes Estates Section "A", as per plat thereof recorded in Plat Book F, Page 136, of the Public Records of Marion County, Florida; thence run South 09°17'00" West 90 feet to the Point of Beginning, said point being on the Westerly right-of-way line of U.S. Highway No. 41; thence continue South 09°17'00" West 106.36 feet, along said right-of-way line; thence run North 74°33'00" West 180.00 feet; thence run North 10°30'27" East 56.86 feet; thence North 89°58'00" East 180.00 feet, parallel to Rainbow Lakes Boulevard, to the Point of Beginning.

THE ABOVE MENTIONED PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

F.S. Section 689.02 required information: 1801-000-001 & 1801-000-053

SUBJECT TO:

1. Ad valorem taxes for 2025 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

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

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

Grantor and Grantee are used for singular or plural, as context requires.

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:

Witness

Print Name

35 SE 1ST AVE., STE., 102
OCALA, FLORIDA 34471

Address

Witness

Print Name

35 SE 1ST AVE., STE., 102
OCALA, FLORIDA 34471

Address

C. KENT WALL

CHRISTINA SANDERS

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of April, 2025 by C. Kent Wall and Christina Sanders, who are known to me (YES ☐ NO ☒) to be the persons described in and who executed the foregoing instrument, OR who have produced Florida as identification and acknowledged before me that they executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of April, 2025.



JON MCGRAW
Commission # HH 466640
Expires March 21, 2028

(Print Name)
Notary Public, State of Florida
My Commission Expires:

Prepared by and return to:

Madaline A. Evans
 Closing Agent
 Clear Choice Title, Inc.
 20668 W Pennsylvania Ave
 Dunnellon FL 34431
 352-489-3700
 File Number: 21-006ME

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of February, 2021 between John R. Lang, Jr., Individually and as Trustee of The John R. Lang Jr. Revocable Trust, U.T.D. 05/03/11 whose post office address is 408 Business Loop West, Jamestown, ND 58401, grantor, and C. Kent Wall, a single man and Christina Sanders, a single woman whose post office address is 6650 SE US Highway 41, Morriston, FL 32668, grantee:

(Whenever 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, trusts and trustees)

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 to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida to-wit:

Lot 1, Block 1, Section "A" of RAINBOW LAKES ESTATES, as recorded in Plat Book F, Page 136, of the Public Records of Marion County, Florida, LESS AND EXCEPT the North 90 feet of the East 180 feet.

AND LESS AND EXCEPT

Commence at the Northeast corner of Block 1, RAINBOW LAKES ESTATES SECTION "A", as per plat thereof recorded in Plat Book F, Page 136, Public Records of Marion County, Florida; thence run South 09°17'00" West 90 feet to the Point of Beginning, said point being on the Westerly right of way line of U.S. Highway No. 41; thence continue South 09°17'00" West 106.36 feet along said right of way line; thence run North 74°33'00" West 180.00 feet; thence run North 10°30'27" East 56.86 feet; thence North 89°58'00" East 180.00 feet parallel to Rainbow Lakes Boulevard to the Point of Beginning.

Parcel ID: 1801-000-001

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

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, 2020.

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:

Madeline Evans
Witness #1 Name: MADOLINE EVANS

DAVID ROJAS
Witness #2 Name: DAVID ROJAS

The John R. Lang Jr. Revocable Trust, U.T.D.
05/03/11

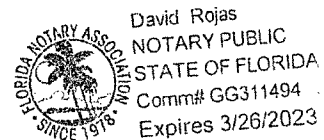
By: [Signature]
John R. Lang, Jr., Individually and as
Trustee

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of 40 physical presence or () online notarization this 2 day of February, 2021, by John R. Lang, Jr., Individually and as Trustee of The John R. Lang Jr. Revocable Trust, U.T.D. 05/03/11.

[Signature]
Signature of Notary Public

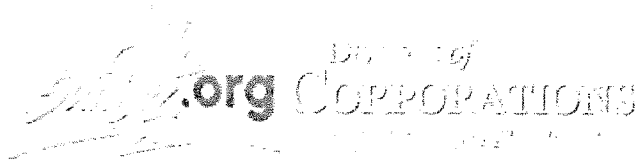
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: Drivers License



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

Detail by Entity Name

Florida Limited Liability Company

C&K 9A, LLC

Filing Information

Document Number L24000383529
FEI/EIN Number 99-4885378
Date Filed 09/03/2024
Effective Date 08/29/2024
State FL
Status ACTIVE

Principal Address

4860 S US HIGHWAY 41
DUNNELLON, FL 34431

Mailing Address

6650 S. EAST US HIGHWAY 41
MORRISTON, FL 32668

Registered Agent Name & Address

SANDERS, CHRISTINA
6650 S. EAST US HIGHWAY 41
MORRISTON, FL 32668

Authorized Person(s) Detail

Name & Address

Title MGR

SANDERS, CHRISTINA
6650 S. EAST US HIGHWAY 41
MORRISTON, FL 32668

Title MGR

WALL, CHARLES K
6650 S. EAST US HIGHWAY 41
MORRISTON, FL 32668

Annual Reports

Report Year	Filed Date
-------------	------------

ATTACHMENT A

Document Images01/12/2025 -- ANNUAL REPORT

View image in PDF format

01/12/2024 -- Florida Limited Liability

View image in PDF format

SEARCHED BY: 04/12/2020 10:40:00 AM

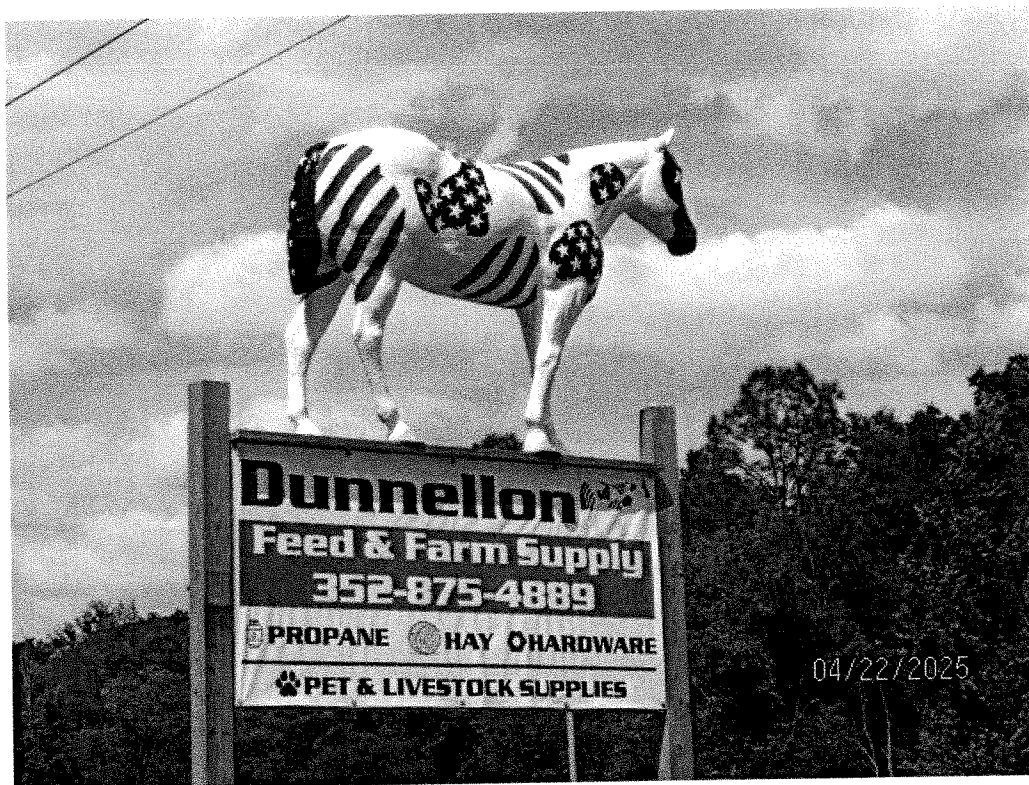
CD-PLUS REPORT - Code Case Images

REF KEY 982983

IMAGE DATE 4/22/2025

IMAGE DESCRIPTION

Case 982983-MB. At 3:37 p.m.
4860,4880,4900 S US HWY 41
Zoning complaint
Photographs taken by MB



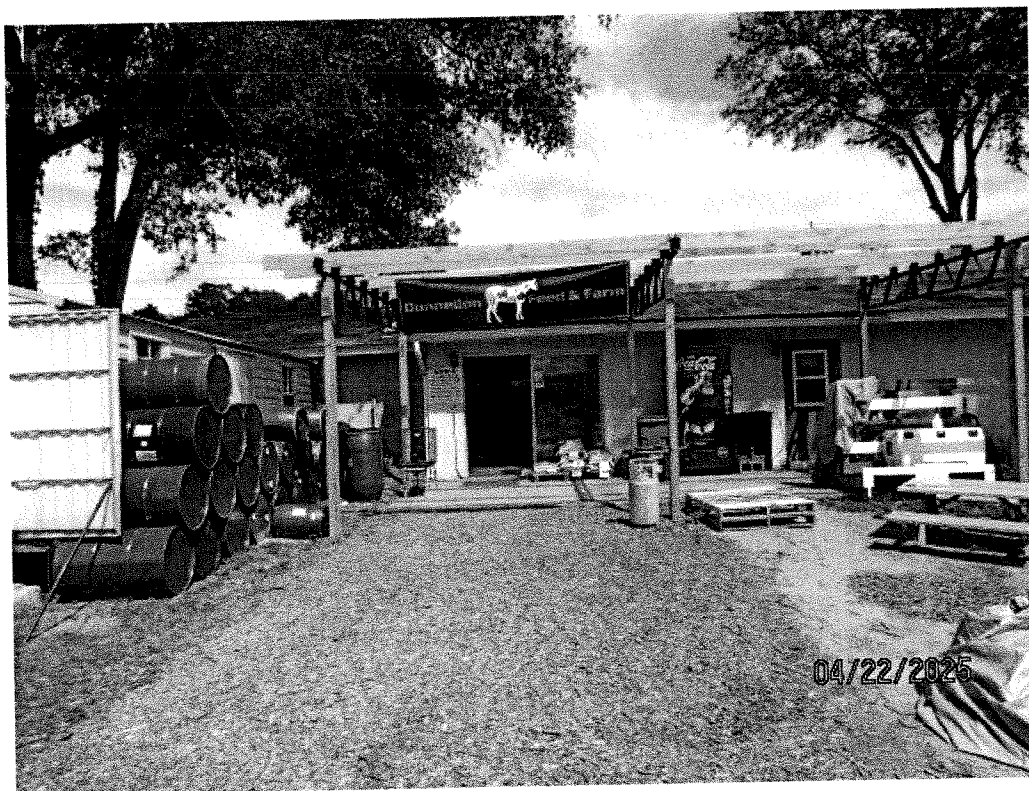
CD-PLUS REPORT - Code Case Images

REF KEY 982983

IMAGE DATE 4/22/2025

IMAGE DESCRIPTION

Case 982983-MB. At 3:37 p.m.
4860,4880,4900 S US HWY 41
Zoning complaint
Photographs taken by MB



CD-PLUS REPORT - Code Case Images

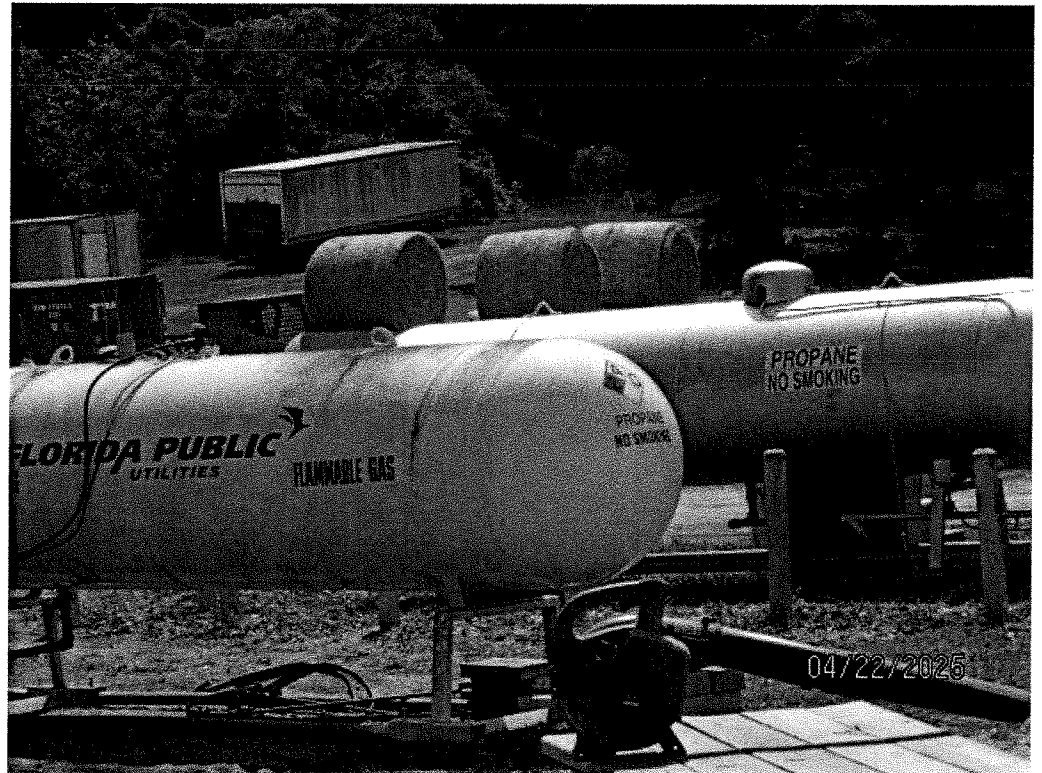
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REF KEY 982983

IMAGE DATE 4/22/2025

IMAGE DESCRIPTION

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4860,4880,4900 S US HWY 41
Zoning complaint
Photographs taken by MB



REF KEY 982983
IMAGE DATE 4/22/2025
IMAGE DESCRIPTION
Case 982983-MB. At 3:37 p.m.
4860,4880,4900 S US HWY 41
Zoning complaint
Photographs taken by MB



CD-PLUS REPORT - Code Case Images

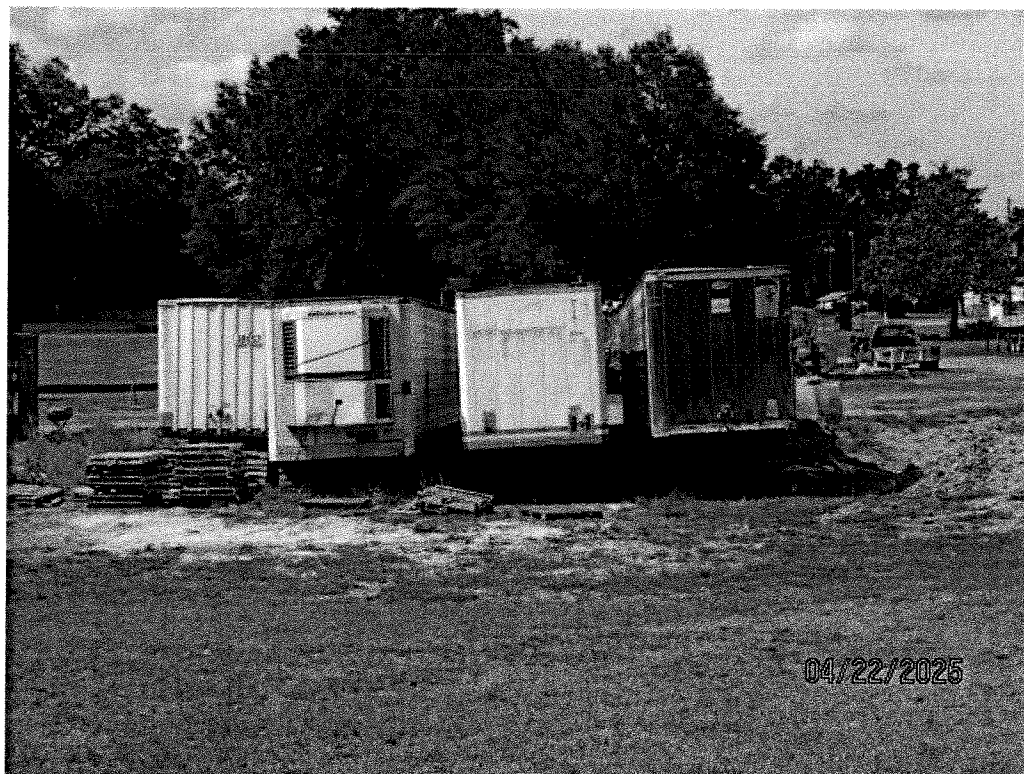
43

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IMAGE DATE 4/22/2025

IMAGE DESCRIPTION

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Zoning complaint
Photographs taken by MB



CD-PLUS REPORT - Code Case Images

44

REF KEY 982983

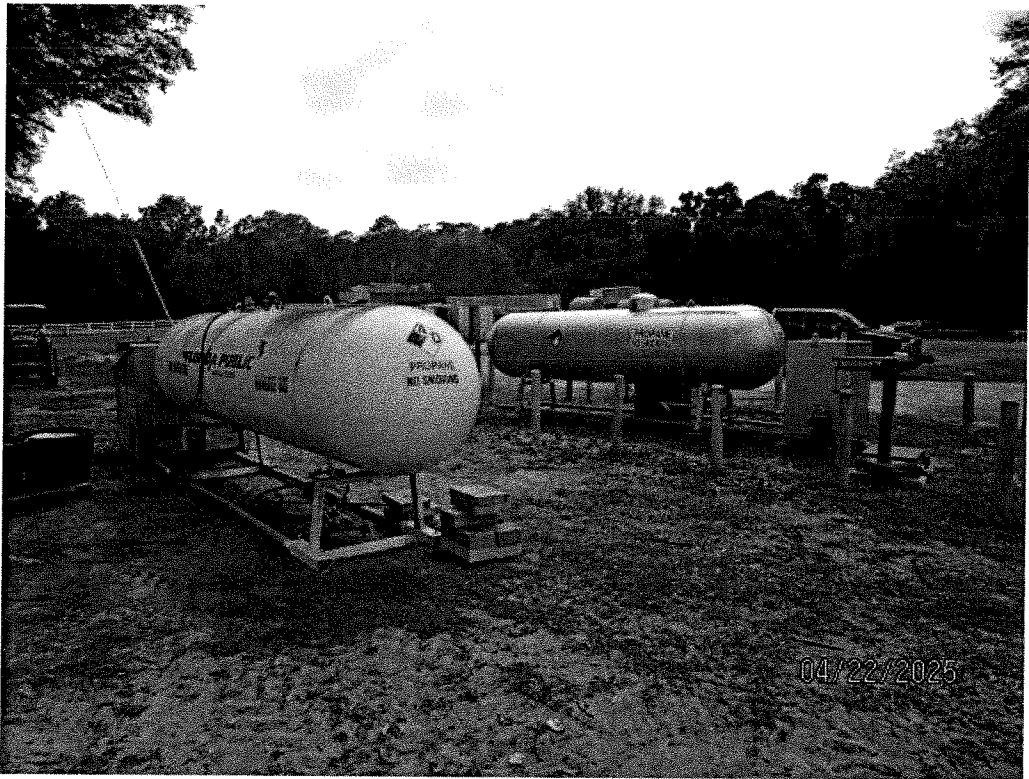
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IMAGE DESCRIPTION

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4860,4880,4900 S US HWY 41
Zoning complaint
Photographs taken by MB



REF KEY 982983
IMAGE DATE 4/22/2025
IMAGE DESCRIPTION
Case 982983-MB. At 3:37 p.m.
4860,4880,4900 S US HWY 41
Zoning complaint
Photographs taken by MB



CD-PLUS REPORT - Code Case Images

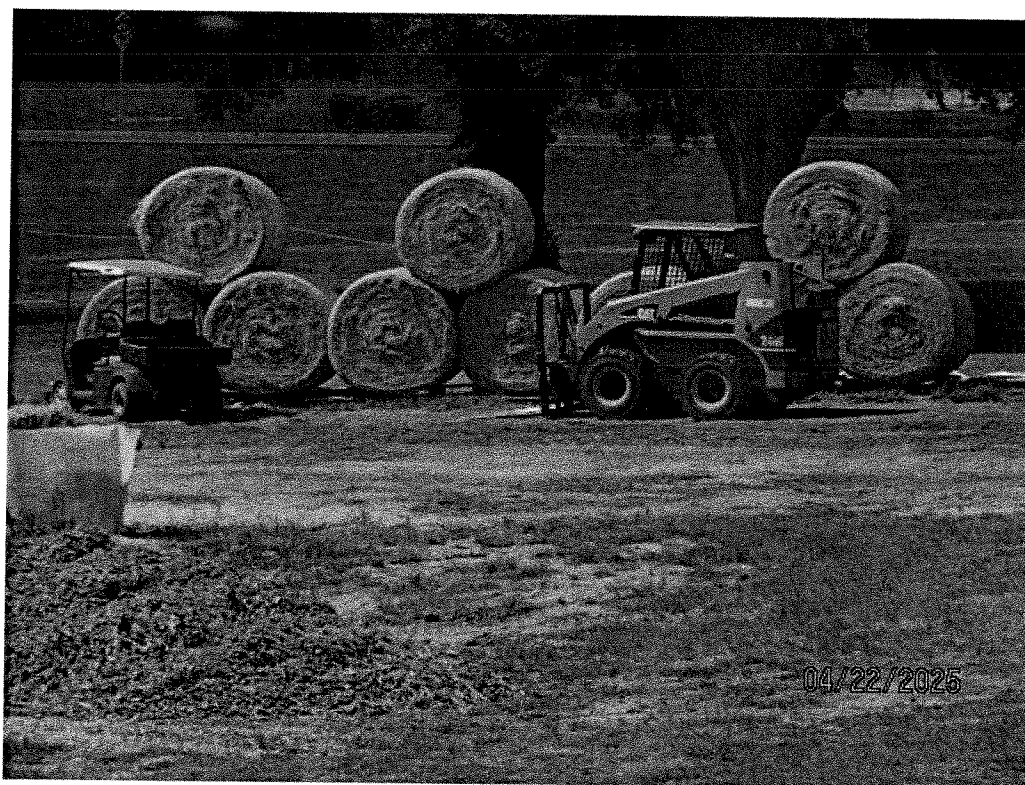
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IMAGE DATE 4/22/2025

IMAGE DESCRIPTION

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Zoning complaint
Photographs taken by MB



CD-PLUS REPORT - Code Case Images

REF KEY 982983

IMAGE DATE 6/13/2025

IMAGE DESCRIPTION

Case 982983-MB. At 10:43 a.m.
4860, 4880, and 4900 S US HWY 41
Zoning case
Photographs taken by MB



REF KEY 982983
IMAGE DATE 6/13/2025
IMAGE DESCRIPTION
Case 982983-MB. At 10:43 a.m.
4860, 4880, and 4900 S US HWY 41
Zoning case
Photographs taken by MB



CD-PLUS REPORT - Code Case Images

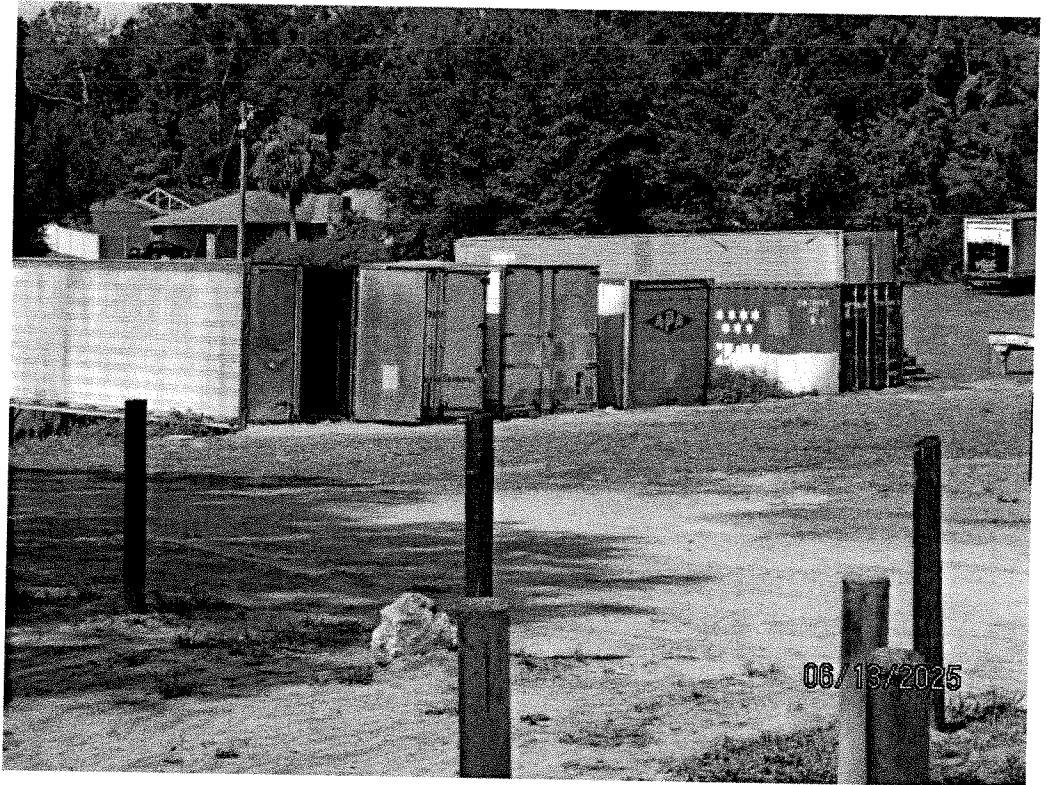
49

REF KEY 982983

IMAGE DATE 6/13/2025

IMAGE DESCRIPTION

Case 982983-MB. At 10:43 a.m.
4860, 4880, and 4900 S US HWY 41
Zoning case
Photographs taken by MB



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

1801-000-001 X

[GOOGLE Street View](#)

Prime Key: 360511

[MAP IT+](#)

Current as of 10/28/2025

Property InformationC&K 9A LLC
6650 SE HIGHWAY 41
MORRISTON FL 32668-4655Certified Taxes / Assessments:
Map ID: 18
Millage: 5002 - UNINCORPORATEDM.S.T.U.PC: 08

Acres: 8.58

More Situs

Situs: 4860 S US HWY 41 DUNNELLON

2025 Certified Value

Land Just Value	\$128,700	
Buildings	\$259,883	
Miscellaneous	\$5,625	
Total Just Value	\$394,208	<u>Ex Codes:</u>
Total Assessed Value	\$394,208	
Exemptions	\$0	
Total Taxable	\$394,208	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$128,700	\$259,883	\$5,625	\$394,208	\$394,208	\$0	\$394,208
2024	\$128,700	\$263,090	\$5,625	\$397,415	\$361,961	\$0	\$361,961
2023	\$85,800	\$258,231	\$5,625	\$349,656	\$329,055	\$0	\$329,055

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8590/1192	04/2025	05 QUIT CLAIM	8 ALLOCATED	U	I	\$100
7380/0848	02/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$425,000
5513/1408	05/2011	05 QUIT CLAIM	8 ALLOCATED	U	I	\$100
3006/1556	08/2001	08 CORRECTIVE	0	U	I	\$100
3006/1557	06/2001	07 WARRANTY	8 ALLOCATED	U	I	\$96,800
2929/1805	11/2000	41 CORP	8 ALLOCATED	U	I	\$250,000
1003/1838	12/1979	07 WARRANTY	0	U	I	\$60,000

Property DescriptionSEC 36 TWP 15 RGE 18
PLAT BOOK F PAGE 136
RAINBOW LAKES ESTATES SEC A

BLK 1 LOT 1

EXC N 90 FT OF E 180 FT &

EXC COM AT NE COR TH S 09-17-00 W 90 FT TO POB TH
 S 09-17-00 W 106.36 FT TH N 74-13-00 W 180 FT TH
 N 10-30-37 E 56.86 FT TH N 89-58-00 E 180 FT TO POB &

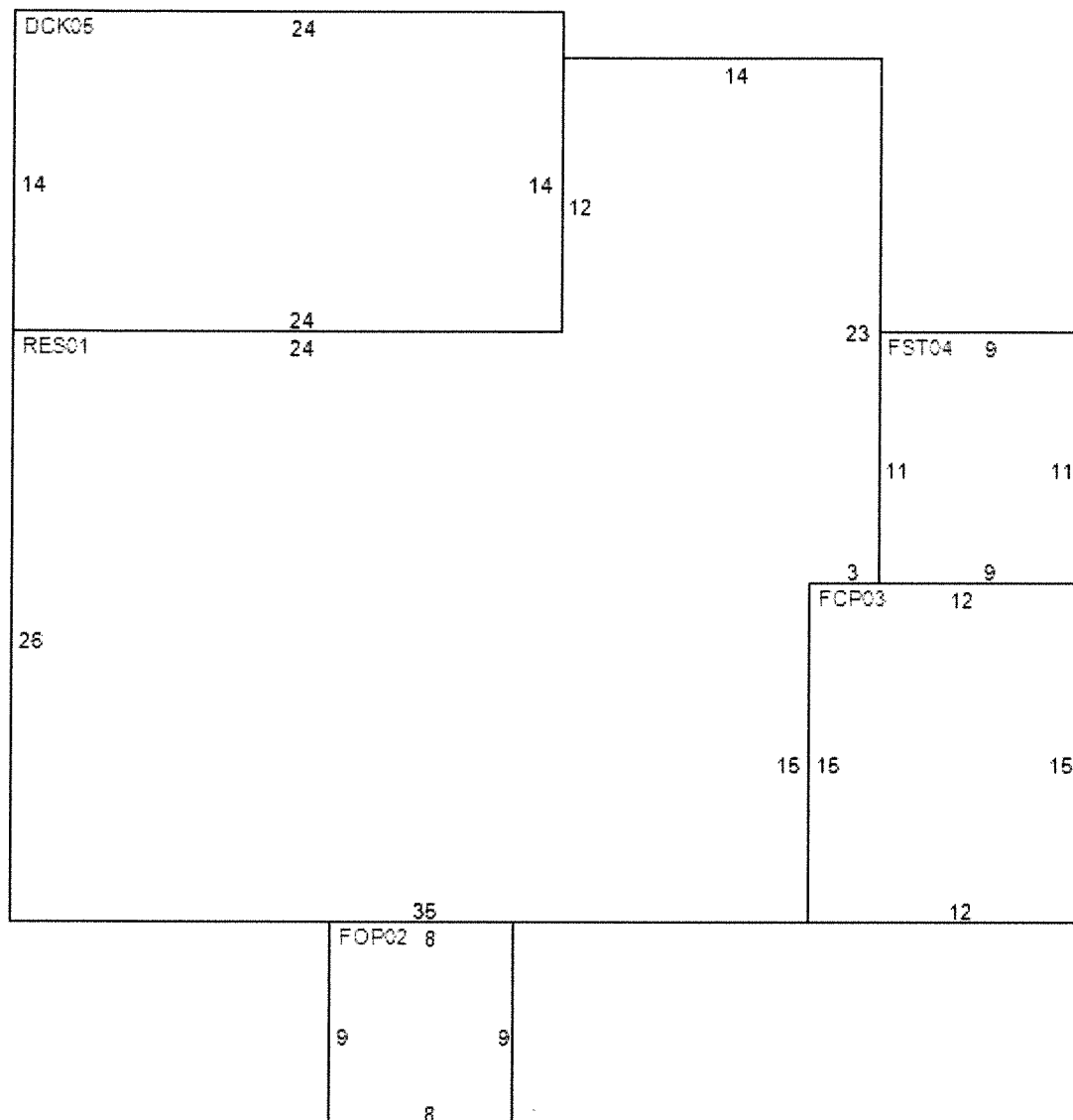
EXC COM AT SW COR OF LOT 7 BLK 1 TH S ALONG E ROW LINE
 OF BONITA RD 160 FT E 150 FT N 160 FT W 150 FT TO POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCAC	0100	.0	.0	B2	8.58	AC						
Neighborhood 9958												
Mkt: 2 70												

TraverseBuilding 1 of 3

RES01=R35U15R3U23L14D12L24D26.R14
 FOP02=D9R8U9L8.R21
 FCP03=R12U15L12D15.U15R3
 FST04=R9U11L9D11.U11L14
 DCK05=U14L24D14R24.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1970
Effective Age	8 - 35-39 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	5/11/2020 by 118	Architecture 0 - STANDARD SFR
		Base Perimeter 152

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	1970	N	0 %	0 %	1,111	1,111
FOP 0201	- NO EXTERIOR	1.00	1970	N	0 %	0 %	72	72
FCP 0301	- NO EXTERIOR	1.00	1970	N	0 %	0 %	180	180
FST 0432	- CONC BLK-STUCO	1.00	1970	N	0 %	0 %	99	99
DCK 0501	- NO EXTERIOR	1.00	2012	N	0 %	0 %	336	336

Section: 1

Roof Style: 12 HIP	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
	Fireplaces: 0	Extra Fixtures: 2	

Foundation: 7 BLK PERIMETER
A/C: Y

Intercom: N
Vacuum: N

Traverse

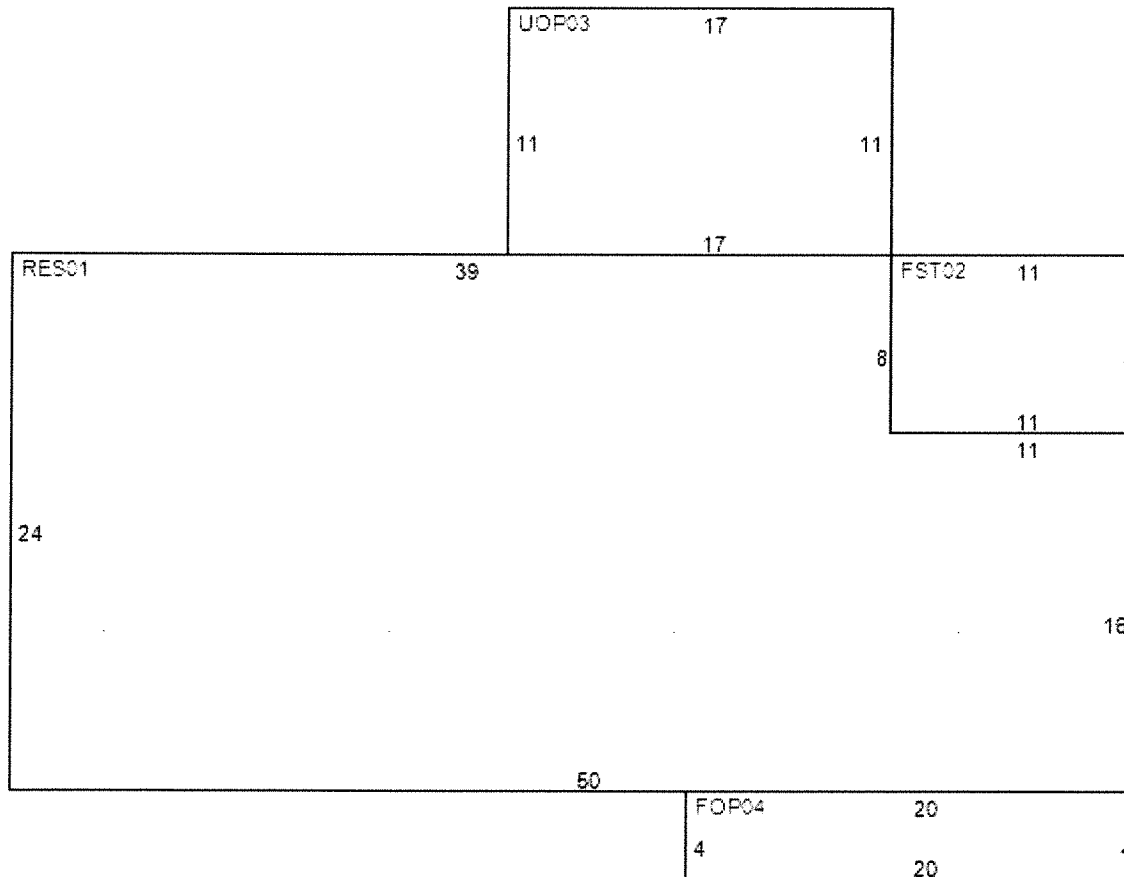
Building 2 of 3

RES01=L39D24R50U16L11U8.

FST02=R11D8L11U8.

UOP03=U11L17D11R17.R7D24R4

FOP04=L20D4R20U4.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 8 - 35-39 YRS
Condition 4
Quality Grade 400 - FAIR
Inspected on 5/11/2020 by 118

Year Built 1970
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 148

Type IDEXterior Walls **Stories** Year Built Finished **Attic** Bsmt Area Bsmt Finish **Ground Floor Area** **Total Flr Area**

RES 0132 - CONC BLK-STUCO	1.00	1970	N	0 %	0 %	1,112	1,112
FST 0232 - CONC BLK-STUCO	1.00	1970	N	0 %	0 %	88	88
UOP 0301 - NO EXTERIOR	1.00	1970	N	0 %	0 %	187	187
FOP 0401 - NO EXTERIOR	1.00	1970	N	0 %	0 %	80	80

Section: 1**Roof Style:** 10 GABLE**Roof Cover:** 16 GALVANIZED
MTL**Heat Meth 1:** 22 DUCTED FHA**Heat Meth 2:** 00**Foundation:** 7 BLK PERIMETER
A/C: Y**Floor Finish:** 42 CERAMIC/PORCELAIN
TILE**Wall Finish:** 16 DRYWALL-PAINT**Heat Fuel 1:** 10 ELECTRIC**Heat Fuel 2:** 00**Fireplaces:** 0**Bedrooms:** 1**4 Fixture Baths:**
0**3 Fixture Baths:**
1**2 Fixture Baths:**
0**Extra Fixtures:** 2**Blt-In Kitchen:** Y**Dishwasher:** N**Garbage Disposal:** N**Garbage Compactor:**

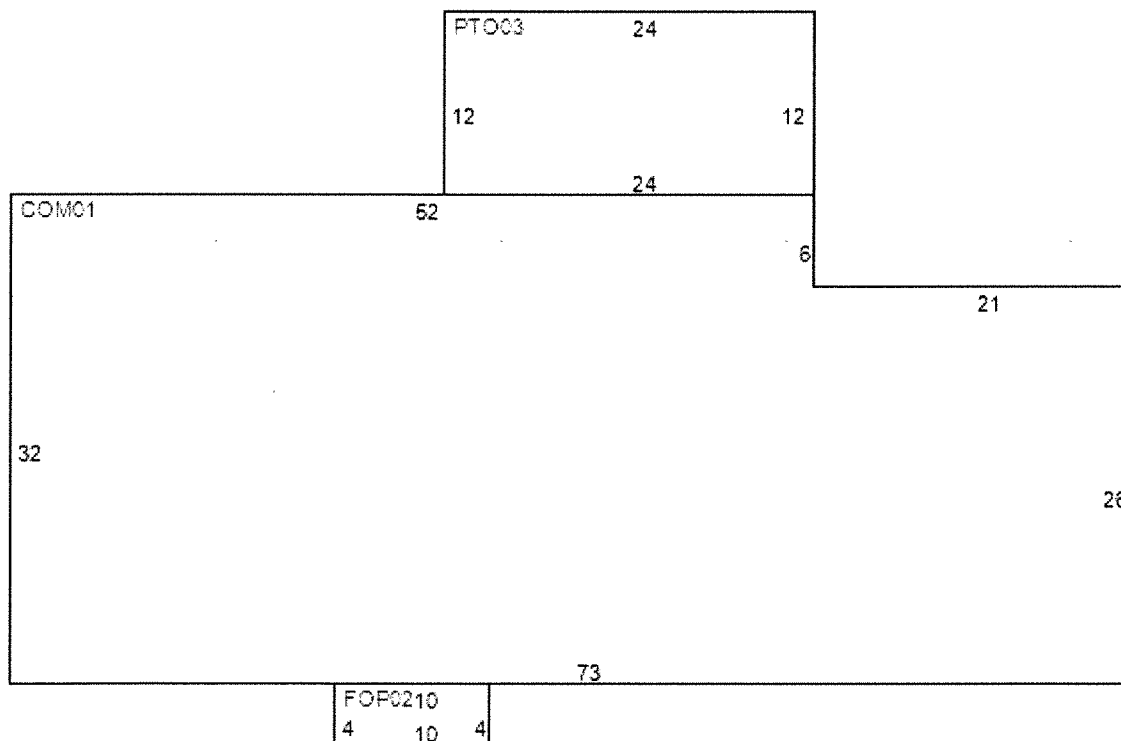
N

Intercom: N**Vacuum:** NTraverse**Building 3 of 3**

COM01=R73U26L21U6L52D32.R21

FOP02=D4R10U4L10.R52U26L21U6

PTO03=U12L24D12R24.



Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 8 - 35-39 YRS
Condition 4
Quality Grade 500 - FAIR
Inspected on 5/11/2020 by 118

Year Built 1970
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 210

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
COM0132	- CONC BLK-STUCO	1.00	1970	N	0 %	0 %	2,210	2,210
FOP 0201	- NO EXTERIOR	1.00	1970	N	0 %	0 %	40	40
PTO 0301	- NO EXTERIOR	1.00	1970	N	0 %	0 %	288	288

Section: 1

Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN TILE	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 1	Garbage Compactor: N
Foundation: 7 BLK PERIMETER A/C: Y	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1975	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1975	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1975	1	0.0	0.0
159 PAV CONCRETE	1,485.00	SF	20	1999	3	0.0	0.0
114 FENCE BOARD	776.00	LF	10	1999	2	0.0	0.0
144 PAVING ASPHALT	4,461.00	SF	5	2006	1	0.0	0.0
111 FENCE WOOD	88.00	LF	10	2006	1	0.0	0.0
114 FENCE BOARD	32.00	LF	10	2008	4	0.0	0.0

Appraiser Notes

BLDG01 = RES
 BLDG02 = RES
 BLDG03 = VACANT
 24X12 ADU ON SKIDS
 EST INT BLDG01

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
M010160	1/1/2006	11/1/2006	REMODEL BLDG01
MA48814	1/1/1992	-	BLDG01=CA

Madeloni, Elizabeth

From: Madeloni, Elizabeth
Sent: Thursday, November 6, 2025 3:19 PM
To: dunnellonfeed@yahoo.com
Subject: FW: Site Conceptual Plan for Dunnellon Feed & Farm Supply

Also I noticed on your site plans you don't have labeled the propane tanks and I don't see where you are parking the commercial vehicles and trailers either.

site plans incomplete

From: Madeloni, Elizabeth
Sent: Thursday, November 6, 2025 3:07 PM
To: 'Dunnellon Feed & Farm Supply' <dunnellonfeed@yahoo.com>
Subject: RE: Site Conceptual Plan for Dunnellon Feed & Farm Supply

I received your site plans; however, I didn't get back the printout information with them.
 L

From: Dunnellon Feed & Farm Supply <dunnellonfeed@yahoo.com>
Sent: Thursday, November 6, 2025 2:27 PM
To: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>
Subject: Site Conceptual Plan for Dunnellon Feed & Farm Supply

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

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

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

Thank you,

Dunnellon Feed
 4880 S US Highway 41
 Dunnellon, FL. 34432

(352) 875-4889

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ATTACHMENT B



Residence #1



Feed Store



Residence #2



Propane Tank



Rear Entrance



Rear Area

ATTACHMENT B



Hay Storage



Trailer & Loading Area



Business Vehicles



Trailer & Loading Area



Trailer & Loading Area



Farmer's Market Area

ATTACHMENT B



Realty Office – NW



Driveway to Be Repaired



Driveway to Be Repaired



Commercial Plaza – N



Farmer's Market Area

ATTACHMENT C

EMAIL

PRINT

RECORDID a5274a3e-cd8c-4883-a91e-92963afcf87e

View Report

1 of 1 Find | Next



Document Map

- PM_SRS_PermitPlanSubmittalSummary_OCE
- a5274a3e-cd8c-4883-a91e-92963afcf87e

the County Engineer)

Comments

Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the propane sales to comply with code case 982983. Parcel # 1801-000-001 is currently zoned B-1. County Flood Prone Area on this site. Per the MCPA, this site currently has 12,549 SF of impervious area. The applicant is requesting a Major Site Plan or a stormwater compliance waiver when its existing and proposed impervious area is less than 12,549 SF.

OCE Survey (Plans) (Office of the County Engineer)

Theresa Smail

12/03/2025

11/26/2025

Approv

OCE Traffic (Permits & Plans) (Office of the County Engineer)

Chris Zeigler

12/03/2025

11/18/2025

Inform

Comments

CONDITIONAL APPROVAL - Traffic has no concerns with the request for outside and truck storage. The request for outside and truck storage is a change in use from a feed and seed retail operation which has a larger volume of large vehicles. The existing access is not sufficient for this type of use and should be modified. The driveway connection at the intersection of SW 49th Place at an odd angle. This driveway should be removed and the access to the site needs to come from Rainbow Lakes Blvd as required by 6.11.5.C(2). There is currently a driveway on Rainbow Lakes Blvd but it is in disrepair and does not meet current standards. If the SUP is approved, the following conditions apply:

1. The driveway connection to US 41 shall be removed and the right-of-way sodded. The contractor shall continue the existing fence across it. A permit shall be obtained from the Florida Department of Transportation for the removal of the driveway within the US 41 right-of-way.
2. Access shall come from Rainbow Lakes Blvd meeting the requirements of a commercial driveway as required by the Marion County Land Development Code. A driveway permit shall be obtained from the Marion County Engineer.

Utilities (Plans) (Utilities)

Heather Proctor

12/03/2025

12/11/2025

Approv

Comments

Parcel 1801-000-001 is within the Marion County Utilities service area and has immediate access to utilities. If all required information is provided, the designated use of the parcel will not be changing, and there will be no impact on the utilities.

Utilities has no comments on the Special Use Permit. In the future, if any development occurs, the applicant shall connect to MCU water, and to wastewater if it becomes available.

The parcel is within the Primary Springs Protection Zone and outside of the Urban Growth Boundary.



Marion County Board of County Commissioners

Growth Services ▪ Code Enforcement

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-671-8900
Fax: 352-671-8903

Case No.: 982983-MB

May 09, 2025

C KENT WALL

CHRISTINA SANDERS
6650 SE US HWY 41
MORRISTON, FL 32668

PARCEL #: 1801-000-001

NOTICE OF VIOLATION

On April 22, 2025, at 3:37 p.m., an inspection was made of your property located at **4860, and 4880, and 4900 S US HWY 41, DUNNELLON**, in Marion County. This inspection revealed a violation of **the Marion County Land Development Code, Article 4, and Marion County Code of Ordinances**. Specifically noted: Commercial vehicles, commercial containers, parked/stored in an improper zone; outdoor displays and sales in an improper zone, and an accumulation of junk.

- **Marion County Land Development Code, Article 4, Division 2, Section 4.2.18, Commercial Zoning Classifications.** Cease all outdoor displays and sales in an improper zone until you have an approved special use permit from the Marion County Zoning Division. Remove commercial vehicle(s), and containers in an improper zone until you have an approved special use permit from the Marion County Zoning Division.
- **Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles.** **Please remove all junk from the property.** *"Junk" means any litter, debris, waste materials of any kind, dead or decaying vegetation or vegetative refuse, dead animals, used or unserviceable automobile and machinery parts, used and nonfunctional furniture and appliances, and used and nonfunctional tools, equipment, and implements, but shall not include compost piles for personal, noncommercial use.*

This property will be re-inspected after **June 1, 2025**, and hopefully, this matter will be cleared at that time. Please contact me to discuss the matter and/or to request a re-inspection. Failure to clear a violation **will** result in the issuance of a citation or a notice to appear before the Marion County Code Enforcement Board, which could result in a lien against any real or personal property owned by you. In the event a fine is levied against you by the Code Enforcement Board, a collection agency fee and administrative costs will also be added to the total payoff amount and the lien will be reported to credit bureaus.

Respectfully,

M. Bennett

Code Enforcement Officer
352-671-8911



Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-21809

Agenda Date: 1/26/2026

Agenda No.: 1.2.

SUBJECT:

260202SU - Blue Sky Towers IV, LLC, Special Use Permit to Allow for A New 225' Telecommunication Tower, in a General Agriculture (A-1) Zone, 10.0 Acre Parcel, Parcel Account Number 20909-022-01, No Address Assigned

DESCRIPTION/BACKGROUND:

Mary D. Solik, on behalf of Blue-Sky Towers IV LLC, has filed an application for a special use permit to allow for a new 225' telecommunication tower, on property owned by the Estate of Dawn Elizabeth Meredith. The Property Identification Number associated with the property is 20909-022-01, 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 outside of the Urban Growth Boundary (UGB).



**Marion County
Board of County Commissioners**

Growth Services

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

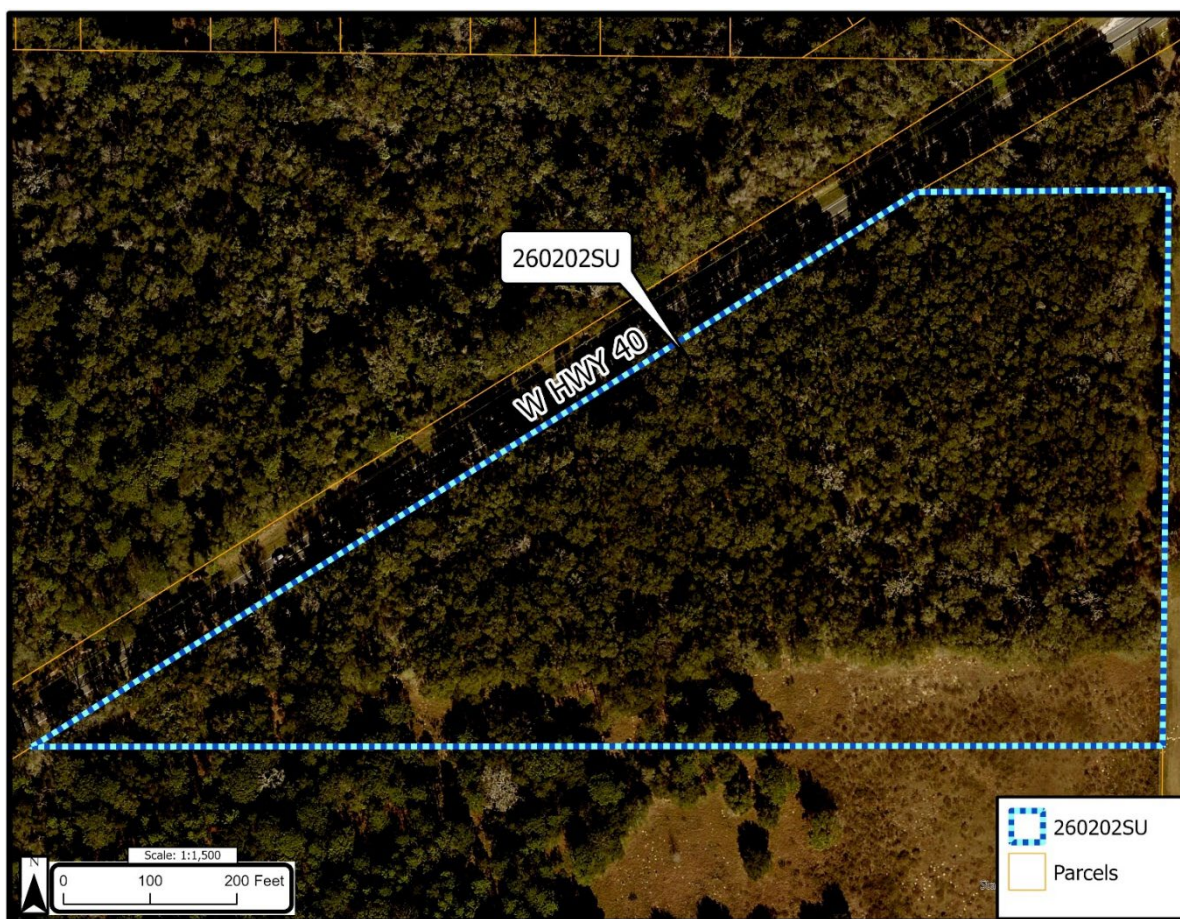
**PLANNING & ZONING SECTION
STAFF REPORT**

P&ZC Date: 01/26/2026	BCC Date: 2/17/2026
Case Number:	260202SU
CDP-AR:	PL SUP-000014-2025
Type of Case:	Special Use Permit for a 225' telecommunication tower
Owner	Estate of Dawn Elizabeth Meredith (Michael Bartlett as personal representative of the estate)
Applicant	Blue-Sky Towers IV LLC, Mary D. Solik (Agent)
Street Address	No Site Address Assigned
Parcel Number	20909-022-01
Property Size	±10.00-acres (Leased space for cell tower, 3,600 sq. ft.)
Future Land Use	Rural Land (RL)
Zoning Classification	General Agriculture (A-1)
Overlay Zone/Scenic Area	Primary Springs Protection Overlay Zone (PSPOZ)
Staff Recommendation	Approval with Conditions
P&ZC Recommendation	TBD
Project Planner	Sarah Wells, Planner II
Related Case(s)	None

I. ITEM SUMMARY

Mary D. Solik, on behalf of Blue-Sky Towers IV LLC, has filed an application for a special use permit to allow for a new 225' telecommunication tower (see Attachment A), on property owned by the Estate of Dawn Elizabeth Meredith. Figure 1 is an aerial photograph showing the location of the subject property. The Property Identification Number associated with the property is 20909-022-01, 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 outside of 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

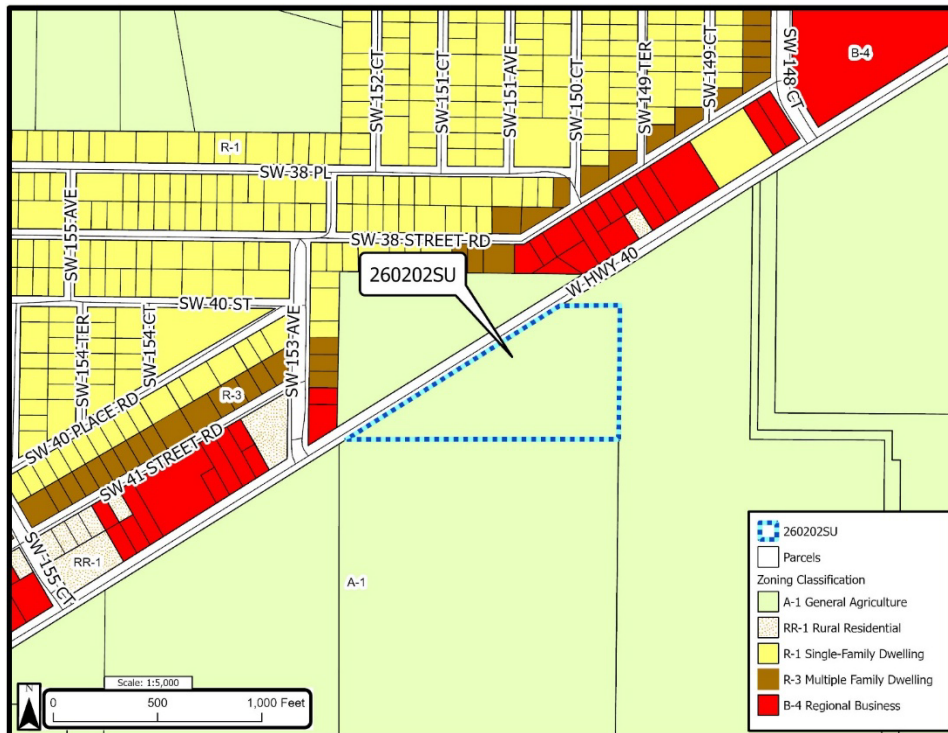
The Growth Services Director has interpreted the requirements of Land Development Code (LDC) Sections 2.7.3.C and 2.7.3.B to apply to SUP applications. LDC Section 2.7.3.C requires notice of public hearing to be mailed to all property owners within 300 feet of the subject property and notice was mailed to (35) property owners on January 9, 2026. 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 January 14th, 2026, and consistent with LDC Section 2.8.3.E. due public notice was published in the Ocala Star-Banner on January 12, 2026. 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

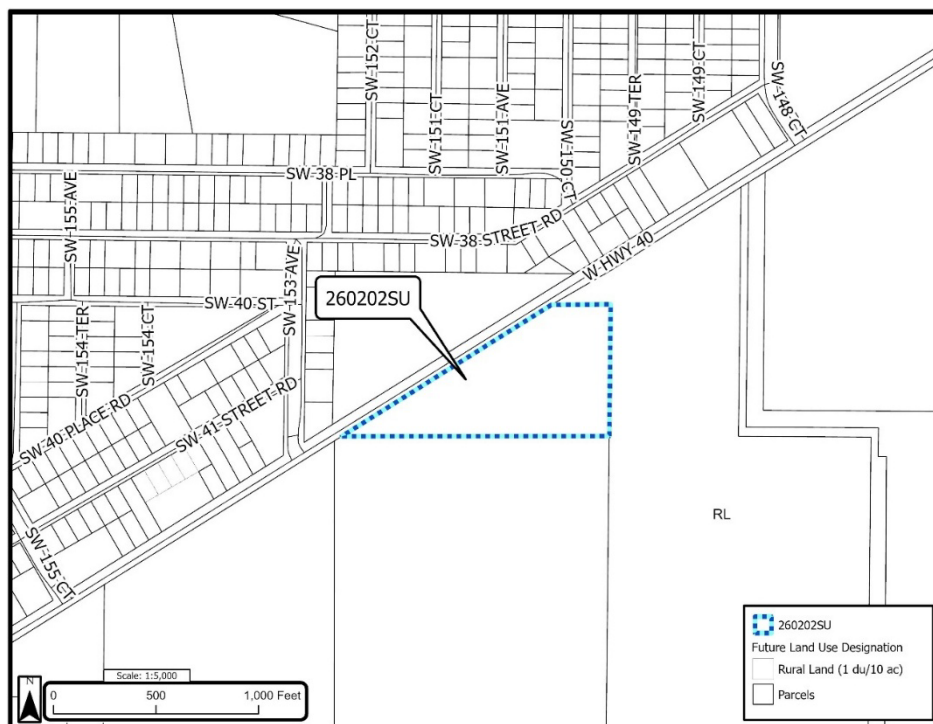
- A. *Existing site conditions.* Figure 2 provides zoning classification information while Figure 3 shows the FLUMS designation for the area. Table 1 outlines the existing uses of the surrounding area, while Figure 4 illustrates those uses in relation to the subject property. The surrounding area is a mix of vacant residential and improved residential uses to the north and to the west and agricultural uses to the south and to the east. The Rainbow Park subdivision lies to the north and west. The site is listed as Timber Class IV use by the Marion County Property Appraiser and is heavily wooded currently.

- B. *Zoning district map.* Figure 2 shows the subject property designated as General Agriculture (A-1). All properties adjacent to the parcel share this designation, with Regional Business (B-4), Rural Residential (RR-1), Single-Family Dwelling (R-1), and Multiple-Family Dwelling (R-3) to the north, east, and northwest along HWY 40.

Figure 2
Zoning Classification



- Figure 3**
Future Land Use Map Series



Direction	FLUMS	Zoning	Existing Use
Site	Rural Land (RL)	General Agriculture (A-1)	Ag Production
North	Rural Land (RL)	General Agriculture (A-1)	Ag Production
South	Rural Land (RL)	General Agriculture (A-1)	Ag Production
East	Rural Land (RL)	General Agriculture (A-1)	Ag Production
West	Rural Land (RL)	General Agriculture (A-1)	Ag Production

Figure 4
MCPA Property Uses

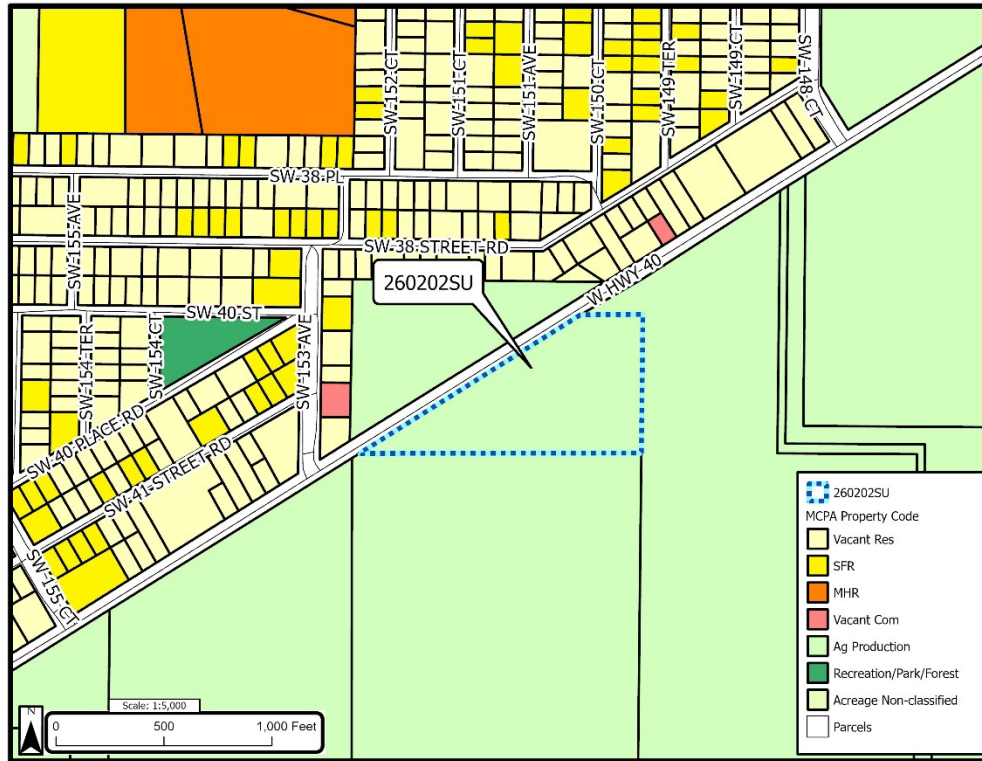




Figure 5B

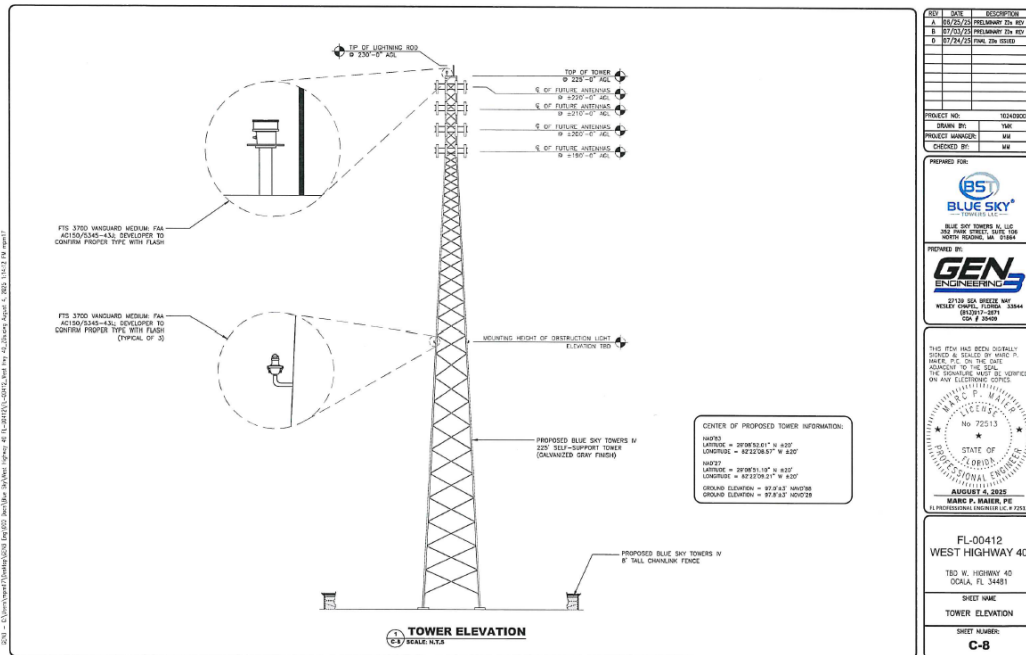


Figure 6
Current Coverage Map

Current AT&T Coverage

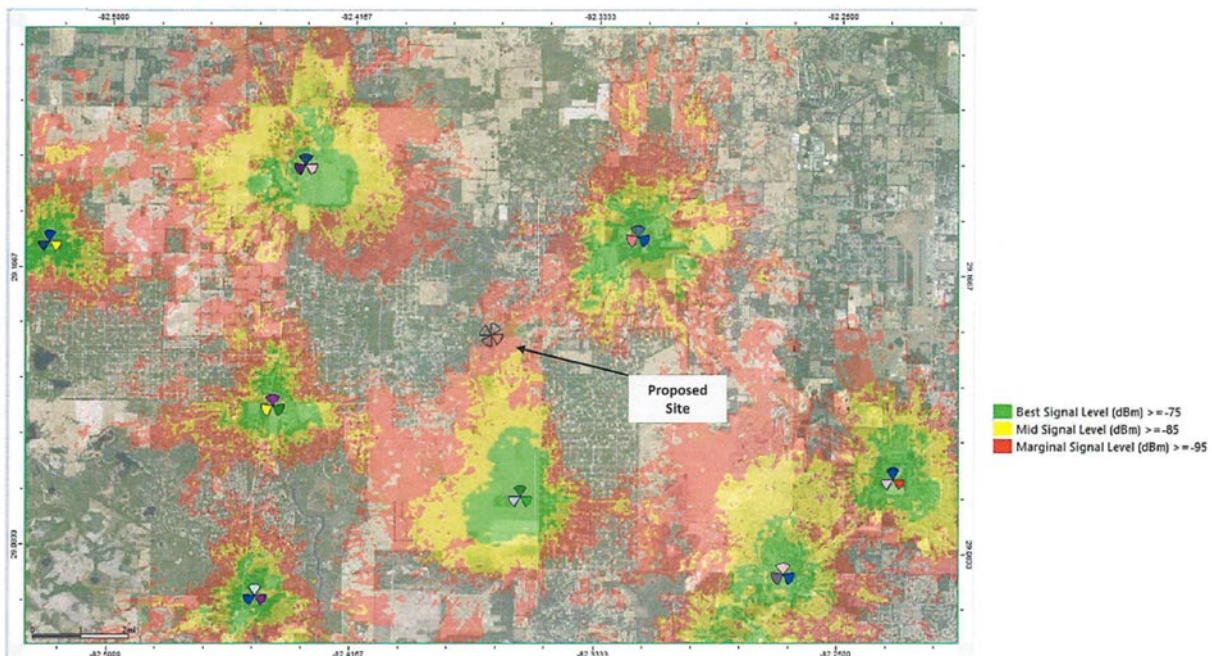


Figure 6A
Proposed Coverage Map
Planned Coverage

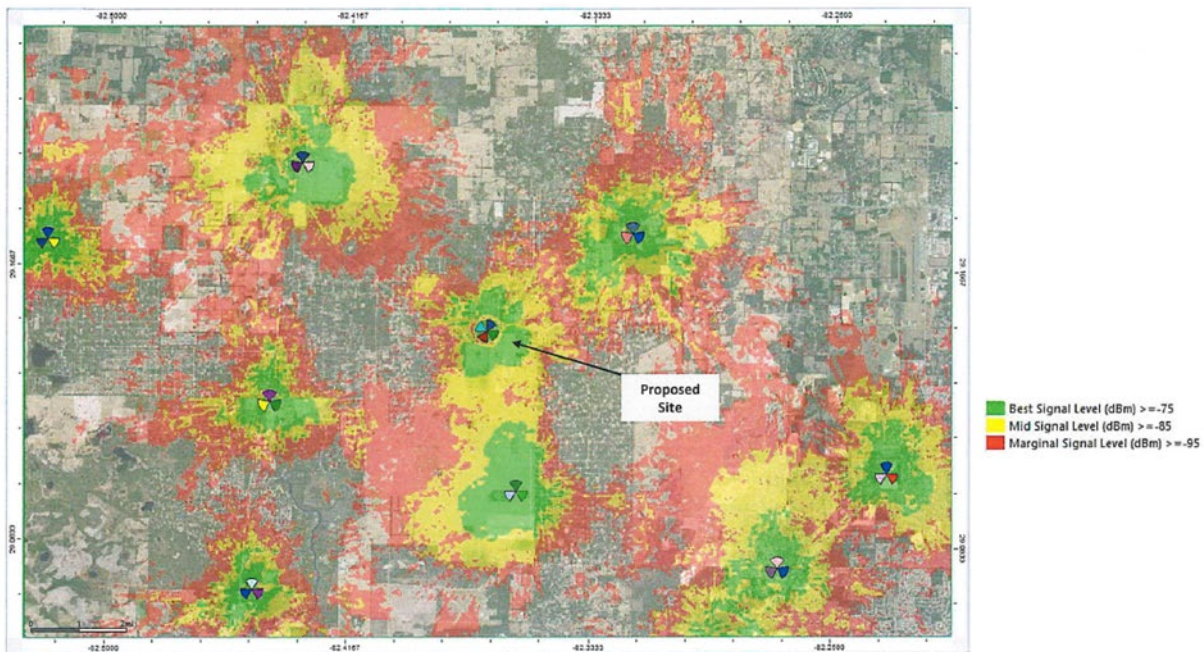


Figure 6B
Distance to Existing AT&T Towers from Proposed Site

Area of Interest

Distances to
existing AT&T
network sites



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 non-exclusive ingress, egress, and utility easement originating from W HWY 40. 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 area will be utilized at the entrance of the fenced compound. 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 above FAA lighting thresholds and is to be marked/lighted in accordance with FAA standards. 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 services will be provided by SECO Electric. The tower will remain unmanned; therefore no water or sewage connection is proposed.

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 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.

- This buffer shall adhere to all 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 spillovers 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.
- The light at the top of the tower shall be shielded from view from the ground directly below the tower.

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

Analysis: The facility is designed to meet or exceed all required setbacks for the A-1 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 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 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 Blue-Sky Towers IV, 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.

TABLE 2. CELL TOWER SEPARATIONS				
Separation Type	North	South	East	West
Required (Property Lines)	225'	225'	225'	225'
Required (Residences)	338'	338'	338'	338'
Provided	227'	233'	230'	666'

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 notice 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 conditions provided 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. Buffers shall adhere to all requirements as established in Marion County Land Development Code Sec. 4.3.25 Telecommunication Towers and Antennas E.(1)(c)(4) Landscapes and Buffers
 3. A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.
 4. The light at the top of the tower shall be shielded from view from the ground directly below the tower.
 5. This communications tower site shall be developed consistent with the proposed conceptual plan.
 6. The Special Use Permit runs with the Blue-Sky Towers IV, LLC and not the property.

VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION

To be determined.

IX. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

X. LIST OF ATTACHMENTS

- A. SUP application.
- B. Site Photos.
- C. DRC Comments

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**Marion
County**
FLORIDA

**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

**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 A-1, for the purpose of:
225' Telecommunications Tower

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

Parcel account number(s): 20909-022-01

Property dimensions: Irregular Total acreage: 10 ac

Directions: E Side of Hwy 40, w of SW 140 Ave.

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

Estate of Dawn Elizabeth Meredith

Property owner name (please print)

P.O. Box 11635

Mailing address

Dunnellon, FL 34442

City, state, zip code

352-9666-7441

Phone number (please include area code)

Michael B. Meredith, as Personal

Signature Representative of the Estate of Dawn Elizabeth Meredith

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.

FOR OFFICE USE ONLY

RECEIVED BY: _____ DATE: _____ ZONING MAP NO.: _____

Rev. 04/2017

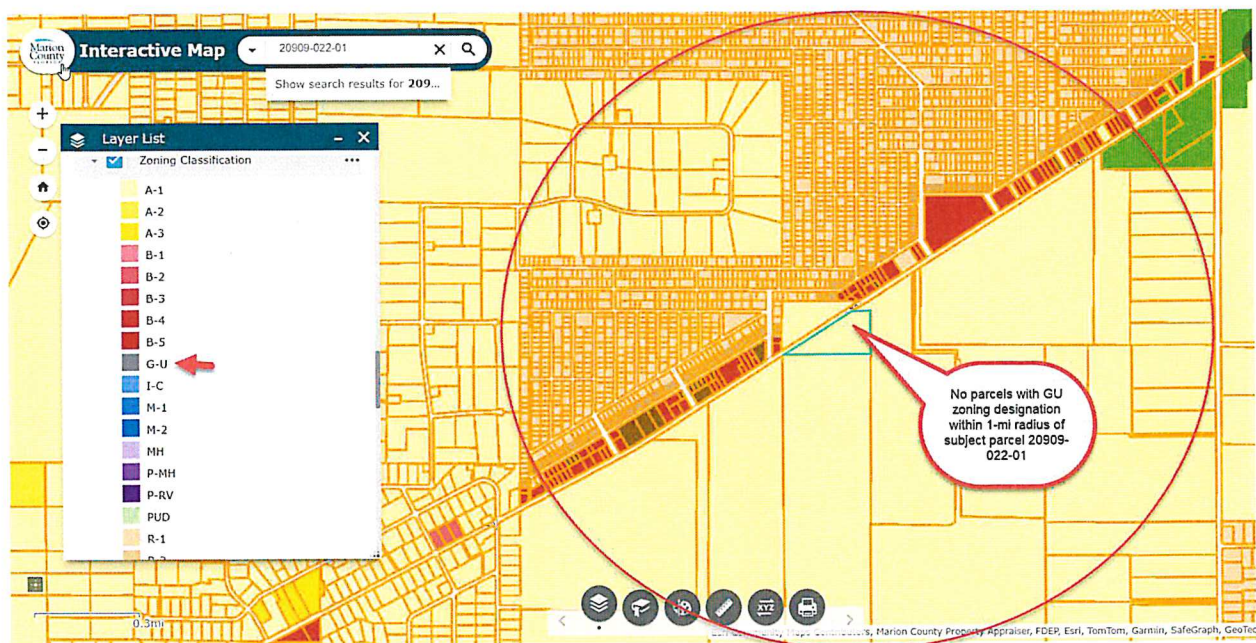
"Meeting Needs by Exceeding Expectations"

www.marioncountylla.org

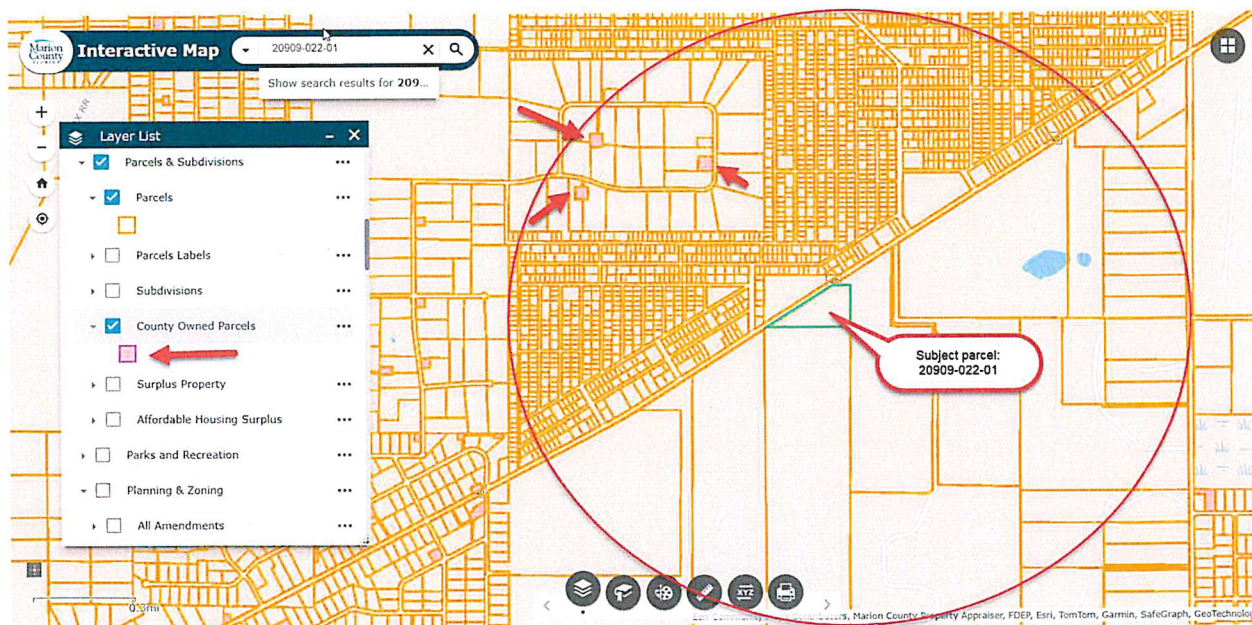
Special Use Permit – Regular Application: Application Findings of Facts Requirements (Blue Sky Towers W Hwy 40 Self Support Tower)

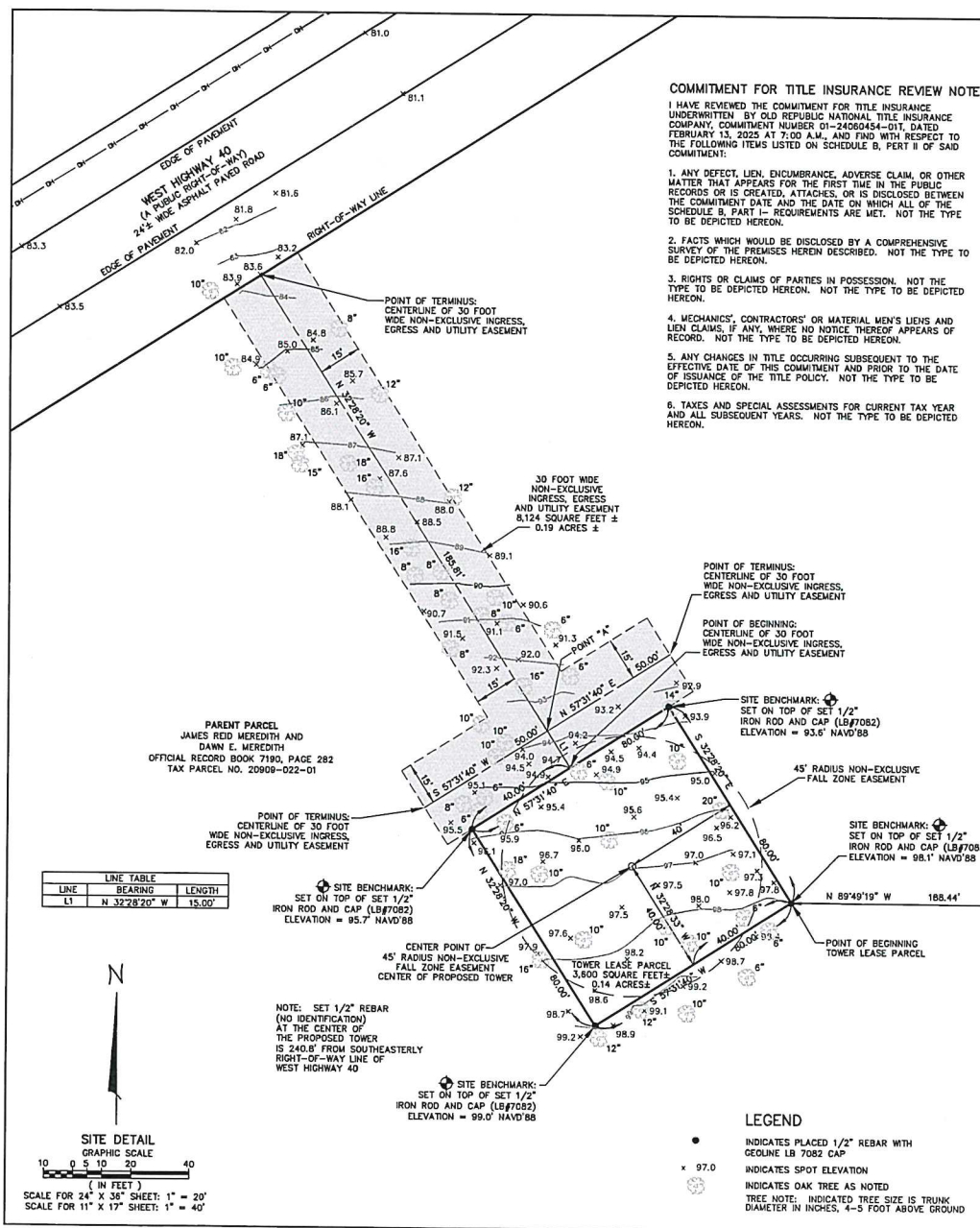
1. Access to the tower compound will be off of West Highway 40^h Belle Meade Circle from a new driveway cut. Traffic flow and pedestrian safety should not be impacted. This is an unmanned structure and will only have traffic during installation and maintenance.
2. Vehicles will utilize parking at the entrance to the tower compound. This is an unmanned structure and will only have traffic during installation and maintenance.
3. Construction waste will be removed by the building contractor. This is an unmanned structure and will not have need for waste removal.
4. Power company is Seco Energy. There will be no water or sewage connected as this is an unmanned structure.
5. Code compliant landscaping will installed around the tower compound. The tower compound will be fenced by chain link fencing.
6. There will be tower identification signs on the tower compound gate. The tower will not be lit pursuant to FAA regulations.
7. Will be compliant with local codes and ordinances.
8. The tower is located on a large, heavily treed parent tract and will be generally compatible with the surrounding mostly rural uses.
9. Yes, we would be willing to meet any special conditions necessary to get this special use permit.

There are no GU zoning properties within the 1-mile radius of the subject property.



There are 3 small county owned parcels that are adjacent to residential homes within the 1-mile radius of the subject property.





ALTA/NSPS LAND TITLE AND BOUNDARY SURVEY

IN SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST
MARION COUNTY, FLORIDA
FOR: GEN3 ENGINEERING



PROPERTY DESCRIPTIONS

PARENT PARCEL
(OFFICIAL RECORD BOOK 7190, PAGE 282)

SEC 35 TWP 15 S RGE 19 S 1/2 OF NE 1/4 OF NE 1/4 LYING SE OF SR 40

TOWER LEASE PARCEL
(PREPARED BY THIS OFFICE)

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 3,600 SQUARE FEET (0.14 ACRES), MORE OR LESS.

30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY THIS OFFICE)

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CONTAINING 8,124 SQUARE FEET (0.19 ACRES), MORE OR LESS.

45 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT
(PREPARED BY THIS OFFICE)

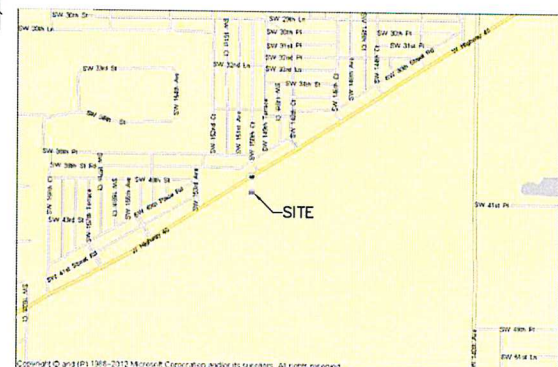
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CONTAINING 8,362 SQUARE FEET (0.15 ACRES), MORE OR LESS.



VICINITY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

GEOLINE SURVEYING, INC. Professional Land Surveyors
19450 NW 104th Terrace, Suite A
Aurora, Florida 32816
(386)418-0500 Fax (386)402-9996
geoline@geolineinc.com

DESIGNED	DATE
CHECKED	PROJECT #
BLUE SKY TOWERS WEST HIGHWAY 40 SITE / FL-00412	
MARION COUNTY, FLORIDA	
DRAWING	SHEET # 2 OF 2





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASO-10843-OE

Issued Date: 05/28/2025

BLUE SKY TOWERS IV, LLC
CHUCK LAURETTE
352 Park Street
Suite 106
North Reading, MA 01864

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower FL-00412 - West Hwy 40
County, State: Marion, Florida

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
FL-00412	29-8-52.01N	82-22-08.57W	97 Ft	230 Ft	327 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M Change 1, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual), & 15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

____ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 11/28/2026 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at 1-817-222-4832, or Michael.J-CTR.Costanzi@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-10843-OE.

Signature Control No: 660062604-660231536

(DNE)

michael.j-ctr.costanzi@faa.gov

Technician

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

Additional information for ASN 2025-ASO-10843-OE

***Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

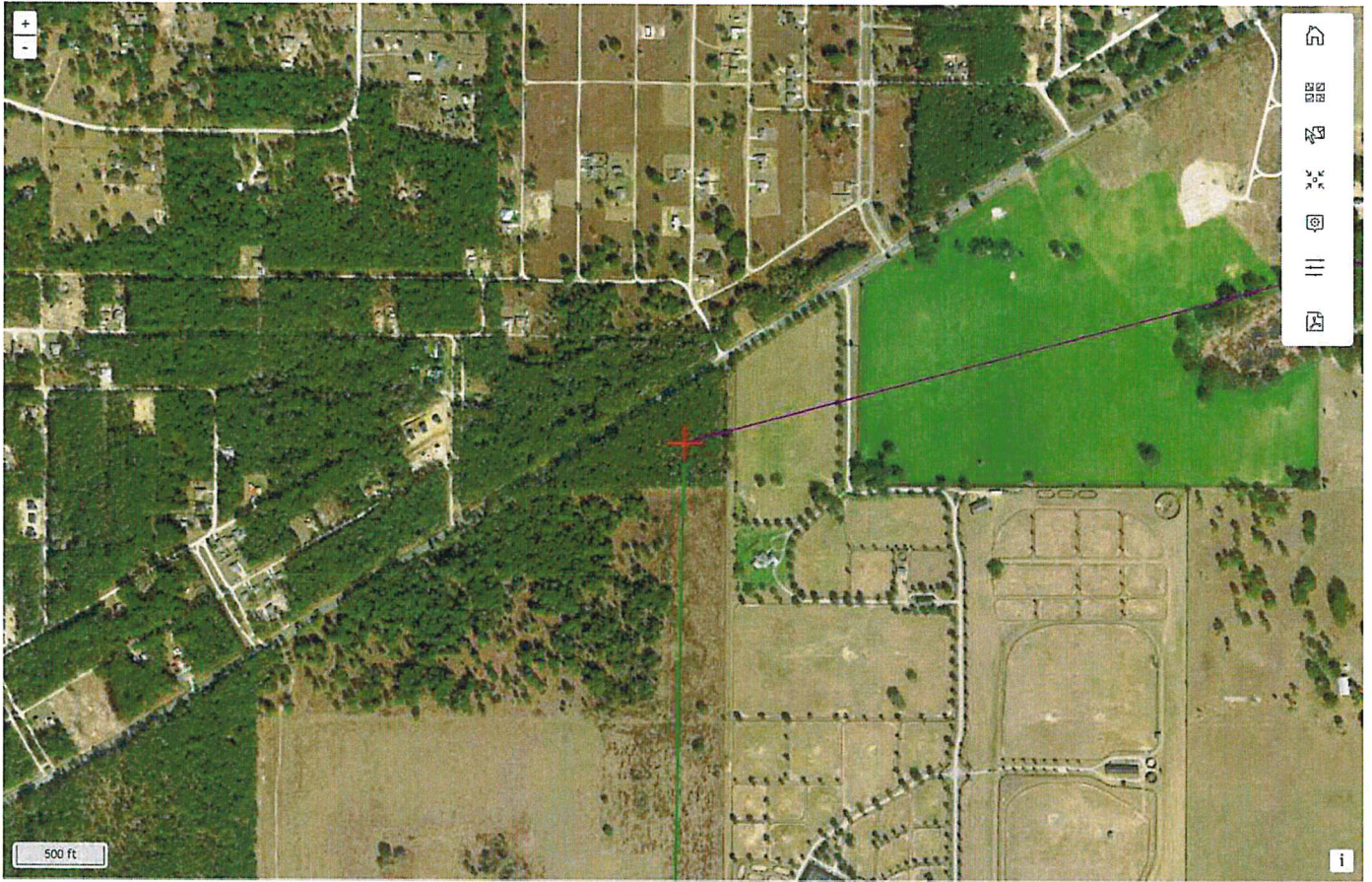
The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

Frequency Data for ASN 2025-ASO-10843-OE

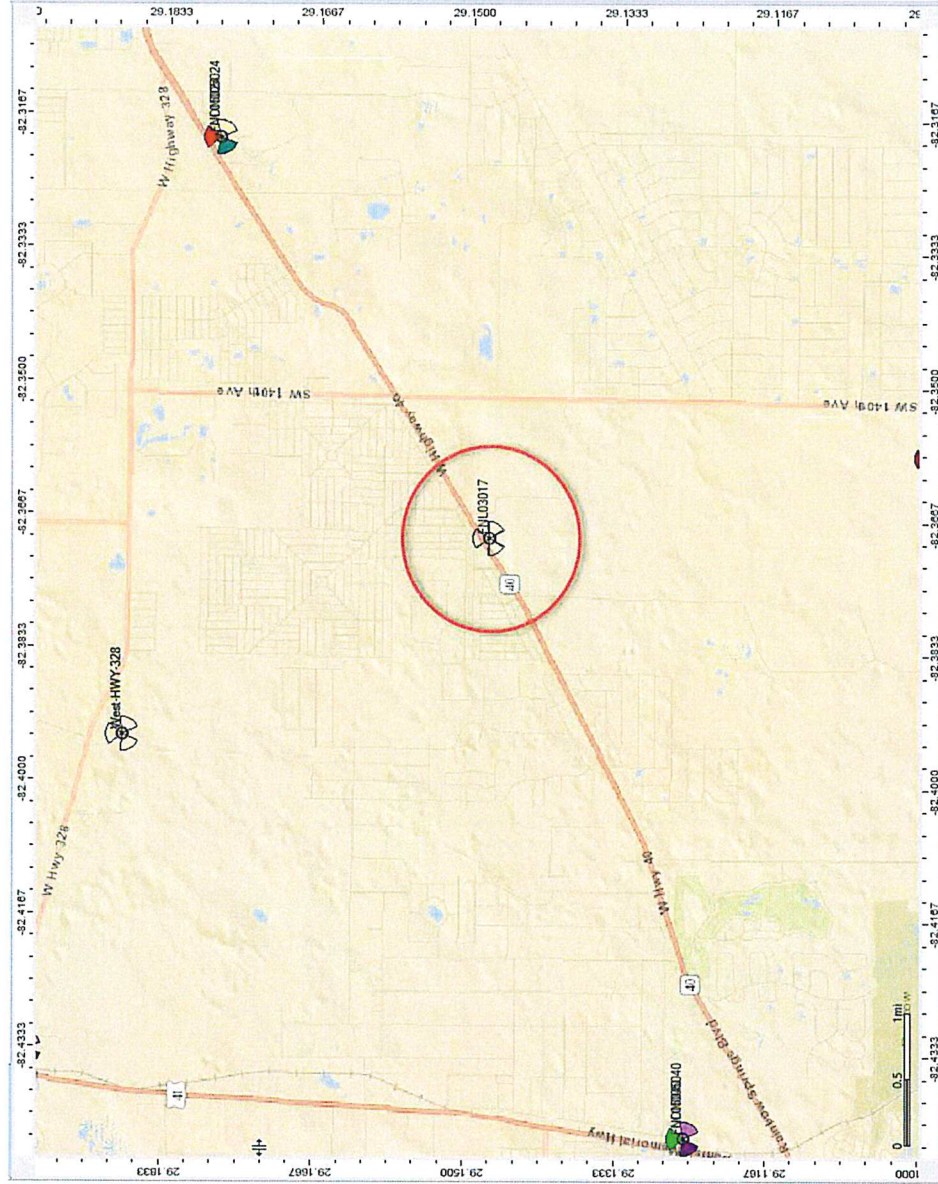
LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3550	3700	MHz	1640	W
3700	3980	MHz	1640	W

Verified Map for ASN 2025-ASO-10843-OE



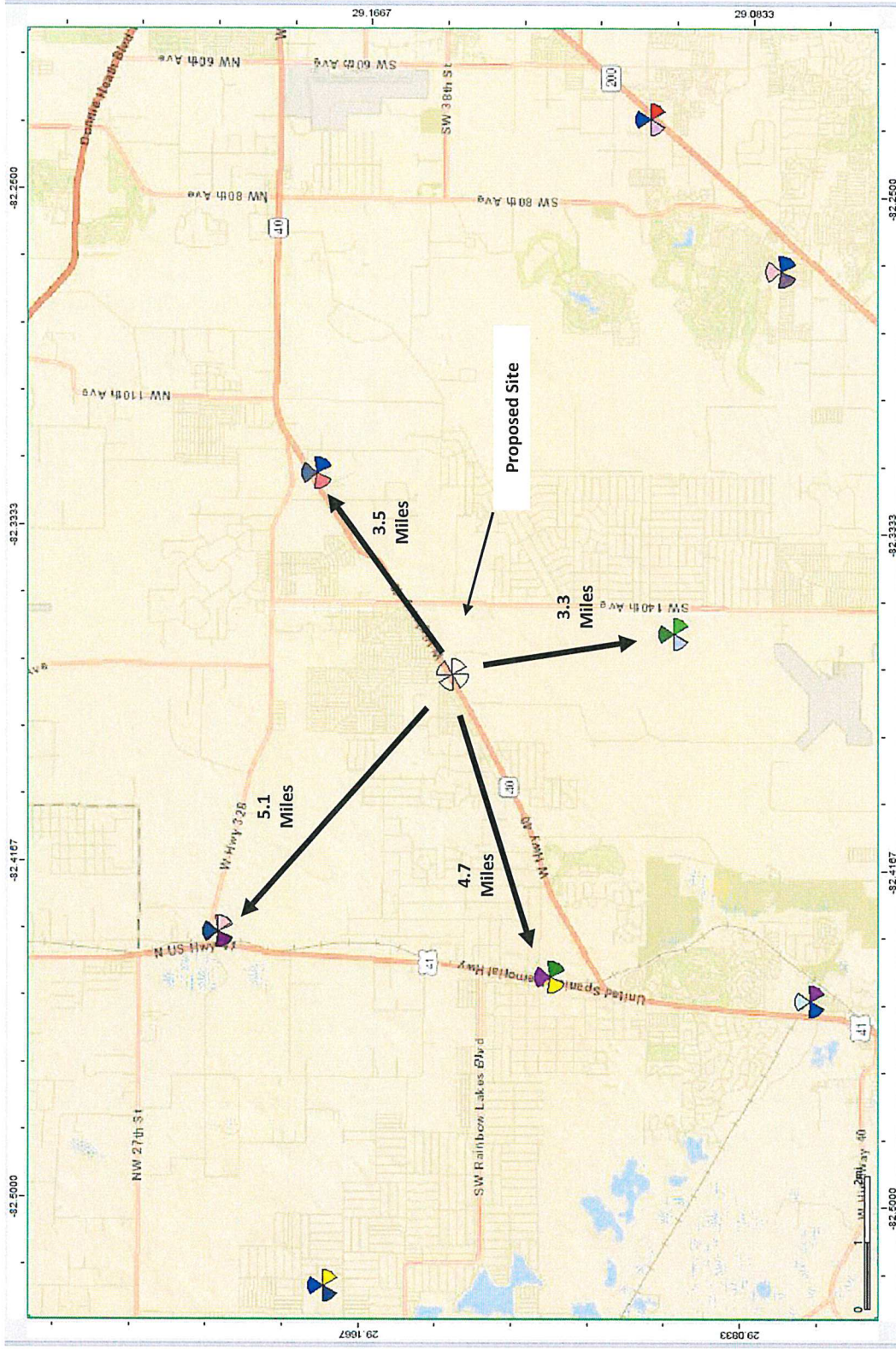
HWY 40 West Zoning Presentation

Search Area

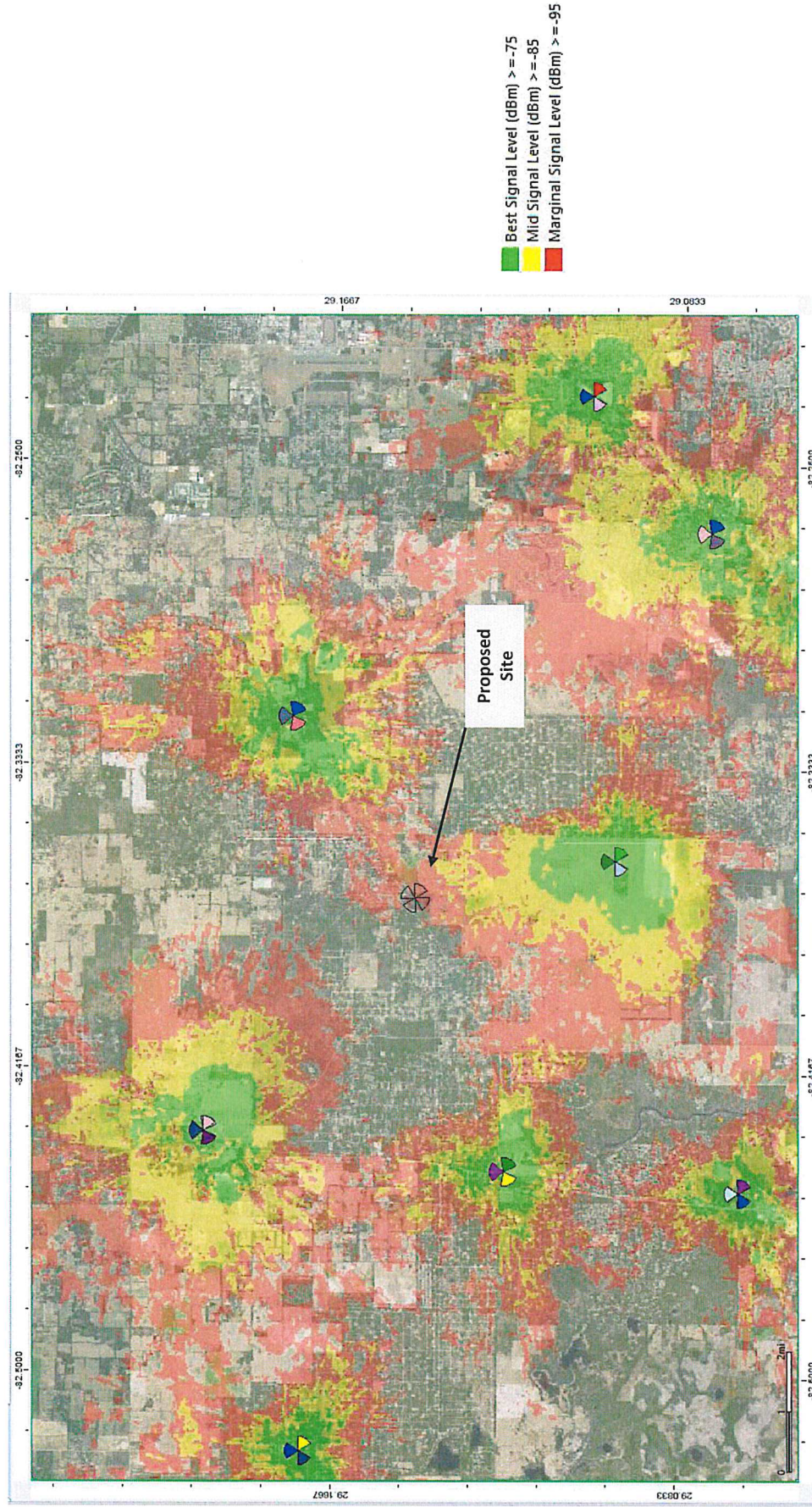


Area of Interest

Distances to
existing AT&T
network sites



Current AT&T Coverage



PARENT PARCEL

(OFFICIAL RECORD BOOK 7190, PAGE 282)

SEC 35 TWP 15 RGE 19 S 1/2 OF NE 1/4 OF NE 1/4 LYING SE OF SR 40

TOWER LEASE PARCEL

(PREPARED BY THIS OFFICE)

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CONTAINING 8,124 SQUARE FEET (0.19 ACRES), MORE OR LESS.

45 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT

(PREPARED BY THIS OFFICE)

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CONTAINING 6,362 SQUARE FEET (0.15 ACRES), MORE OR LESS.

6-26-2025

Chuck Laurette
Blue Sky Tower

Reference: Proposed 225' Self Supporting Tower
West Hwy 40, Ocala, Marion County, FL
World Tower File No. Q25-521



World Tower
COMPANY, INC.

1213 Compressor Drive
P.O. Box 508
Mayfield, KY 42066
270-247-3642
FAX: 270-247-0909
E-mail: worldtower@worldtower.com
Web: www.worldtower.com

The proposed structure has been designed by a licensed professional engineer to safely support the specified loading (see engineering drawings) in accordance with the TIA-222-H Tower Standard for a 131 mph design wind gust Vult. The TIA-222-H Standard is based upon the requirements of the International Building Code and was developed by tower professionals to more accurately address the engineering and design of steel tower structures.

The structure has been designed based on standard steel design techniques and procedures including all applicable safety factors, therefore, the structure is considered "safe" at its design wind loading. If an extreme wind event were to occur, failure would not be expected at the instant the design wind speed is exceeded. Any wind loading that occurs over and above the design wind loading would begin to overcome the design safety factors before a failure could occur. Safety factors for tower members vary based on failure mode, but all tower members can support a minimum of 1.25 times their design load without permanent deformation.

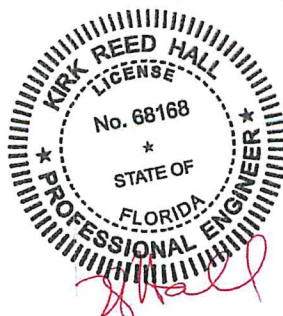
Steel towers are constructed of many small leg, diagonal and horizontal members of known strength. It is highly unlikely that a tower failure will occur, but if a tower failure is to be predicted, then failure would first occur in the weakest member with the least amount of safety factor. Using this approach, a self-supporting tower can be designed to fail in a certain location by over designing members in the lower portion of the tower, giving them a greater safety factor and less probability of failure.

The tower legs and diagonals from 200' to 180' represent the "weak link" in the above-mentioned structure. For this reason, the theoretical fall radius for this tower would be 45-feet as the weakest members fail during a catastrophic wind event. After the weakest portion falls, the stress on the remaining tower is reduced, and in most scenarios, there is a portion of the structure that remains standing.

Please contact us at your convenience should you have further questions concerning the safety of tower structures or other aspects of tower design.

Sincerely,

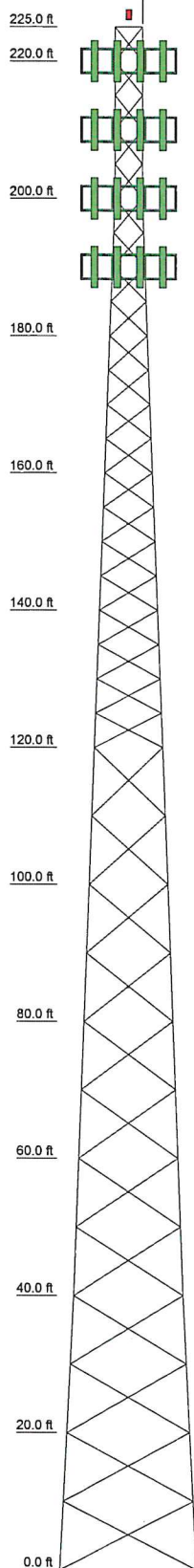
Kirk R. Hall, P.E.
World Tower Company, Inc.



6-26-2025

Fabrication, Installation, and Maintenance of TV, AM, FM, & Wireless Communications Towers

Section	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	
Legs	A	P3.5x.226	P6x.28	P8x.322	P10x.365	P12x.375	A572-50	P12x.375	P12x.5				
Leg Grade	B												
Diagonals													
Diagonal Grade													
Top Girts	C												
Face Width (ft)	4												
# Panels @ (ft)	21 @ 5												
Weight (K)	0.2	1.1	1.8	2.8	3.5	3.6	4.0	4.1	5.4	5.5	5.6	6.0	43.3



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
Beacon Lighting	225	3VFA12-HDT	210
Lightning Rod 5/8x5'	225	Carrier 3 - 20,000 sq in	200
Carrier 1 - 30,000 sq in	220	3VFA12-HDT	200
3VFA12-HDT	220	Carrier 4 - 15,000 sq in	190
Carrier 2 - 25,000 sq in	210	3VFA12-HDT	190

SYMBOL LIST

MARK	SIZE	MARK	SIZE
A	P3x.216	C	L1 3/4x1 3/4x1/8
B	L1 3/4x1 3/4x3/16		

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-50	50 ksi	65 ksi	A529-50	50 ksi	65 ksi

TOWER DESIGN NOTES

1. Tower is located in Marion County, Florida.
2. Tower designed for Exposure C to the TIA-222-H Standard.
3. Tower designed for a 131.00 mph basic wind in accordance with the TIA-222-H Standard.
4. Tower is also designed for a 30.00 mph basic wind with 0.25 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60.00 mph wind.
6. Tower Risk Category II.
7. Topographic Category 1 with Crest Height of 0 ft
8. TOWER RATING: 96.1%

ALL REACTIONS
ARE FACTORED

MAX. CORNER REACTIONS AT BASE:

DOWN: 744 K
SHEAR: 56 K

UPLIFT: -667 K
SHEAR: 51 K

AXIAL
116 K
SHEAR
5 K
MOMENT
730 kip-ft
TORQUE 1 kip-ft
30.00 mph WIND - 0.25 in ICE

AXIAL
100 K
SHEAR
82 K
MOMENT
12315 kip-ft
TORQUE 10 kip-ft
REACTIONS - 131.00 mph WIND

World Tower Company				Job: 225' WSSTP Tower / WTC Q25-521	
1213 Compressor Drive				Project: West Hwy 40	
Mayfield, KY 42066				Client: Blue Sky Tower	Drawn by: kirk
Phone: (270) 247-3642				Code: TIA-222-H	Date: 06/26/25
FAX: www.worldtower.com				Path: D:\2025 PEQ25-521\catalQ25-521.en	Scale: NTS
					Dwg No. E-1

BLUE SKY TOWERS IV, LLC**FL-00412 W HWY 40****Project Narrative**

Blue Sky Towers IV, LLC proposes the construction of a 225' Self Support Telecommunications Tower on property located on the south side of W Highway 40, Ocala, FL (Parcel ID No. 20909-022-01). The parent parcel is owned by the Estate of Dawn E. Meredith, Michael McDowell Bartlett, as Personal Representative. The property is vacant and unimproved. The subject property has a FLU designation of RL and is Zoned A-1. Telecommunications Towers are allowed as a Special Use under the current zoning.

The Site plan submitted with the application demonstrates that the Proposed Telecommunications Tower meets all performance criteria for telecommunications towers set forth in Article 4, Section 4.3.25 of the Marion County Land Development Regulations.



Marion County Planning & Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470

October 7th, 2025

To Whom It May Concern,

Blue Sky Towers IV, LLC currently does not own any communication towers located within Marion County, Florida, nor within a ¼ mile radius of its borders.

If you require additional information, please feel free to contact me at (813) 316-8900.

Thank You,

Lizaida Ramos

Lizaida Ramos
Executive Vice President
Blue Sky Towers IV, LLC

Park Place West 352 Park Street, Suite 106, North Reading, MA 01864
P: 978-291-6517
www.blueskytower.com



July 23, 2025

Marion County
Zoning & Development
2710 E Silver Springs Blvd,
Ocala, FL 34470
To whom it may concern:

I respectfully submit this letter as an explanation of our need for a new telecommunications site in the county of Marion, Florida. As the system design engineer for AT&T Mobility responsible for this area, I have performed a thorough analysis of the desired coverage need in area and the interaction of existing AT&T sites within the immediate coverage area. The search area was based on the proposed site's location relative to the current surrounding sites and capacity enhancements needed within the county. After running several propagation modeling, the location and design height was selected as optimal to provide maximum outdoor/indoor coverage and handoff capabilities between the surrounding AT&T sites, based on their location and antenna centerlines.

My study may include field visits and computer analysis with sophisticated RF modeling that takes into account the following variables: (A) The physical characteristics of the frequencies allotted by the FCC to AT&T; (B) The allowable power outputs of those frequencies; (C) The AT&T Mobility equipment specifications; (D) The location of existing AT&T Mobility and other facilities; (E) The topography and building density of the area; (F) The optimum coverage using the minimum use of new tower sites. After this review, it was determined that there is an existing structure within the area to meet AT&T Mobility's engineering objectives. These factors were quantified, and values extrapolated using RF modeling software to arrive at a design location and minimum requirement for antenna height. The site candidate, located at **15150 West Highway 40, Ocala, Florida, 34481**, identified as AT&T Mobility's **HWY 40 West** site, and meets the coverage objective. Existing neighboring cell site locations on the network are located approximately 5.1, 3.5, 3.3, and 4.7 miles away. This new network node will shorten the distances, offering much improved levels of service including FirstNet, to target thoroughfare and residential areas.

The frequency plan for this site is also in accordance with FCC requirements and will not interfere with the Public Safety bands assigned by the FCC. AT&T is licensed by the FCC to use the Cellular A band, FirstNet, PCS bands, 700 B, C&D bands, AWS-3 bands, WCS A, B, C, and D bands and C-Band 77D and 77G, in Marion County.

In summary, it is my professional opinion as the radio frequency design engineer, this proposed facility is in the proper location and at the required height, which will provide the coverage to meet our requirement of providing excellent wireless services for your citizens in this area.

Sincerely,

New Cingular Wireless PCS, LLC

By: AT&T Mobility Corporation, its Manager

By: Frank Tagliani

Frank Tagliani
Principal Engineer – AT&T Mobility
407-920-0000



October 16, 2025

Planning & Zoning Office
Marion County
2710 E. Silver Springs Blvd.
Ocala, FL 34470

Re: Blue Sky Towers IV, LLC: Special Use Permit Application

Dear Sir/Madam:

This firm represents Blue Sky Towers IV, LLC. Enclosed please find the following documents in support of our Special Use Permit Application for a_225' Self Support Telecommunications Tower:

1. Completed Application
2. Order Appointing Personal Representative
3. Project Narrative
4. Property Deed
5. FAA Determination
6. AT&T RF Package
7. Site plan (4 copies 8 ½ x 11, 4 copies 11 x 17
8. Fall Zone Radius Determination
9. Survey
10. Property Record Card
11. Blue Sky Tower Inventory Letter
12. Proposed Findings of Fact
13. Legal Descriptions in Word
14. Location Priority Analysis

Mary Doty Solik

121 S. Orange Avenue, Suite 1500 Orlando, FL 32801 Phone 407.367.7868 Mobile 407.925.4738

www.dotysoliklaw.com msolik@dotysoliklaw.com

Licensed in FL and GA



BLUE SKY TOWERS IV, LLC
352 PARK STREET
SUITE 106
NORTH READING, MA 01864

WEST HIGHWAY 40 FL-00412

TBD W. HIGHWAY 40
OCALA, FL 34481

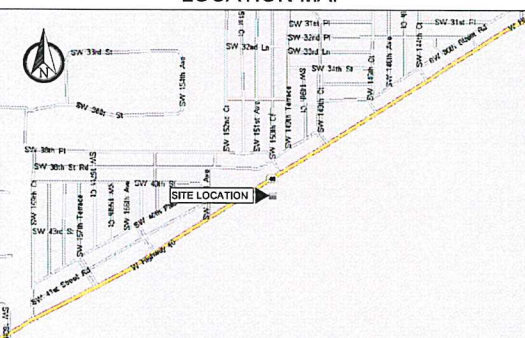
NEW BLUE SKY TOWERS IV WIRELESS TELECOMMUNICATIONS TOWER 225' SELF-SUPPORT TOWER

LOCATION MAP

APPROVALS

DESIGN CRITERIA

INDEX OF DRAWINGS



PROPERTY OWNER	DATE
RF ENGINEER	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
ZONING	DATE
NETWORK	DATE
OPERATIONS	DATE
CONTRACTOR	DATE

- FLORIDA BUILDING CODE 8th EDITION (2023)
ANSI/EIA/TA-222-H (ALLOWED PER EXEMPTION #5 OF 1609.1.1)
ASCE 7-22
Vult = 131 MPH (ULTIMATE 3 SECOND GUST)
Vosd = 102 MPH (NOMINAL 3 SECOND GUST)
RISK CATEGORY= II
EXPOSURE= C
IMPORTANCE FACTOR= 1.0
- NATIONAL ELECTRICAL CODE, 2020 EDITION
- FLORIDA FIRE PREVENTION CODE 8th EDITION (2023)
- CONTRACTOR TO CONFIRM THAT THE SITE IS COMPLIANT WITH RF WARNING SIGNAGE & EMERGENCY SIGNAGE AS REQUIRED BY THE FEDERAL GUIDELINES CONTAINED WITH OET 65 BULLETIN & AS PER CLIENT'S GUIDELINES.

SHT. NO.	DESCRIPTION	REV. NO.
T-1	TITLE SHEET	
GN-1	GENERAL NOTES	
GN-2	ELECTRICAL NOTES	
ARCHITECTURAL / CIVIL PLANS		
C-1	EXISTING SURVEY (1 OF 2)	
C-2	EXISTING SURVEY (2 OF 2)	
C-3	ADJACENT LAND USES	
C-4	OVERALL AERIAL W/ SETBACKS	
C-5	OVERALL SITE IMPROVEMENTS	
C-6	GRADING AND DRAINAGE PLANS	
C-7	COMPOUND PLAN	
C-8	TOWER ELEVATION	
C-9	FENCE DETAILS	
C-10	SITE DETAILS	

PROJECT SUMMARY

CONSTRUCTION NOTES

- BST SITE NAME: WEST HIGHWAY 40
- BST SITE NUMBER: FL-00412
- TYPE OF STRUCTURE: UNMANNED WIRELESS TELECOMMUNICATIONS TOWER 225' SELF-SUPPORT
- TYPE OF DEVELOPMENT: AGRICULTURAL
- TOWER GROUND ELEVATION: 97.0' ± (NAVD'88)
- SITE ADDRESS: TBD W. HIGHWAY 40, Ocala, FL 34481
- LONGITUDE: 29° 08' 52.01" N / 29.147781° N
- LONGITUDE: 82° 22' 08.57" W / -82.369047° W
- PROPERTY OWNER: MEREDITH JAMES REID MEREDITH DAWN E P.O. BOX 1635 DUNNELLON, FL 34430
- COUNTY: MARION
- PARCEL NUMBER: 20909-022-01
- PARCEL PORTION OF: OFFICIAL BOOK - 7190 - PAGE - 282
- JURISDICTION: MARION COUNTY, FLORIDA
- ACTUAL TOWER SETBACKS: NORTH - 227.1' ±
- EDGE OF TOWER CAISSON TO E: SOUTH - 232.6' ±
- EAST - 229.7' ±

- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.
- THIS PROJECT CONSISTS OF THE INSTALLATION OF:
NEW WIRELESS TELECOMMUNICATIONS SUPPORT STRUCTURE
225' SELF-SUPPORT TOWER & 3,600 SF FENCED COMPOUND
WITHIN A 6,400 SF LEASE AREA FOR AN UNMANNED WIRELESS DATA TELECOMMUNICATIONS FACILITIES.

CONTACTS

APPLICANT /
TOWER OWNER /
LEASE HOLDER:
BLUE SKY TOWERS IV, LLC
352 PARK STREET
SUITE 106
NORTH READING, MA 01864

ENGINEER:
GEN3 ENGINEERING, INC.
27139 SEA BREEZE WAY
WESLEY CHAPEL, FL 33544

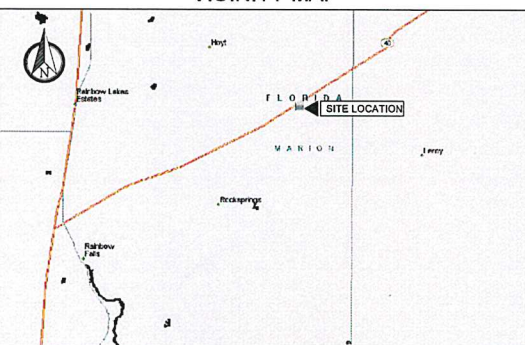
TITLE HOLDER /
PROPERTY OWNER:
MEREDITH JAMES REID
MEREDITH DAWN E
P.O. BOX 1635
DUNNELLON, FL 34430-1635

ELECTRIC COMPANY:
SECO ENERGY
330 SOUTH US HWY 301
SUMTERVILLE, FL 33585
(352) 237-4107

SURVEYOR:
GEOLINE SURVEYING
13430 NW 104TH TERRACE
SUITE A
ALACHUA, FL 32615
(386) 418-0500

FIBER COMPANY:
TBD

VICINITY MAP



DRIVING DIRECTIONS



PROJECT INFORMATION

- THIS IS AN UNMANNED FACILITY AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
- BLUE SKY TOWERS CERTIFIES THAT THIS EQUIPMENT FACILITY WILL BE SERVICED ONLY BY BLUE SKY EMPLOYEES AND SUB-CONTRACTORS AND THE WORK ASSOCIATED WITH ANY EQUIPMENT CANNOT BE PERFORMED BY HANDICAPPED PERSONS. THIS FACILITY WILL BE FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY.
- NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
- NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.
- NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
- HANDICAP REQUIREMENTS; FACILITY WILL BE UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS NOT REQUIRED.

REV	DATE	DESCRIPTION
A	06/25/25	PRELIMINARY 2Dw REV A
B	07/03/25	PRELIMINARY 2Dw REV B
D	07/24/25	FINAL 2Dw ISSUED

PROJECT NO:	102409002
DRAWN BY:	YMK
PROJECT MANAGER:	MM
CHECKED BY:	MM

PREPARED FOR:



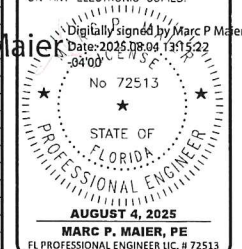
BLUE SKY TOWERS IV, LLC
352 PARK STREET, SUITE 106
NORTH READING, MA 01864

PREPARED BY:



27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
(813) 917-2671
COA # 35409

THIS ITEM HAS BEEN DIGITALLY
SIGNED & SEALED BY MARC P.
MAIER, P.E. ON THE DATE
ADJACENT TO THE SEAL.
THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.



FL-00412
WEST HIGHWAY 40

TBD W. HIGHWAY 40
OCALA, FL 34481

SHEET NAME

TITLE SHEET

SHEET NUMBER:

T-1

General Conditions:

- 1. These Specifications and Construction Drawings are intended to be fully explanatory and complementary. However, should anything be shown, indicated or specified on one and not the other, it shall be the same as if shown, indicated or specified on both.
- 2. The intention of the documents is to include all labor and materials reasonably necessary for the proper execution and completion of the work as indicated in the documents.
- 3. Minor deviations from the design layout are anticipated and shall be considered as part of the work; however, no changes that alter the character intent of the design shall be made or permitted by the Subcontractors, without express written Consent from the Construction Manager.
- 4. The Contractor is solely responsible for all site safety including but not limited to protection of all site personnel and the general public during the entire site construction period. The Contractor shall take all reasonable precautions to place and maintain barricades, lamps, signs, and the like in accordance with OSHA Safety Act and ANSI occupational guidelines.

Conflicts:

- 1. The Contractor and each Subcontractor shall be responsible for verification of all measurements at the site before ordering any materials or performing any work. No Change Order, extra charge or compensation shall be allowed due to difference between actual dimensions and dimensions indicated on the neither Construction Drawings nor Specifications. Any such discrepancy in dimension which may inadvertently occur shall be submitted to the Construction Manager for consideration before the Contractor proceeds with the work in the affected area.
- 2. The Contractor shall contact a subsurface utility locator for location of existing utilities prior to commencement of any construction activities. For assistance in locating existing utilities call "SUNSHINE STATE ONE CALL" at 1-800-638-4097.
- 3. Damage by the Contractor to utilities or property of others, including existing pavement and other surfaces disturbed by the Contractor during construction shall be repaired to pre-construction conditions by the Contractor. For grassed areas seed and mulch shall be acceptable.

Inspections:

- 1. The Contractor shall be solely responsible for ensuring that all relevant authority inspections are carried out in a timely manner.

As-Built Drawings:

- 1. The Contractor shall prepare a red-lined set of As-Built Drawings.

Environmental Protection

- 1. Noise Level: The Contractor shall ensure that state and local regulations are complied with in regard to noise levels produced by his or his sub-Contractor's equipment or methods of construction.
- 2. Dust Control: The Contractor shall take all necessary steps to limit the creation of any dust nuisance that might arise during construction to the satisfaction of the local authorities.
- 3. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

Clean Up:

- 1. The Subcontractors shall at all times keep the site free from accumulation of waste materials or rubbish caused by their employees at work, and at the completion of the work, they shall remove all rubbish from and about the building, including all tools, scaffolding and surplus materials, and shall leave the work clean and ready for use.

Code Compliance:

- 1. All materials, design, and workmanship shall be in accordance with all applicable codes (some of which are listed below), ordinances, and authorities having jurisdiction over the work. Where no codes exist, the work shall conform to the Florida Building Code 7th Edition (2020), and/or the specifications herein, whichever is more stringent.

City/County Building Codes
Florida Building Code 8th Edition (2023)
EIA/TIA-222 Rev. H
Florida Fire Prevention Code 8th Edition (2023)
Life Safety Code 101
National Electric Code 2020
American Institute of Steel Construction Specifications
American Welding Society
American Concrete Institute
Federal Aviation Authority Regulations
Federal Communications Commission Regulations
American National Standards Institute
American Society for Testing and Materials
National Underwriter's Laboratories

- 2. It is the Subcontractor's responsibility to verify compliance with the governing codes and to notify the Construction Manager of any discrepancies prior to performing work. Reference to any standard or code of practice in this specification shall be deemed to mean the edition current at the time of award of the contract.

Site Work:

- 1. The Contractor is required to maintain all ditches, pipes, and other drainage structures free from obstruction until work is accepted. The Contractor is responsible for any damages caused by failure to maintain drainage structure in operable condition.

Structural:

- 1. All cast in place concrete shall be mixed and placed in accordance with the requirements of ACI 318 and ACI 301, and shall have a 28 day minimum compressive strength of 4000 PSI. Concrete shall be placed against undisturbed soil unless otherwise noted. Minimum concrete cover shall be 3 inches.
- 2. Each new communication tower must be designed and constructed so that in the event a tower falls it will collapse only within the property lines of the lot on which the tower is located. All applications for development approval shall provide verification of compliance with this design requirement from an engineer registered by the State of Florida. In addition, the construction of new communication towers shall comply with all county construction codes.
- 3. All reinforcing steel shall conform to ASTM 615 grade 60, deformed billet steel bars. Welded wire fabric reinforcing shall conform to ASTM A185.

Florida Building Code 8th Edition (2023)
FBC Specifications: Risk Category II
TIA Specifications: Structure Class = 2; Exposure = C; Topographic Category 1
Wind Loads (ASCE 7-22)
131 mph ultimate design wind speed per FBC 8th Edition (2023)
102 mph nominal design wind speed per FBC 8th Edition (2023)

REV	DATE	DESCRIPTION
A	06/25/25	PRELIMINARY ZD# REV A
B	07/03/25	PRELIMINARY ZD# REV B
D	07/24/25	FINAL ZD# ISSUED
PROJECT NO:	102409002	
DRAWN BY:	YMK	
PROJECT MANAGER:	MM	
CHECKED BY:	MM	

PREPARED FOR:



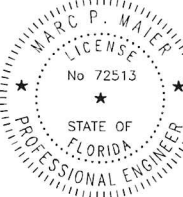
BLUE SKY TOWERS IV, LLC
352 PARK STREET, SUITE 106
NORTH READING, MA 01864

PREPARED BY:



27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
(813) 917-2871
COA # 35409

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY MARC P. MAIER, P.E. ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



★
No 72513
★
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AUGUST 4, 2025
MARC P. MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

FL-00412
WEST HIGHWAY 40

TBD W. HIGHWAY 40
OCALA, FL 34481

SHEET NAME
GENERAL NOTES

SHEET NUMBER:
GN-1

C:\Users\mpm17\Desktop\GEN3 Eng\000 Docx\Blue Sky\West Highway 40 FL-00412\FL-00412_West Hwy 40_ZD05.dwg August 4, 2025 1:14:01 PM mpm17

ELECTRICAL SPECIFICATIONS

GENERAL

- A. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR AND INCIDENTAL TO THE COMPLETE INSTALLATION AND OPERATION OF ALL ELECTRICAL WORK. ALL WORK SHALL BE DONE BY QUALIFIED PERSONNEL.
- B. CONFORM TO THE 2023 FLORIDA BUILDING CODE & 2020 NATIONAL ELECTRIC CODE. THE CURRENT NATIONAL ELECTRICAL SAFETY CODE ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION. THE INSTALLATION SHALL COMPLY WITH THESE & ALL APPLICABLE RULES & REGULATIONS OF LOCAL AND STATE AUTHORITIES HAVING JURISDICTION.
- C. COORDINATE THE WORK OF ALL TRADES.
- D. ARRANGE CONDUIT, WIRING, EQUIPMENT, AND OTHER WORK GENERALLY AS SHOWN, PROVIDING PROPER CLEARANCES AND ACCESS. CAREFULLY EXAMINE ALL CONTRACT DRAWINGS AND FIT THE WORK IN EACH LOCATION WITHOUT SUBSTANTIAL ALTERATION. WHERE DEPARTURES ARE PROPOSED BECAUSE OF FIELD CONDITIONS OR OTHER CAUSES, PREPARE AND SUBMIT DETAILED DRAWINGS FOR ACCEPTANCE. THE RIGHT IS RESERVED TO MAKE REASONABLE CHANGES IN LOCATION OF EQUIPMENT, CONDUIT, AND WIRING UP TO THE TIME OF ROUGH-IN OR FABRICATION.
- E. THE CONTRACT DRAWINGS ARE GENERALLY DIAGRAMMATIC AND ALL OFFSETS, BENDS, FITTINGS AND ACCESSORIES ARE NOT NECESSARILY SHOWN. PROVIDE ALL SUCH ITEMS AS MAY BE REQUIRED TO FIT THE WORK TO THE CONDITIONS.
- F. THERE SHALL BE NO INTERRUPTION OF POWER TO EXISTING ELECTRICAL SYSTEMS WITHOUT PRIOR CONSENT OF THE BUILDING OWNER. SUCH INTERRUPTIONS SHALL BE KEPT TO A MINIMUM AND SHALL BE SCHEDULED WITH THE OWNER AT LEAST THREE BUSINESS DAYS IN ADVANCE OF THE OUTAGE, ANY COST FOR WORK THAT MUST BE DONE ON AN OVERTIME BASIS SHALL BE INCLUDED IN THE BID.
- G. VISIT THE SITE AND INSPECT THE EXISTING CONDITIONS BEFORE BID IN ORDER TO ENSURE PROPER EVALUATION OF WORKING CONDITIONS AND LOCATION OF EXISTING CONDITIONS.
- H. WHERE OUTLETS ARE REMOVED OR CIRCUITS INTERRUPTED OR BROKEN, PROVIDE THE REQUIRED RELOCATION, RECONNECTION OR REARRANGEMENT TO RESTORE SERVICE TO ALL ITEMS, OUTLETS, ETC. NOT MADE OBSOLETE BY THIS WORK.
- I. MOUNTING AND SUPPORTING OF ALL EQUIPMENT PROVIDED UNDER THIS SECTION SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER IN THE FIELD.

PERMITS AND FEES

- A. OBTAIN, PAY FOR, AND DELIVER ALL PERMITS, CERTIFICATES OF INSPECTION, ETC. REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. DELIVER CERTIFICATES TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.

MATERIAL AND EQUIPMENT

- A. MATERIAL AND EQUIPMENT INSTALLED AS A PART OF THE PERMANENT INSTALLATION SHALL BE UNLESS OTHERWISE IDENTIFIED OR SPECIFIED, AND SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LAB, FOR INSTALLATION IN EACH PARTICULAR CASE, WHERE STANDARDS HAVE BEEN ESTABLISHED.

CUTTING AND PATCHING

- A. PROVIDE ALL CUTTING AND PATCHING NECESSARY FOR THE INSTALLATION OF THE ELECTRICAL WORK. ANY DAMAGE DONE TO THE WORK ALREADY IN PLACE BY REASON OF THIS WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE BY A QUALIFIED MECHANIC EXPERIENCED IN SUCH WORK. PATCHING SHALL BE UNIFORM IN APPEARANCE AND SHALL MATCH THE SURROUNDING SURFACE. DO NOT CUT STRUCTURAL MEMBERS WITHOUT APPROVAL BY THE CONSTRUCTION MANAGER. WHERE PENETRATIONS ARE NECESSARY THROUGH THE ROOF, PROVIDE ALL NECESSARY CURBS, SLEEVES, SHIELDS, FLASHING, FITTINGS, AND CAULKING TO MAKE THE PENETRATIONS ABSOLUTELY WATERTIGHT.

ELECTRICAL WORK UNDER OTHER DIVISIONS

- A. IN GENERAL POWER WIRING FOR SYSTEMS ARE INCLUDED UNDER THIS SPECIFICATION. CAREFULLY REVIEW THE CONTRACT DOCUMENTS AND COORDINATE THE ELECTRICAL WORK TO BE PERFORMED UNDER THE OTHER DIVISIONS.

GUARANTEE

- A. GUARANTEE THE ELECTRICAL SYSTEM INSTALLED BY THE CONTRACTOR FREE FROM ALL MECHANICAL AND ELECTRICAL DEFECTS FOR THE PERIOD OF ONE YEAR BEGINNING FROM THE DAY OF FINAL ACCEPTANCE OF THE WORK OR BENEFICIAL OCCUPANCY BY THE OWNER, WHICHEVER OCCURS FIRST.
- B. UPON RECEIPT OF NOTICE FROM THE OWNER OF FAILURE OF ANY PART OF THE ELECTRICAL INSTALLATION DURING THE GUARANTEE PERIOD, NEW REPLACEMENT PARTS SHALL BE FURNISHED AND INSTALLED PROMPTLY AT NO COST TO THE OWNER.

CONDUIT AND FITTINGS

- A. MINIMUM CONDUIT SIZE SHALL BE 4". (UNLESS OTHERWISE INDICATED)
- B. SUPPORT ALL CONDUIT NOT EMBEDDED IN CONCRETE OR MASONRY SO THAT STRAIN IS NOT TRANSMITTED TO OUTLET BOXES AND PULL BOXES, ETC. SUPPORTS TO BE SUFFICIENTLY RIGID TO PREVENT DISTORTION OF CONDUITS DURING WIRE PULLING.
- C. ALUMINUM CONDUIT IS PROHIBITED.
- D. ALL CONDUITS SHALL BE GALVANIZED ELECTRICAL METALLIC TUBING (EMT), PVC, OR RIGID GALVANIZED STEEL (EXTERIOR EXPOSED)
- E. EMT CONDUIT FITTINGS SHALL BE FERROUS COMPRESSION TYPE.
- F. IN DAMP OR WET LOCATIONS USE FLEXIBLE, LIQUID-TIGHT METAL CONDUIT WITH APPROVED FITTINGS.

COORDINATION

- A. COORDINATE THE WORK OF POWER, GROUNDING AND TELCO AT EQUIPMENT WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN. FINAL TERMINATIONS TO BE AT THE DIRECTION OF THE EQUIPMENT SUPPLIER.
- B. PRIOR TO BEGINNING WORK CONTRACTOR SHALL COORDINATE ALL POWER & TELCO WITH THE LOCAL UTILITY COMPANY AS IT MAY APPLY TO THIS SITE. ALL WORK TO COMPLY WITH THE RULES AND REGULATIONS OF THE UTILITIES INVOLVED.

WIRES AND CABLES (600 VOLTS)

- A. BUILDING WIRE, UNLESS OTHERWISE INDICATED SHALL BE 600 VOLTS, TYPE THWN INSULATION (75°C). CONDUCTORS SHALL BE SIZED AND RUN AS INDICATED CONDUCTORS SHALL BE SOFT DRAWN COPPER OF NOT LESS THAN 98% CONDUCTIVITY.

CONDUCTOR INSULATION

- A. ALL CONDUCTORS SHALL BE COLOR CODED AS REQUIRED BY NEC AND FURTHER IDENTIFIED AND CODED AS SPECIFIED HEREINAFTER. COLOR CODING SHALL BE BY MEANS OF COLORED INSULATING MATERIAL, COLORED BRAID OR JACKET OVER THE INSULATION OR BY MEANS OF SUITABLE COLORED, PERMANENT, NON-AGING, INSULATING TAPE APPLIED TO CONDUCTORS AT EACH CABINET OR JUNCTION POINT. THE COLOR CODING SHALL BE ACCOMPLISHED AS THE CONDUCTORS ARE INSTALLED. THE FOLLOWING SYSTEMS OF COLOR CODING SHALL BE STRICTLY ADHERED TO:

- A) GROUND LEADS: GREEN
B) GROUNDED NEUTRAL LEADS: WHITE
C) 120/208 VOLT (120/240 VOLT) UNGROUNDED PHASE WIRES: BLACK, RED, BLUE

THE COLOR CODE ASSIGNED TO EACH PHASE WIRE SHALL BE CONSISTENTLY FOLLOWED THROUGHOUT.

CONDUIT SUPPORTS

- A. SUPPORT SURFACE RUNS OF CONDUIT USING ONE OR TWO HOLE PIPE STRAPS. STRAP SPACING 6 FOOT ON CENTERS, MAXIMUM, UNLESS NOTED OTHERWISE.
- B. FASTEN STRAPS TO CONCRETE USING INSERTS OR EXPANSION BOLTS AND TO HOLLOW MASONRY USING TOGGLE BOLTS. WOODEN PLUGS ARE UNACCEPTABLE.

OUTLET, JUNCTION AND PULL BOXES

- A. ALL BOXES, WHETHER OUTLET, JUNCTION, PULL, OR EQUIPMENT SHALL BE FURNISHED WITH APPROPRIATE COVERS.
- B. NO SECTIONALIZED BOXES SHALL BE USED.
- C. OUTLET, JUNCTION AND PULL BOXES SHALL BE SHEET STEEL WHERE REQUIRED TO FACILITATE PULLING OF WIRES OR CABLES. SUCH BOXES SHALL BE RIGIDLY MOUNTED AND INSTALLED IN ACCESSIBLE LOCATIONS.

SAFETY DISCONNECT SWITCH

- A. PROVIDE SAFETY DISCONNECT SWITCHES AS SHOWN ON THE DRAWINGS AND WHERE REQUIRED BY THE NATIONAL ELECTRICAL CODE. SWITCHES SHALL BE HORSEPOWER-RATED WHERE APPLICABLE, AND SHALL BE THE SIZES REQUIRED. SERVICE ENTRANCE SWITCH SHALL BE SO RATED.
- B. SWITCHES SHALL BE HEAVY DUTY TYPE FUSED OR UNFUSED, AS INDICATED; SIDE HANDLE OPERATED, NEMA 1 FOR GENERAL INTERIOR WORK AND NEMA 3R STEEL FOR EXTERIOR, DAMP, OR WET LOCATIONS. SWITCHES SHALL BE EQUIPPED WITH A COVER INTERLOCK TO PREVENT OPERATION WITH COVER OPEN.
- C. SWITCHES SHALL BE VISIBLE BLADE, EXTERNALLY OPERATED, WITH ALL CURRENT CARRYING PARTS SILVER OR TIN-PLATED. ALL SWITCHES SHALL HAVE PROVISIONS FOR NOT LESS THAN TWO EXTERNAL PADLOCK.

GROUNDING

- A. PROVIDE GROUND FOR ALL RACEWAYS, DEVICES, AND UTILIZATION EQUIPMENT PERMANENTLY AND EFFECTIVELY IN ACCORDANCE WITH REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND AS HEREINAFTER SPECIFIED. ALL GROUNDED NEUTRAL CONDUCTORS SHALL BE CONTINUOUSLY IDENTIFIED. ALL GROUNDING AND BONDING CONNECTIONS SHALL BE SOLDERLESS.
- B. PROVIDE INSULATED GROUNDING CONDUCTORS FOR FEEDER AND BRANCH CIRCUIT WIRING AS CALLED FOR ON THE PLANS. PROVIDE GROUNDING BLOCKS, TERMINALS, ETC., FOR CONNECTION OF GROUND WIRE IN ALL DISTRIBUTION EQUIPMENT, OUTLETS, JUNCTION BOXES, AND UTILIZATION EQUIPMENT. TERMINATE WITH LUGS OR COMPRESSION TERMINALS. CONDUCTORS LOOPED UNDER BOLTS OR SCREWS WILL NOT BE ACCEPTABLE.
- C. GROUND RODS, WHEN NEEDED SHALL BE STEEL, COPPER CLAD 5/8" DIAMETER BY EIGHT FEET LONG. GROUND ROD SHIELDS TO BE PROVIDED FOR DRIVING RODS. SERVICE GROUND RODS SHALL BE 3/4" X 10' AND COPPER CLAD STEEL.
- D. THE MAXIMUM RESISTANCE OF THE COMPLETED GROUNDING SYSTEM SHALL NOT EXCEED 5 OHMS ON ANY PART OF THE SYSTEM. IF DUE TO SOIL CONDITIONS OR OTHER PARAMETERS THIS MAXIMUM VALUE IS EXCEEDED, CONTACT THE ENGINEER FOR ADDITIONAL INSTRUCTIONS.
- E. GROUND BAR PLATES ARE TO BE MANUFACTURED EXACTLY AS DETAILED AND DIMENSIONED.
- F. ALL MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
- G. ALL BARE COPPER SURFACES SHALL BE COATED PRIOR TO LUGGING. JOINT COMPOUND SHALL BE KOPR-SHIELD BY THOMAS & BETTS.

- H. CONNECTION OF CONDUCTORS BELOW GRADE TO GROUND RODS, GROUND RINGS, GROUND WELL, ETC., SHALL BE EXOTHERMIC TYPE WELDING CONNECTIONS "CADWELD".

- I. CONNECTION OF CONDUCTORS ABOVE GRADE TO METALLIC OBJECTS OR IN HANDHOLES SHALL BE WITH PRESSURE TYPE CRIMP CONNECTORS, BOLTED CLAMPS, OR SPLIT BOLT CONNECTIONS WITH SOLID BRONZE HARDWARE. CADMIUM PLATED STEEL HARDWARE IS NOT ACCEPTABLE. CONNECTIONS TO INTERIOR HALO GROUND RING SHALL BE WITH C CLAMPS. SOLID, TO SOLID AND STRANDED CONDUCTORS REQUIRES TWO (2) CLAMPS. ALL C CLAMPS REQUIRE INSTALLATION WITH THE CORRECT HYDRAULIC CLAMP TOOL.

SUPPORTS, HANGERS AND FOUNDATIONS

- A. PROVIDE ALL SUPPORTS, HANGERS, BRACES, ATTACHMENTS, AND FOUNDATIONS REQUIRED FOR THE WORK. SUPPORT AND SET THE WORK IN A THOROUGHLY SUBSTANTIAL AND WORKMANLIKE MANNER WITHOUT PLACING STRAINS ON THE MATERIALS, EQUIPMENT, OR THE BUILDING STRUCTURE.

- B. SUPPORTS, HANGERS, BRACES AND ATTACHMENTS SHALL BE STANDARD MANUFACTURED ITEMS OR FABRICATED STRUCTURAL STEEL SHAPES.

AS-BUILT DATA

- A. CONTRACTOR SHALL PREPARE AND SUBMIT TO THE CONSTRUCTION MANAGER "AS-BUILT" DRAWINGS FOR CHANGES OR DEVIATIONS FROM CONTRACT DRAWINGS TO THE FOLLOWING:

1. SOURCE, ORIGIN, AND/OR ROUTING OF MAIN FEEDERS
2. LOCATION OF MAJOR PIECES OF DISTRIBUTION EQUIPMENT OVERCURRENT DEVICES.

IDENTIFICATION OF EQUIPMENT

- A. MARK AND PERMANENTLY IDENTIFY ALL ELECTRICAL EQUIPMENT. IDENTIFICATION SHALL BE LAMINATED PLASTIC PLATES, BLACK WITH WHITE ENGRAVED LETTERS. USE 3" HIGH LETTERING. ATTACH PLATES WITH CHROME PLATED OR 316 STAINLESS STEEL SCREWS TO THE DEVICE. USE NOMENCLATURE ON DRAWINGS.
- B. ALL EQUIPMENT SHALL BE MARKED WITH WARNING LABELS AND SIGNAGE AS REQUIRED BY THE NATIONAL ELECTRIC CODE AND OTHER APPLICABLE STANDARDS.

REV	DATE	DESCRIPTION
A	06/25/25	PRELIMINARY ZD# REV A
B	07/03/25	PRELIMINARY ZD# REV B
D	07/24/25	FINAL ZD# ISSUED
PROJECT NO:	102409002	
DRAWN BY:	YMK	
PROJECT MANAGER:	MM	
CHECKED BY:	MM	

PREPARED FOR:



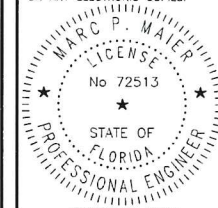
BLUE SKY TOWERS IV, LLC
352 PARK STREET, SUITE 108
NORTH READING, MA 01864

PREPARED BY:



27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
(813) 917-2871
COA # 35409

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MAIER, P.E. ON THE DATE
ADJACENT TO THE SEAL.
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AUGUST 4, 2025

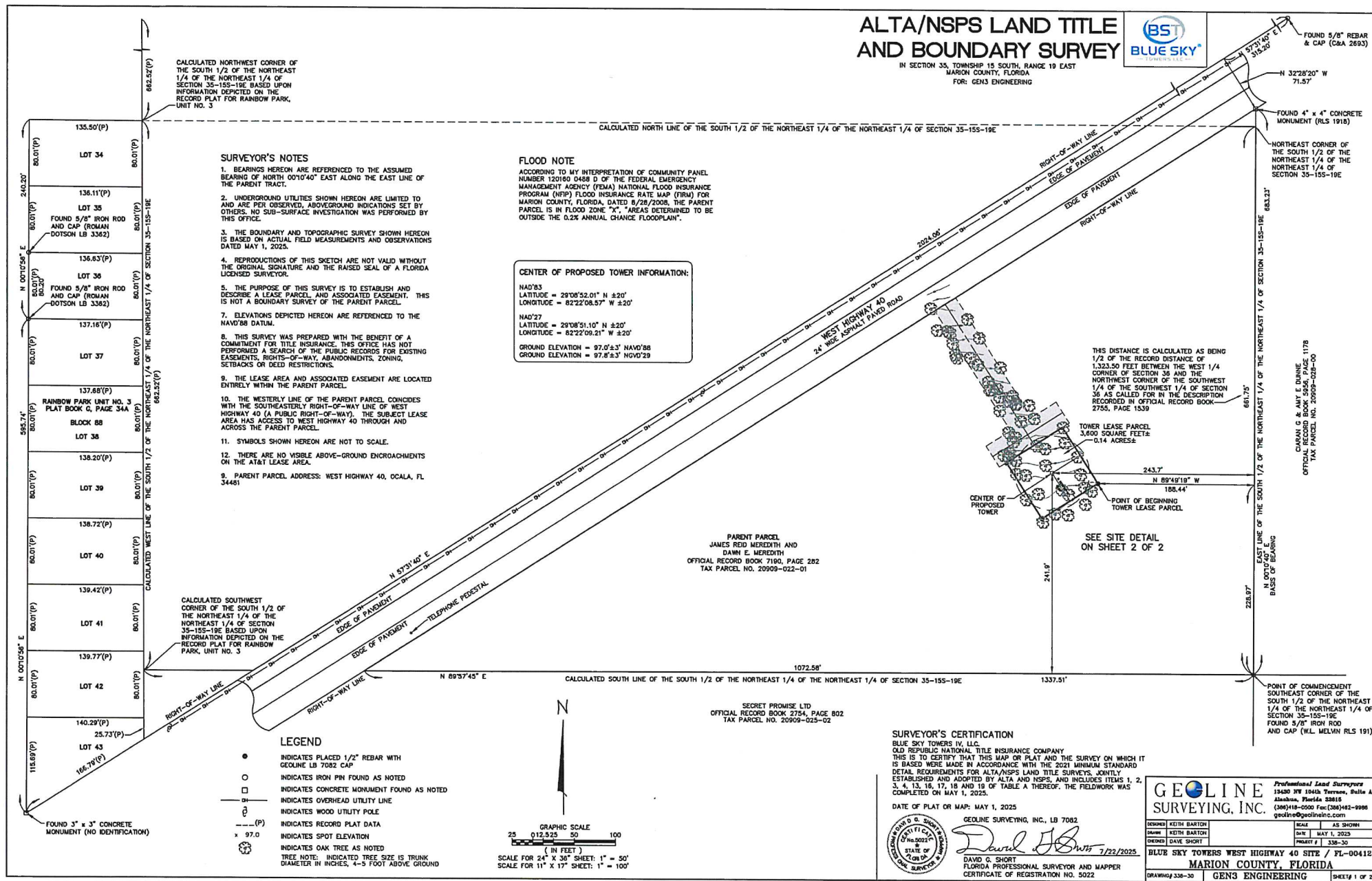
MARC P. MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

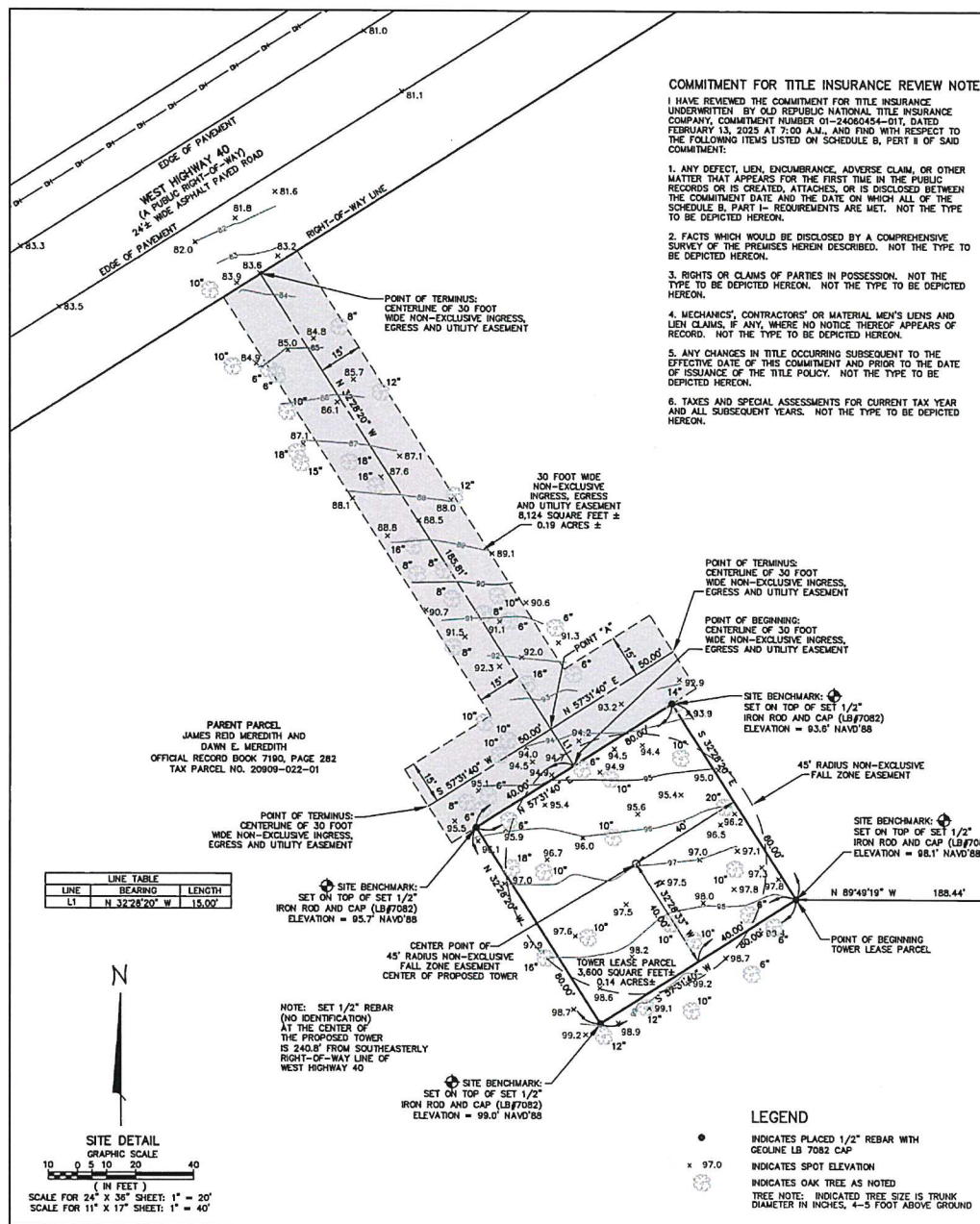
FL-00412
WEST HIGHWAY 40

TBD W. HIGHWAY 40
OCALA, FL 34481

SHEET NAME
ELECTRICAL
NOTES

SHEET NUMBER:
GN-2





ALTA/NSPS LAND TITLE AND BOUNDARY SURVEY

IN SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST
MARION COUNTY, FLORIDA
FOR: GEN3 ENGINEERING



PROPERTY DESCRIPTIONS

PARENT PARCEL
(OFFICIAL RECORD BOOK 7190, PAGE 282)

SEC 35 TWP 15 S RGE 19 E 1/2 OF NE 1/4 OF NE 1/4 LYING SE OF SR 40

TOWER LEASE PARCEL
(PREPARED BY THIS OFFICE)

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00°10'40\" EAST ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 FOR 228.97 FEET; THENCE NORTH 89°49'19\" WEST FOR 188.44 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 57°31'40\" WEST FOR 80.00 FEET; THENCE NORTH 32°28'20\" WEST FOR 80.00 FEET; THENCE SOUTH 57°31'40\" EAST FOR 80.00 FEET; THENCE SOUTH 32°28'20\" EAST FOR 80.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 3,600 SQUARE FEET (0.14 ACRES), MORE OR LESS.

30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY THIS OFFICE)

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, LYING WITHIN 15 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00°10'40\" EAST ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 FOR 228.97 FEET; THENCE NORTH 89°49'19\" WEST FOR 188.44 FEET TO THE EASTERLY CORNER OF AN 80 FOOT BY 80 FOOT TOWER PARCEL; THENCE SOUTH 57°31'40\" WEST ALONG THE SOUTHEASTERLY LINE OF SAID TOWER PARCEL, FOR 80.00 FEET TO THE SOUTHERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 32°28'20\" WEST ALONG THE SOUTHWESTERLY LINE OF SAID TOWER PARCEL, FOR 80.00 FEET TO THE WESTERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 57°31'40\" EAST ALONG THE NORTHEASTERLY LINE OF SAID TOWER PARCEL, FOR 40.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 32°28'20\" WEST FOR 188.44 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF WEST HIGHWAY 40 (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED 30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE RETURNING TO POINT \"A\", THENCE NORTH 57°31'40\" WEST FOR 50.00 FEET TO THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURNING TO POINT \"A\", THENCE NORTH 57°31'40\" EAST FOR 50.00 FEET TO THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 8,124 SQUARE FEET (0.19 ACRES), MORE OR LESS.

45 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT
(PREPARED BY THIS OFFICE)

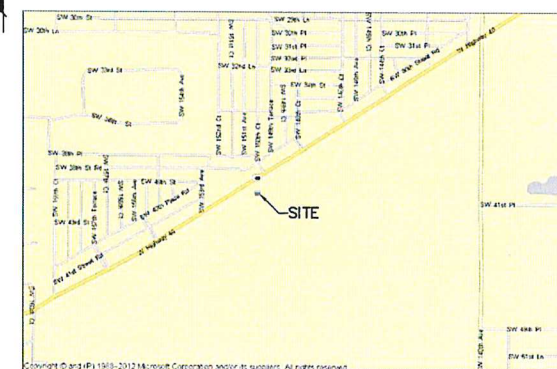
THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING A CIRCULAR PARCEL HAVING A RADIUS OF FORTY-FIVE (45) FEET, THE CENTER POINT OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00°10'40\" EAST ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 FOR 228.97 FEET; THENCE NORTH 89°49'19\" WEST FOR 188.44 FEET TO THE EASTERLY CORNER OF AN 80 FOOT BY 80 FOOT TOWER PARCEL; THENCE SOUTH 57°31'40\" WEST ALONG THE SOUTHEASTERLY LINE OF SAID TOWER PARCEL, FOR 40.00 FEET; THENCE NORTH 32°28'20\" WEST FOR 40.00 FEET TO THE CENTER POINT OF THE HEREIN DESCRIBED FORTY-FIVE (45) FOOT RADIUS CIRCULAR PARCEL.

CONTAINING 6,362 SQUARE FEET (0.15 ACRES), MORE OR LESS.

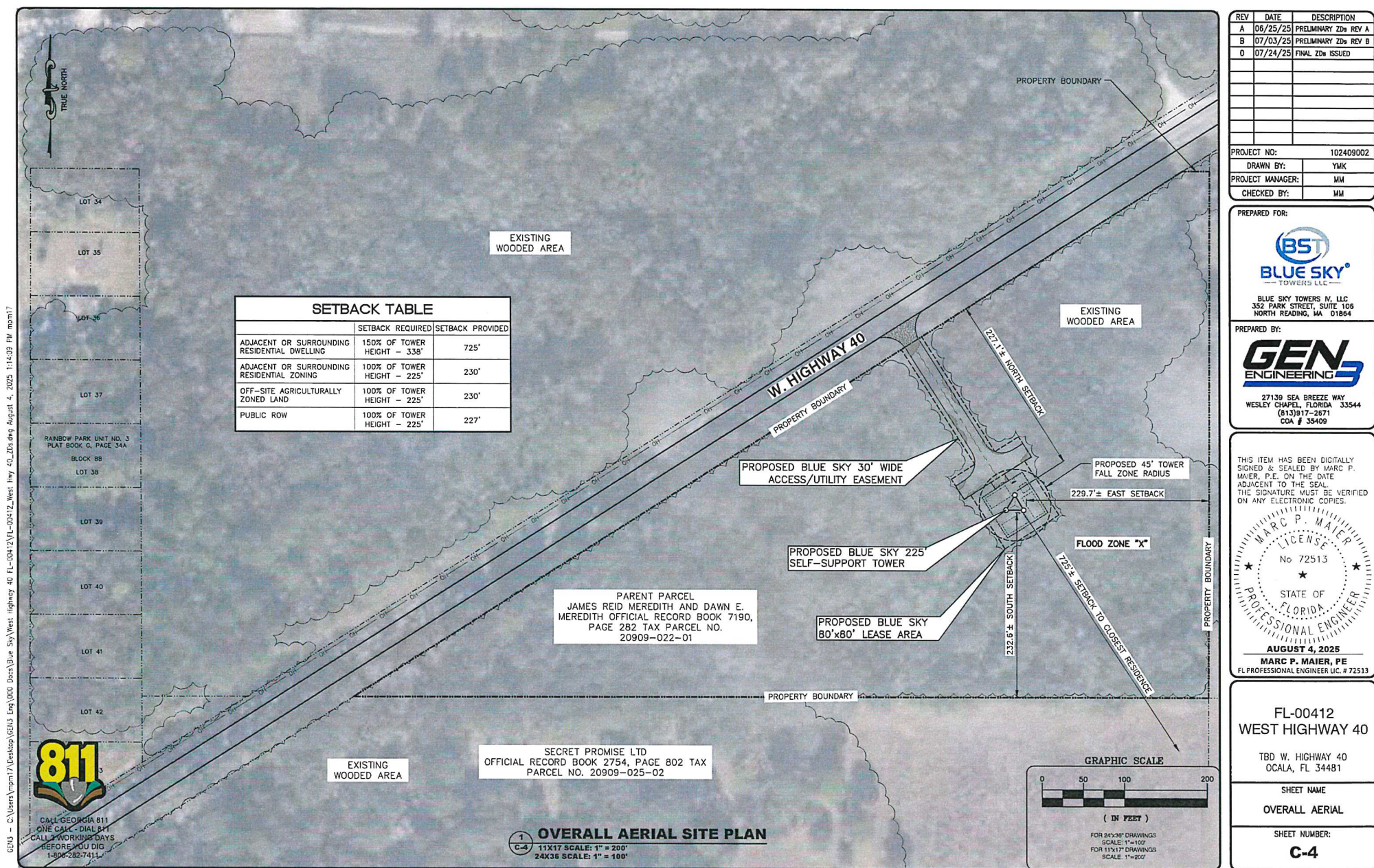


VICINITY MAP
NOT TO SCALE

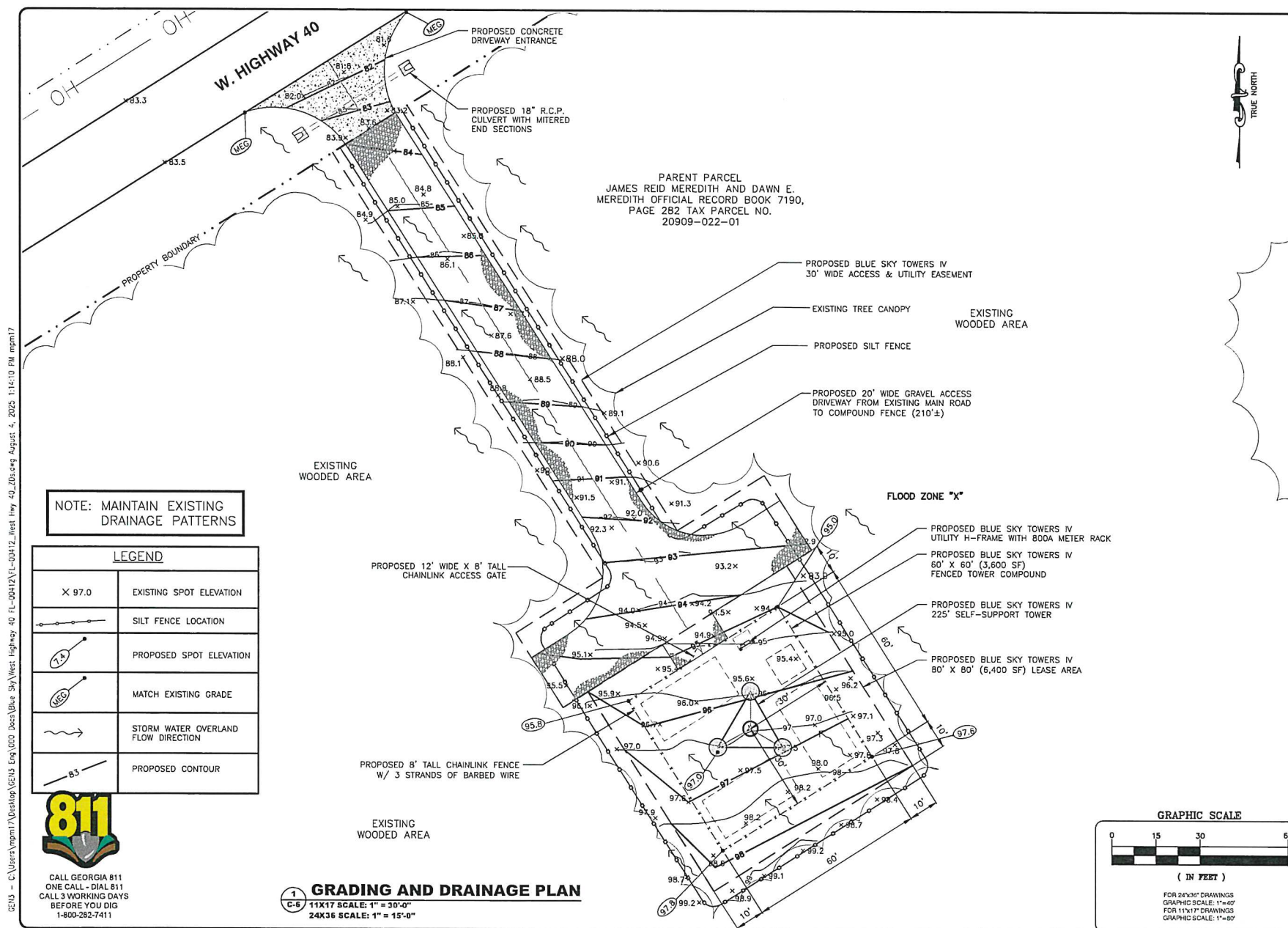


VICINITY MAP
NOT TO SCALE

GEOLINE SURVEYING, INC.		Professional Land Surveyors 15430 NW 104th Terrace, Suite A Alachua, Florida 32615 (352)418-0500 Fax: (352)412-9988 geoline@geolineinc.com	
DESIGNED	DATE	SCALE	PROJECT #
DRAWN	DATE	SCALE	PROJECT #
BLUE SKY TOWERS WEST HIGHWAY 40 SITE / FL-00412		MARION COUNTY, FLORIDA	
DRAWING#	GEN3 ENGINEERING	SHEET # 2 OF 2	







REV	DATE	DESCRIPTION
A	06/25/25	PRELIMINARY ZD# REV A
B	07/03/25	PRELIMINARY ZD# REV B
D	07/24/25	FINAL ZD# ISSUED

PROJECT NO:	102409002
DRAWN BY:	YMK
PROJECT MANAGER:	MM
CHECKED BY:	MM

PREPARED FOR:



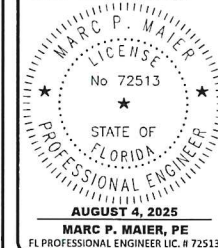
BLUE SKY TOWERS IV, LLC
352 PARK STREET, SUITE 106
NORTH READING, MA 01864

PREPARED BY:



27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
(813) 917-2871
COA # 35409

THIS ITEM HAS BEEN DIGITALLY
SIGNED & SEALED BY MARC P.
MAIER, P.E. ON THE DATE
ADJACENT TO THE SEAL.
THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.



FL-00412
WEST HIGHWAY 40

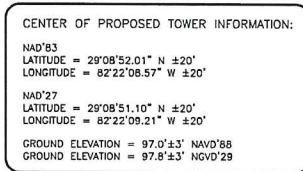
TBD W. HIGHWAY 40
OCALA, FL 34481

SHEET NAME
GRADING AND
DRAINAGE PLAN

SHEET NUMBER:

C-6





PREPARED FOR:


BLUE SKY®
— TOWERS LLC —

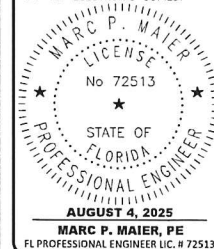
BLUE SKY TOWERS N, LLC
352 PARK STREET, SUITE 106
NORTH READING, MA 01864

PREPARED BY:


GEN
ENGINEERING

27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
(813)917-2671
COA # 35409

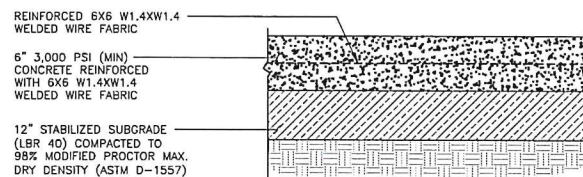
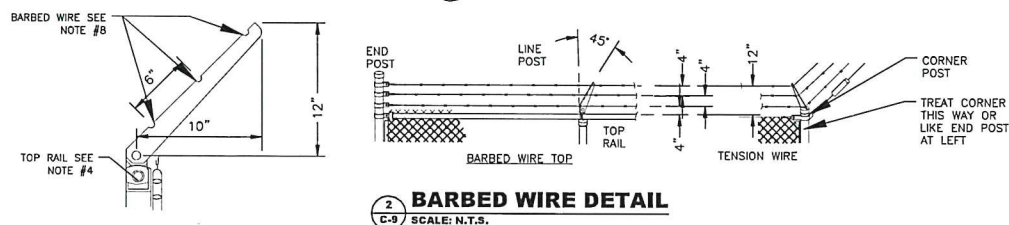
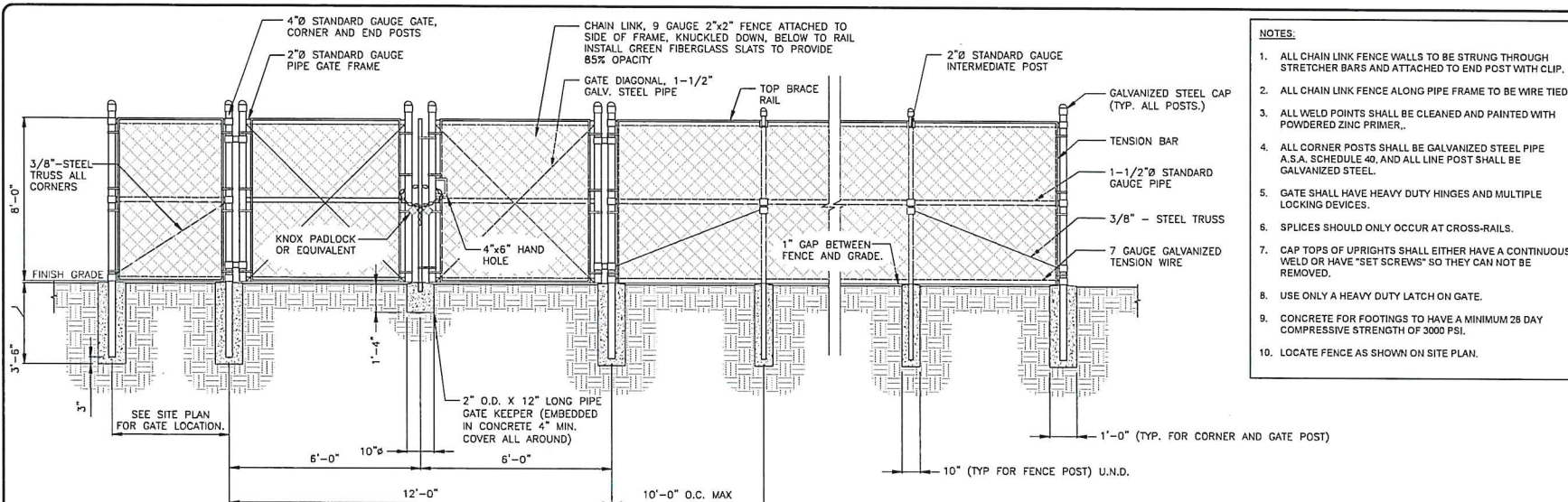
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FL-00412
WEST HIGHWAY 40
TBD W. HIGHWAY 40
OCALA, FL 34481

SHEET NAME
TOWER ELEVATION

SHEET NUMBER:
C-8



- NOTES:**
1. CONCRETE MATERIALS, CONSTRUCTION AND TESTING SHALL MEET ALL APPLICABLE FDOT SPECIFICATIONS.
 2. SUBGRADE STABILIZATION SHALL BE PER FDOT SPECIFICATIONS SECTION 160.
 3. DENSITY REQUIREMENTS SHALL BE AS INDICATED ABOVE.
 4. THIS DETAIL TO BE UTILIZED FOR CONCRETE PAVEMENT CONSTRUCTION ON-SITE.

NOTES:

1. ALL CHAIN LINK FENCE WALLS TO BE STRUNG THROUGH STRETCHER BARS AND ATTACHED TO END POST WITH CLIP.
2. ALL CHAIN LINK FENCE ALONG PIPE FRAME TO BE WIRE TIED.
3. ALL WELD POINTS SHALL BE CLEANED AND PAINTED WITH POWDERED ZINC PRIMER.
4. ALL CORNER POSTS SHALL BE GALVANIZED STEEL PIPE A.S.A. SCHEDULE 40, AND ALL LINE POST SHALL BE GALVANIZED STEEL.
5. GATE SHALL HAVE HEAVY DUTY HINGES AND MULTIPLE LOCKING DEVICES.
6. SPLICES SHOULD ONLY OCCUR AT CROSS-RAILS.
7. CAP TOPS OF UPRIGHTS SHALL EITHER HAVE A CONTINUOUS WELD OR HAVE "SET SCREWS" SO THEY CAN NOT BE REMOVED.
8. USE ONLY A HEAVY DUTY LATCH ON GATE.
9. CONCRETE FOR FOOTINGS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
10. LOCATE FENCE AS SHOWN ON SITE PLAN.



REV	DATE	DESCRIPTION
A	06/25/25	PRELIMINARY ZONE REV A
B	07/03/25	PRELIMINARY ZONE REV B
D	07/24/25	FINAL ZONE ISSUED

PROJECT NO:	102409002
DRAWN BY:	YMK
PROJECT MANAGER:	MM
CHECKED BY:	MM

PREPARED FOR:

BST
BLUE SKY
TOWERS LLC

BLUE SKY TOWERS IV, LLC
352 PARK STREET, SUITE 106
NORTH READING, MA 01854

PREPARED BY:

GEN
ENGINEERING

27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
(813) 917-2871
COA # 35409

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MARC P. MAIER
LICENSE
No 72513
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
AUGUST 4, 2025
MARCO P. MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

FL-00412
WEST HIGHWAY 40

TBD W. HIGHWAY 40
OCALA, FL 34481

SHEET NAME
FENCE DETAILS

SHEET NUMBER:
C-9



1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. INSTALL SILT FENCE AS SHOWN HERE ADDITIONALLY REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE. MAINTENANCE SHALL INCLUDE CLEANING BUILT-UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
3. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
4. HAY BALES BE SHALL NOT BE USED AS EROSION CONTROL.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
6. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR CONSTRUCTION TO MINIMIZE EROSION AND SEDIMENTATION. MINIMIZE STORM WATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE.

2 SILT FENCE DETAIL
C-10 SCALE: N.T.S.



1. SITE WILL BE GRADED TO ALLOW DRAINAGE PER SHEET C-4.
2. PRIOR TO LAYING THE STONE, THE COMPOUND SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.
3. AFTER PROJECT COMPLETION ALL DISTURBED AREAS MUST BE SEEDED WITH LOW MAINTENANCE GRASS.

TYPICAL COMPOUND SECTION DETAIL

PREPARED FOR:

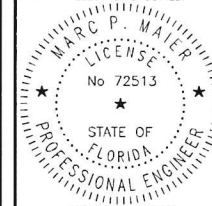
BLUE SKY TOWERS IV, LLC
352 PARK STREET, SUITE 105
NORTH READING, MA 01864

PREPARED BY:



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AUGUST 4, 2025
MARC P. MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

FL-00412
WEST HIGHWAY 40

TBD W. HIGHWAY 40
OCALA, FL 34481

SHEET NAME

SITE DETAILS

SHEET NUMBER:

C-10

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

20909-022-01

Prime Key: 2559241

[MAP IT+](#)[Property Information](#)[More Names](#)

MEREDITH JAMES REID ET AL
C/O MICHAEL MCDOWELL
BARTLETT PER REP
PO BOX 1635
DUNNELLON FL 34430-1635

[Certified Taxes / Assessments:](#)

Map ID: 58

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)

PC: 57

Acres: 10.00

[Current Value](#)

Land Just Value	\$185,000		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$185,000	Impact	(\$183,240)
Total Assessed Value	\$1,760	Land Class Value	\$1,760
Exemptions	\$0	Total Class Value	\$1,760
Total Taxable	\$1,760	Ex Codes: 08	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$185,000	\$0	\$0	\$185,000	\$1,760	\$0	\$1,760
2024	\$185,000	\$0	\$0	\$185,000	\$94,501	\$0	\$94,501
2023	\$170,000	\$0	\$0	\$170,000	\$85,910	\$0	\$85,910

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8656/1192	07/2025	21 ADMNSTR	0	U	V	\$100
DETH/REGS	05/2025	71 DTH CER	0	U	V	\$100
7190/0282	05/2020	07 WARRANTY	0	U	V	\$100
4226/1463	10/2005	71 DTH CER	0	U	V	\$100

[Property Description](#)

SEC 35 TWP 15 RGE 19
S 1/2 OF NE 1/4 OF NE 1/4 LYING SE OF SR 40

Parent Parcel: 20909-022-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
-----	------	-------	-------	--------	-------	------	------	-----	-----	-----	-------------	------------

10/29/25, 12:39 PM

MCPA Property Record Card

115

5771	.0	.0	A1	10.00	AC	18,500.0000	1.00	1.00	1.00	1,760	185,000
Neighborhood 8360										Total Land - Class \$1,760	
Mkt: 7 70										Total Land - Just \$185,000	

Miscellaneous Improvements

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

Appraiser Notes

SPLIT FROM 20909-022-00, NOT CONTIGUOUS
 PET FOR EST OF HELEN R. MEREDITH DC 10-11-05 PER OR BOOK
 4561-0182.

Planning and Building** Permit Search **

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

Cost Summary

Buildings R.C.N.	\$0	1/1/2000				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	3/11/2011	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$185,000	4/28/2025				
Total Just Value	\$185,000	.				

Filing # 226807532 E-Filed 07/08/2025 02:51:40 PM

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR MARION COUNTY, FLORIDA
PROBATE CASE NO. 2025-CP-001762AX

IN RE: THE ESTATE OF

DAWN E. MEREDITH a/k/a
DAWN ELIZABETH MEREDITH,

Deceased.

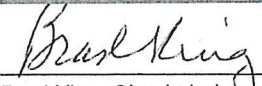
ORDER APPOINTING PERSONAL REPRESENTATIVE

(intestate – single PR)

On the petition of Michael McDowell Bartlett for administration of the estate of Dawn E. Meredith a/k/a Dawn Elizabeth Meredith, deceased, the court finding that the decedent died on May 27, 2025, and that Michael McDowell Bartlett is entitled to appointment as personal representative by reason of being the son of the decedent, the heir nearest in degree and the best qualified pursuant to Section 733.301, Florida Statutes, and no objections to his appointment having been filed, and is qualified to be personal representative, it is

ADJUDGED that Michael McDowell Bartlett is appointed personal representative of the estate of the decedent, and that upon taking the prescribed oath, filing designation and acceptance of resident agent, and the filing of bond is waived in that the personal representative is also the sole beneficiary of the estate, letters of administration shall be issued.

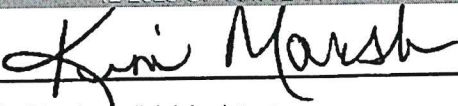
DONE AND ORDERED in Ocala, Marion County, Florida this Tuesday, July 8, 2025.

001762-CPAM 07/08/2025

Brad King, Circuit Judge
42-2025-CP-001762-CPAM 07/08/2025 11:06:36 AM

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished using the Florida Court's E-Filing E-Portal, via U.S. Mail, and/or Electronic Mail in accordance with the corresponding addresses listed therein on Tuesday, July 8, 2025.

DENISE VANNESS
dvn@vannesspa.com
jkg@vannesspa.com

42-2025-CP-001762-CPAM 07/08/2025 02:51:30 PM

Kim Marsh, Judicial Assistant
42-2025-CP-001762-CPAM 07/08/2025 02:51:30 PM

Filing # 226807459 E-Filed 07/08/2025 02:51:14 PM

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR MARION COUNTY, FLORIDA
PROBATE CASE NO. 2025-CP-001762AX

IN RE: THE ESTATE OF

DAWN E. MEREDITH a/k/a
DAWN ELIZABETH MEREDITH,

Deceased.

LETTERS OF ADMINISTRATION
(single personal representative)

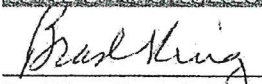
TO ALL WHOM IT MAY CONCERN:

WHEREAS, Dawn E. Meredith a/k/a Dawn Elizabeth Meredith, a resident of Marion County, Florida, died on May 27, 2025, owning assets in the State of Florida, and

WHEREAS, Michael McDowell Bartlett has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare Michael McDowell Bartlett duly qualified under the laws of the State of Florida to act as personal representative of the estate of Dawn E. Meredith a/k/a Dawn Elizabeth Meredith, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.


DONE AND ORDERED in Ocala, Marion County, Florida this Tuesday, July 8, 2025.

001762-CPAM 07/08/2025

Brad King, Circuit Judge
42-2025-CP-001762-CPAM 07/08/2025 11:06:51 AM

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished using the Florida Court's E-Filing E-Portal, via U.S. Mail, and/or Electronica Mail in accordance with the corresponding addresses listed therein on Tuesday, July 8, 2025.

DENISE VANNESS
dvn@vannesspa.com
jkg@vannesspa.com

42-2025-CP-001762-CPAM 07/08/2025 02:51:03 PM

Kim Marsh, Judicial Assistant
42-2025-CP-001762-CPAM 07/08/2025 02:51:03 PM

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2023209582

DATE ISSUED: DECEMBER 6, 2023

DECEDENT INFORMATION

DATE FILED: DECEMBER 5, 2023

NAME: JAMES REID MEREDITH

DATE OF DEATH: DECEMBER 2, 2023

SEX: MALE

AGE: 069 YEARS

DATE OF BIRTH: NOVEMBER 1, 1954

SSN: ***-**-4096

BIRTHPLACE: BROOKSVILLE, FLORIDA, UNITED STATES

PLACE WHERE DEATH OCCURRED: HOSPICE

FACILITY NAME OR STREET ADDRESS: CATE'S HOUSE

LOCATION OF DEATH: OCALA, MARION COUNTY, 34481

RESIDENCE: 10691 SW 186TH AVENUE, DUNNELLON, FLORIDA 34432, UNITED STATES

COUNTY: MARION

OCCUPATION, INDUSTRY: OWNER/OPERATOR, SALVAGE YARD

EDUCATION: SOME COLLEGE CREDIT, BUT NO DEGREE EVER IN U.S. ARMED FORCES? NO

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

RACE: WHITE

SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: MARRIED

SURVIVING SPOUSE NAME: DAWN ELIZABETH MCDOWELL

FATHER'S/PARENT'S NAME: HERBERT W MEREDITH

MOTHER'S/PARENT'S NAME: HELEN REID

INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: KEITH MEREDITH

RELATIONSHIP TO DECEDENT: BROTHER

INFORMANT'S ADDRESS: 10655 SW 186 AVENUE, DUNNELLON, FLORIDA 34432, UNITED STATES

FUNERAL DIRECTOR/LICENSE NUMBER: H. JACKSON ROLAND, F046332

FUNERAL FACILITY: ROBERTS FUNERAL HOME OF DUNNELLON LLC F504903

19939 EAST PENNSYLVANIA AVE, DUNNELLON, FLORIDA 34432

METHOD OF DISPOSITION: BURIAL

PLACE OF DISPOSITION: FELLOWSHIP CEMETERY
FELLOWSHIP, FLORIDA

CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

TIME OF DEATH (24 HOUR): 2007

DATE CERTIFIED: DECEMBER 5, 2023

CERTIFIER'S NAME: JOHN R SHARPE

CERTIFIER'S LICENSE NUMBER: ME13794

NAME OF ATTENDING PRACTITIONER (IF OTHER THAN CERTIFIER): NOT ENTERED

The first five digits of the decedent's Social Security Number have been redacted pursuant to §119.071(5), Florida Statutes.



, STATE REGISTRAR

REQ: 2025951833

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

WARNING:

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.



DH FORM 1946 (08/01/2022)

CERTIFICATION OF VITAL RECORD



STATE OF NEW MEXICO

CERTIFICATE OF DEATH

United States of America, State of New Mexico
New Mexico Vital Records and Health Statistics

County of Death

City, Town, Location

DECEASED			DECEDENT-NAME First: Helen, Middle: R., Last: Meredith		SEX F	DATE OF DEATH (mo, day, yr) Oct 11, 2005
DATE OF BIRTH (mo, day, yr) Dec. 29, 1928		AGE-last birthday 76	UNDER 1 YEAR MOS. DAYS	UNDER 1 DAY HOURS MINS.	RACE - Specify White, Black, Native American, etc. White	IF NATIVE AMERICAN, Specify Tribal Affiliation (e.g. Zia, Jicarilla, Navajo, etc.)
Is Decedent Hispanic? (If yes, more than one may be checked) 6c. <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, Specify: <input type="checkbox"/> Cuban <input type="checkbox"/> Spanish <input type="checkbox"/> Puerto Rican <input type="checkbox"/> Mexican <input type="checkbox"/> Other					EDUCATION OF DECEDENT - Indicate highest grade completed (16) 7. 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 +	
PLACE OF DEATH - Name of hospital or other facility (If neither, give street and number or location) 8a. University of New Mexico Hospital						
HOSPITAL 8b. <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA <input type="checkbox"/> Nursing Home <input type="checkbox"/> Residence <input type="checkbox"/> Other (Specify)						
STATE OR COUNTRY OF BIRTH 9. Florida		CITIZEN OF WHAT COUNTRY 10. USA	MARRIED, NEVER MARRIED, WIDOWED, DIVORCED - Specify 11. Married		SURVIVING SPOUSE (If wife, give birth name) 12. Herbert W. Meredith	
SOCIAL SECURITY NUMBER 14. [REDACTED]		USUAL OCCUPATION (Kind of work done during most of working life, even if retired) 15a. Tax Preparer			KIND OF BUSINESS OR INDUSTRY 15b. Income Tax Preparation	
RESIDENCE - State 16a. Florida		County 16b. Marion	City, Town or Location 16c. Dunnellon		INSIDE CITY LIMITS 16d. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
STREET AND NUMBER OR LOCATION 16e. 21030 West Highway 40						
FATHER - NAME First: Morgan, Middle: Grady, Last: Reid		MOTHER - BIRTH NAME First: Frances, Middle: Ruth, Last: Robison				
INFORMANT - NAME (Type or print) 19a. Herbert W. Meredith		MAILING ADDRESS Street/RFD No. City/Town State 19b. P.O. Box 106 Dunnellon Florida 34431				
METHOD OF DISPOSITION 20a. <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input checked="" type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Entombment <input type="checkbox"/> Other (Specify)						
LOCATION City/Town State 20c. Dunnellon Florida		FUNERAL SERVICE LICENSEE or PERSON ACTING AS SUCH - Signature License Number 21a. X [Signature] 21b. 157710				
FACILITY - NAME 21c. Albuquerque Central Care Center		FACILITY - ADDRESS Street/RFD No. City/Town State 21d. 7601 Wyoming Blvd. NE Albuquerque New Mexico				
CERTIFICATION 22a. Certified by (Check One): <input type="checkbox"/> Office of Medical Investigator <input checked="" type="checkbox"/> Certified Physician <input type="checkbox"/> D.O. <input type="checkbox"/> Tribal/Military Authority Certifiers Signature: On the basis of examination and/or investigation, in my opinion, death occurred at the time, date and place and due to the cause(s) stated. 22b. X [Signature] Type/Print Name: Michelle Barry, MD Mailing Address (City, State and Zip Code): UNM Hospital						
DATE FILED AT NMVRS (mo., day, yr) 23a. October 24, 2005		REGISTRAR'S SIGNATURE 23b. [Signature] 56933				
CAUSE OF DEATH 24a. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 24b. IF YES, SPECIFY TYPE OF PROCEDURE 24c. DATE OF PROCEDURE 24d. DATE OF INJURY 24e. DATE OF INJURY - (mo, day, yr)						
25a. WAS RECENT SURGICAL PROCEDURE PERFORMED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 25b. IF YES, SPECIFY TYPE OF PROCEDURE 25c. DATE OF PROCEDURE 25d. DATE OF INJURY 25e. DATE OF INJURY - (mo, day, yr)						
26a. DESCRIBE HOW INJURY OCCURRED (COMPLETE FOR ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED) 26b. HOUR OF INJURY 26c. DATE OF INJURY - (mo, day, yr)						
27a. INJURY AT WORK <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 27b. PLACE OF INJURY - Specify home, farm, street, etc. 27c. LOCATION ADDRESS Street/RFD No. City/Town State 27d. DATE OF INJURY 27e. DATE OF INJURY - (mo, day, yr)						
27f. INTER THE MODE OF DYING, SUCH AS 27g. APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH						
DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY DATE: 10/31/2005 11:12:09 AM FILE #: 2005195140 OR BK 04226 PG 1463 RECORDING FEES 10.00						

NMVRS 904 REV 10/03

SHADED AREAS FOR MEDICAL INVESTIGATOR - LEGAL OFFICER USE ONLY

2026720

CERTIFIED COPY OF VITAL RECORD

This is a true and exact reproduction of all or part of the document officially registered and filed with the New Mexico Vital Records and Health Statistics, Public Health Division, Department of Health.

Donna Dasey
State Registrar

DATE ISSUED OCT 24, 2005

WARNING: IT IS ILLEGAL TO ALTER, COPY OR COUNTERFEIT THIS CERTIFICATE.
ADVERTENCIA: ES ILLEGAL ATERAR, COPIAR O FALSIFICAR ESTE CERTIFICADO.

This instrument prepared by:
 Brannen Bank
 P.O. Box 1929
 Inverness, FL 34451-1929
 Aprille Smyth

SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That

BRANNEN BANK

a Florida banking corporation, the owner and holder of a certain mortgage executed between James Reid Meredith and Dawn E Meredith, Husband and Wife, to BRANNEN BANK, bearing date the 25th day of March 2015 recorded in Official Records Book 6192 Page 424 of the Office of the Clerk of the Circuit Court of Marion County, State of Florida, securing their certain note in the principal sum of One Hundred and Twelve Thousand Dollars and 00/100 (\$112,000.00) and certain promises and obligations set forth in said mortgage, upon the property situate in said State and County described as follows, to wit:

as described in said mortgage.

hereby, acknowledges full payment and satisfaction of said note and mortgage, and surrenders the same as cancelled, and hereby directs the Clerk of the said Circuit Court to cancel the same of record.

(CORPORATION SEAL)

IN WITNESS WHEREOF, The said corporation has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, this 10 day of April, 2023.

ATTEST: Naomi LaClair
 Naomi LaClair
 Vice President

BRANNEN BANK
 By: G. Matt Brannen
 G Matt Brannen
 President

STATE OF FLORIDA
 COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 10 day of April, 2023 by G. Matt Brannen, President of Brannen Bank, a Florida banking corporation, on behalf of the corporation. He is personally known to me.

Aprille Smyth
 Notary Public
 Aprille Smyth
 My Commission Expires:
 Commission No.



THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO

DATE: 05/15/2020 01:24:27 PM

FILE #: 2020050331 OR BK 7190 PGS 282-284

REC FEES: \$27.00 INDEX FEES: \$0.00

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

PARCEL NUMBER: 20909-022-01
WHEN RECORDED RETURN TO:
James R Meredith
PO Box 1635
Dunnellon, Florida, 34430

WARRANTY DEED

THE GRANTOR(S),

- Herbert W Meredith, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- James Reid Meredith and Dawn E. Meredith, 20429 The Granada, Dunnellon, Marion County, Florida, 34432,

the following described real estate, situated in the County of Marion, State of Florida:

Legal Description:

SEC 35 TWP 15 RGE 19 S 1/2 OF NE 1/4 OF NE 1/4 LYING SE OF SR 40

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and

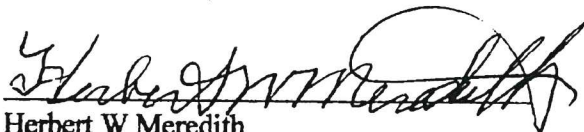
defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 20909-022-01

Deed Drafted By: Keith W. Meredith
10655 SW 186th Ave
Dunnellon, Florida, 34432

Grantor Signatures:

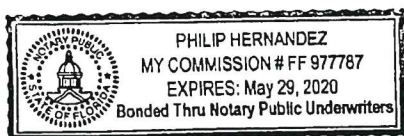
DATED: May 8, 2020



Herbert W Meredith
21030 W Highway 40
Dunnellon, Florida, 34431

STATE OF FLORIDA, COUNTY OF MARION, ss:

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 08 day of MAY, 2020 by Herbert W Meredith, who are personally known to me or who have produced Florida I.D. card as identification.





Philip Hernandez
Name typed, printed, or stamped

NOTARY PUBLIC
Title or rank

FF 977787
Serial number (if applicable)

Witness Signatures:



Witness

Keith Meredith
10655 SW186th Ave
Dunnellon
Florida



Witness

Luretta G Meredith
10655 SW 186th Ave
Dunnellon
Florida

Attachment B Site Photos



Figure 1 Facing northwest onto HWY 40, across from parcel



Figure 2 Subject parcel



Figure 3 facing northeast onto HWY 40



Figure 4 Facing southwest onto HWY 40



Figure 5 Subject parcel showing heavy vegetation



Figure 6 Facing northeast onto subject property



Figure 7 Subject parcel showing heavy vegetation



Figure 8 Facing southwest onto HWY 40 towards subject property



Figure 9 Northwest parcel across ROW from subject parcel



Figure 10 Proof of sign posting



Figure 11 Proof of sign posting



SUBMITTAL SUMMARY REPORT PL SUP-000014-2025

PLAN NAME: Blue Sky Towers	LOCATION: 0
APPLICATION DATE: 11/13/2025	PARCEL: 20909-022-01
DESCRIPTION: 225' Telecommunication Tower	

CONTACTS	NAME	COMPANY
Applicant	Mary Solik	Doty Solik Law
Owner	Michael Bartlett	Estate of Dawn Elizabeth Meredith

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.				Not Received
GS Development Review Depts Reviews v.	11/19/2025	12/05/2025	12/29/2025	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		12/05/2025	11/19/2025	Informational
Environmental Health (Plans) (Environmental Health)		12/05/2025	11/19/2025	Informational
Fire Marshal (Plans) (Fire)		12/05/2025	11/19/2025	Informational
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		12/05/2025	11/19/2025	Informational
Landscape (Plans) (Parks and Recreation)		12/05/2025	11/19/2025	Informational
OCE Property Management (Plans) (Office of the County Engineer)		12/05/2025	11/19/2025	Informational
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		12/05/2025	11/19/2025	Informational
OCE Survey (Plans) (Office of the County Engineer)		12/05/2025	11/19/2025	Informational
OCE Traffic (Permits & Plans) (Office of the County Engineer)		12/05/2025	11/19/2025	Informational
Utilities (Plans) (Utilities)		12/05/2025	11/19/2025	Informational



Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-21815

Agenda Date: 1/26/2026

Agenda No.: 1.3.

SUBJECT:

260206ZC - Mike Kirby, Amber Kirby, and Roberta Patton, Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1) Zone, for all permitted uses, ±4.01 Acre Portion of an approximate 6.23 Acre Parcel, Parcel Account Number 39279-010-00, Site Address 8107 and 8111 E Highway 25, Belleview, FL 34420

DESCRIPTION/BACKGROUND:

Mike Kirby, Amber Kirby, and Roberta Patton, property owners, have filed an application to rezone a 4.01-acre portion of property north of E. Hwy. 25 and west of SE 92nd Loop, from General Agriculture (A-1) to Single-Family Dwelling (R-1), pursuant to the provisions of Land Development Code (LDC) Division 2.7 - Zoning and LDC Section 4.2.9. The subject property is inside the Urban Growth Boundary (UGB) and in the County's Secondary Springs Protection Overlay Zone (S-SPOZ).



**Marion County
Board of County Commissioners**

Growth Services

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

**PLANNING & ZONING SECTION
STAFF REPORT**

P&Z Date: 01/26/2026	BCC Dates: 02/17/2026
Case Number	260206ZC
CDP-AR	PL ZoneChg-000005-2025
Type of Case	Rezoning a portion of land from General Agriculture (A-1) to Single-Family Dwelling (R-1).
Owner	Mike Kirby, Amber Kirby, and Roberta Patton
Applicant	Beau Cylmer, P.E. – Clymer Farner Barley, Inc.
Street Address/Site Location	8107 E Hwy. 25, Belleview, FL 34420
Parcel Number(s)	39279-010-00
Property Size	± 4.01-acre portion of an overall 6.23-acre parcel
Future Land Use	Medium Residential (MR)
Existing Zoning Classification	General Agriculture (A-1) and Single-Family Dwelling (R-1)
Overlays Zones/Special Areas	Urban Growth Boundary (UGB), Secondary Springs Protection Overlay Zone (S-SPOZ)
Staff Recommendation	Approval
P&Z Recommendation	TBD
Project Planner	Kathleen Brugnoli, Planner
Related Cases	None

I. ITEM SUMMARY

Mike Kirby, Amber Kirby, and Roberta Patton, property owners and applicants, have filed a rezoning application to change a 4.01-acre portion of General Agriculture (A-1) to Single-Family Dwelling (R-1) for an overall ± 6.23 -acre parcel (see Attachment A). The Parcel Identification Number for the property is 39279-010-00; the site address is 8107 E. Hwy 25, Belleview, FL, 34420, and the legal description is provided within the application (see Attachment A). The site is currently being used residentially with a site-built residence and mobile home on the property. The proposed zoning change would allow for a division desired by the applicants to give a portion of the property to a family member. The site is located within the Urban Growth Boundary (UGB) as well as the Secondary Springs Protection Overlay Zone (S-SPOZ).

Figure 1
General Location Map



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **Approval** of the rezoning application. Staff finds that the rezoning will not adversely affect public interest, is consistent with the Comprehensive Plan, and is compatible with surrounding uses.

III. NOTICE OF PUBLIC HEARING

Consistent with Land Development Code (LDC) Section 2.7.3.C., notice of public hearing was mailed to all property owners (12 owners) within 300 feet of the subject property on January 9, 2026. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on January 9, 2026, and consistent with LDC Section 2.7.3.E., due public notice was published in the Ocala Star-Banner on January 12, 2026. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received.

IV. ANALYSIS

LDC Section 2.7.3.E.(2) provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding that granting the rezoning will not adversely affect the public interest, but that the proposed zoning change is not consistent with the current Comprehensive Plan, and that it is not compatible with land uses in the surrounding area. Staff's analysis of these three criteria are addressed below.

A. *How is the request compatible with surrounding uses?*

Compatibility is defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. Figure 1 is a general location aerial displaying existing and surrounding site conditions.

Figure 2 shows the subject property as well as surrounding properties share a Medium Residential (MR) land use. To the southeast, southwest, and west are areas with Commercially designated land use.

The site is located within the Urban Growth Boundary as well as the Primary Springs Protection Overlay Zone (P-SPOZ)

Figure 2
FLUMS Designation

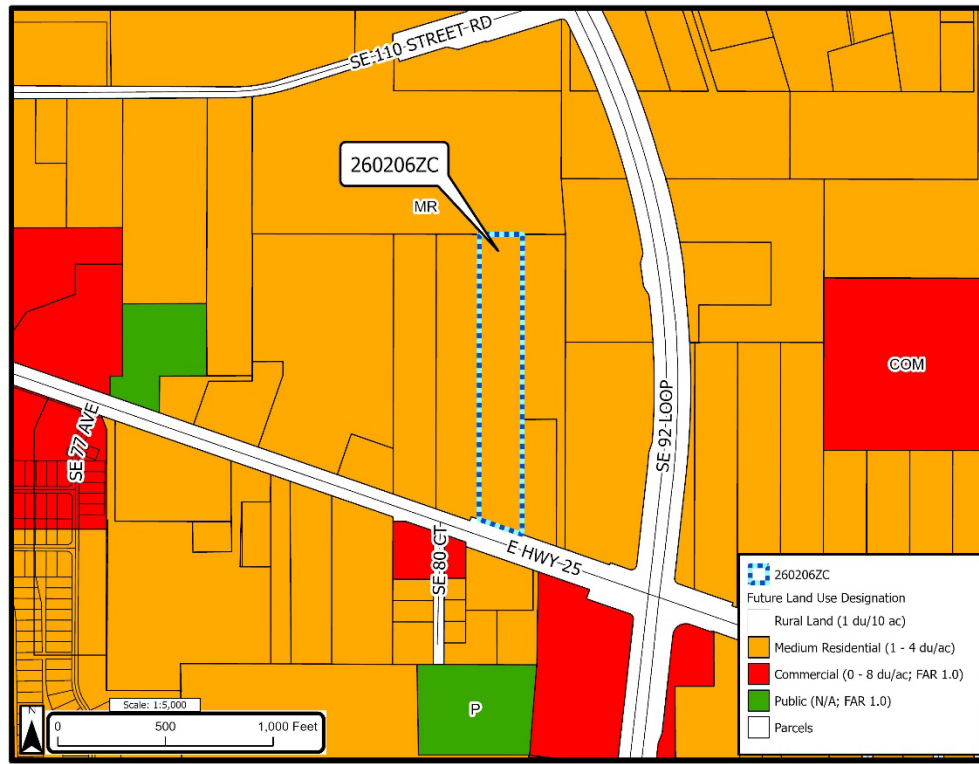


Figure 3 displays the current zoning for the subject property in relation to the existing zoning of the surrounding properties while Figure 4 displays the proposed zoning relative to that of the parcels surrounding it. The area surrounding the subject parcel has a similar pattern of zoning with Single-Family Dwelling (R-1) for the “front” portion of the property nearest E Hwy 25 and General Agriculture (A-1) towards the “rear” of the properties. This same pattern can be seen moving east and west along E Hwy 25. Southeast of the subject site are subdivisions Belleview Ridge Estates and Spruce Creek Country Club “Sherwood” and “Sherwood Replat. West of the property are Vista Trace, Belleview Oaks Estates, and Lake Weir Gardens.

Figure 3
Existing Zoning Classification

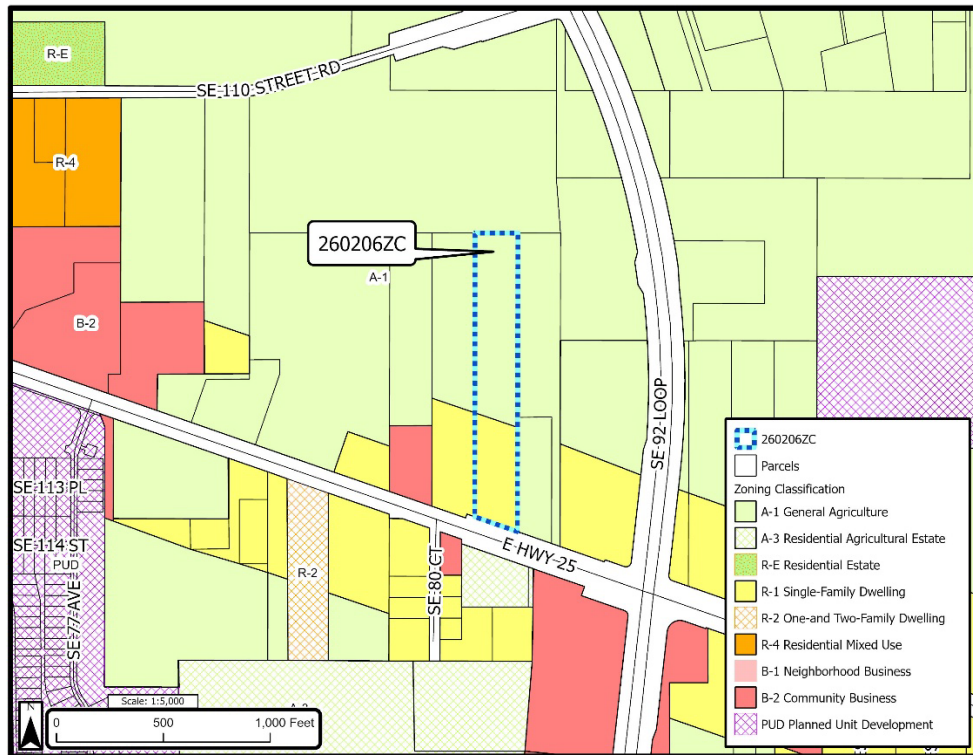


Figure 4
Proposed Zoning Classification

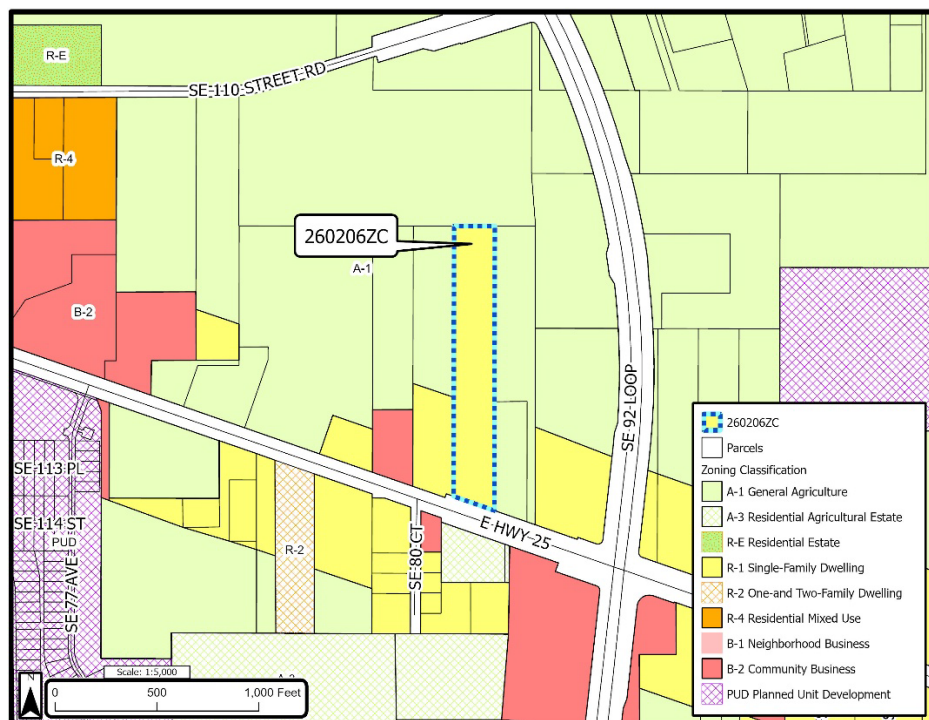


Figure 5 provides an aerial image of the subject property and surrounding area, while Figure 6 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

- A. Table A displays the information of Figures 2, 3, and 6 in tabular form. Consistent with LDC Section 2.7.3.D, staff conducted a site visit on January 9, 2026 and found the property developed with a single-family dwelling and a vacant mobile home that is to be removed from the property; the property owners are in the process of securing a buyer for the mobile home. The property is mostly comprised of open field with a few clusters of trees toward the south end of the property and closer to E. Hwy 25.

Figure 5
Property Aerial

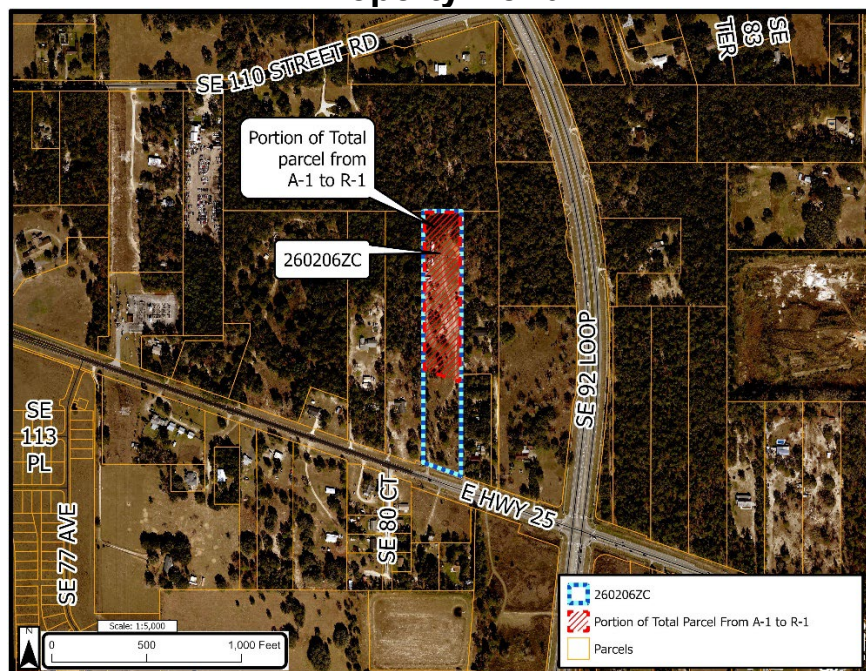


Figure 6
Existing Use per Property Appraiser Property Code

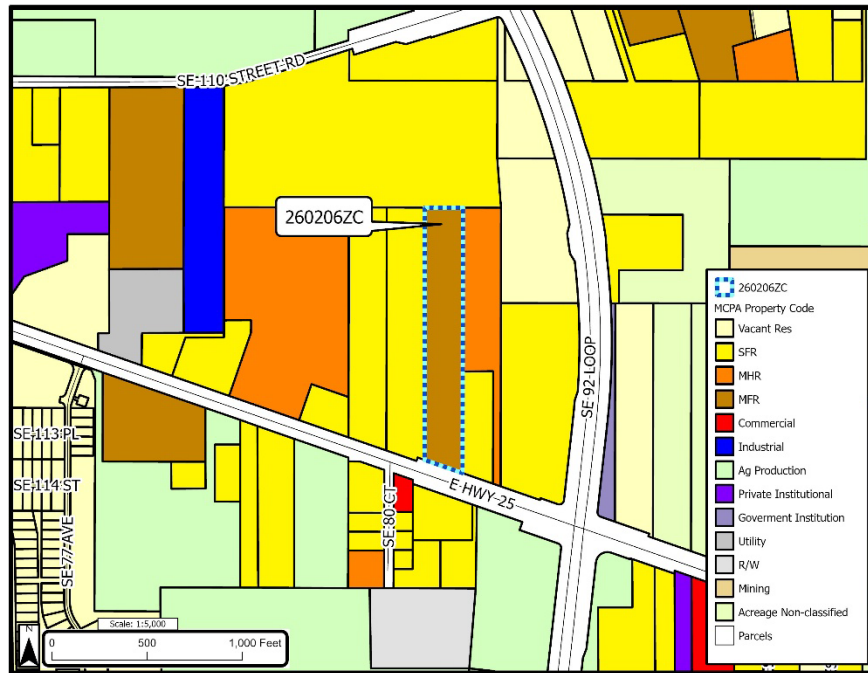


TABLE A. Adjacent Property Characteristics			
Direction	FLUM Designation	Zoning Classification	Existing Use per Property Appraiser Code
North	Medium Residential (MR)	General Agriculture (A-1)	Improved Residential
South	Medium Residential (MR)	Residential Agricultural Estate (A-3)	Improved Residential
East	Medium Residential (MR)	General Agriculture (A-1)	Manufactured Home
West	Medium Residential (MR)	General Agriculture (A-1) Single-Family Dwelling (R-1)	Improved Residential

Based on the above findings, the proposed rezoning application is **compatible** with the existing and future surrounding land uses because the change looks to convert the remaining portion of property to the same residential zoning classification existing in the area. The parcel is being used residentially and intends to continue with this use.

How does the request affect the public interest?

1. Transportation impacts. These include roadways, public transit, and other mobility features.
 - a. Roadways. The property fronts on E Hwy 25 and is very close to the intersection of E Hwy 25 and SE 92nd. E Hwy 25 is a county-maintained collector road and SE 92nd Loop is a county-maintained arterial road. Traffic stated in their comments, "At the time of family division, the lots will need to be divided in a way that allows for shared use of the existing driveway." While the intent is to divide a portion of the property off for a family member, this will not be done by the family division process; this parcel doesn't meet the minimum requirements for a family division, namely it lacks Low Residential land use which is required within an Urban Area for a family division to take place. This parcel will split via one-time division and will require each resulting parcel to have its own 40' of access unless Traffic permits for some alternative access arrangement. Using the ITE 10th Edition Trip Generation Planner, staff was able to find that based on the maximum of 24 units for 6.23 acres of medium residential (1-4 du/ac), the parcel could generate up to 228 daily trips with 18 peak AM and 24 peak PM trips.
 - b. Public transit. There are currently no fixed route services available in the area.
 - c. Other mobility features. No sidewalks currently exist on this northern portion of E Hwy 25. Therefore, the application would not adversely affect the public interest.

Based on the above findings, the rezoning roadway **impacts will not adversely affect the public interest.**

2. Potable water impacts. Potable Water Element Policy 1.1.1 adopts a level of service (LOS) standard of 150 gallons per person per day for residential demand and approximately 2,750 gallons per acre per day for nonresidential demand. Based on the residential calculation, the proposed rezoning could result in a potential demand of up to 9,000 gallons. The property is currently served by well, however, the property is located within City of Bellevue utilities service area. Bellevue has provided a letter of availability and capacity (Attachment A Page 4) for future development of the property should it meet the minimum connection distance requirements. **Potable water impacts would not adversely affect the public interest.**
3. Sanitary sewer impacts. Sanitary Sewer Element Policy 1.1.1 adopts a LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand. Based on the residential calculation, the proposed rezoning could result in a potential demand of 6,600 gallons if required to connect to central

sewer services. The property is currently served by septic but is within City of Belleview's service area. Future development of this property may required connection to sewer services should minimum connection distance be met. **Sanitary sewer impacts would not adversely affect the public interest.**

4. Solid waste impacts. Solid Waste Element Policy 1.1.1 adopts a LOS standard of 6.2 pounds of solid waste generation per person per day for residential demand. A commercial/industrial level of service standard is not currently in place for Marion County as such operations are required to provide for individual commercial collection wherein disposal within Marion County is alternatively addressed. Based on the above, the rezoning **solid waste impacts would not adversely affect the public interest.**
5. Recreation. Recreation Element Policy 1.1.1. adopts a level of service standard of two (2) acres per 1,000 persons. A commercial/industrial level of service standard is not currently in place for Marion County. The maximum development possible on this parcel of 24 homes and the average home size of 2.5 people established by census data would generate roughly 60 people, well below the level of service requirements. **Recreation impacts would not adversely affect the public interest.**
6. Stormwater/drainage. Stormwater Element Policy 1.1.1 adopts varying levels of service standards based on the characteristics of the development site. The site does not include any flood zone or flood prone areas. Additionally, there are not wetland areas on the site. includes flood prone areas located near the southern end of the property as well as the northwest portion of property. Stormwater notes in DRC comments (Attachment C) that the parcel is at roughly 3,214 sq. ft. of impervious and will require a major site plan review when 9,000 sq. ft. is met or exceeded. Based on the above, the rezoning **stormwater/drainage impacts would not adversely affect the public interest.**
7. Fire rescue/emergency services. The site is officially located in the service district for Belleview Fire Station #18, located at 11941 SE 55th Avenue Rd., Belleview, FL, approximately three (3) miles southwest of the subject property. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services. Still, Marion County has established a 5-mile drive time from the subject property as evidence of the availability of such services. Based on the above, the rezoning **fire rescue/emergency impacts would not adversely affect the public interest.**
8. Law enforcement. The nearest Sherriff substation is the Silver Springs Shores District Office located approximately 4.6 miles north of the subject property at 501 Water Rd., Ocala. The Comprehensive Plan does not establish a level of service standard for law enforcement services but staff has established a 5-mile radius from the subject property as evidence of the

availability of such services. Based on the above, the application's **law enforcement impacts may adversely affect the public interest.**

9. Public schools. local school zones include Emerald Shores Elementary (100%), Lake Weir Middle (88%), and Lake Weir High (75%) with corresponding capacity figures from 60th day of the '24- '25 school year. While there are areas of localized overcrowding within the county, overall, Marion County Public Schools (MCPS) currently has sufficient district-wide capacity; further, MCPS is examining school capacities and is currently undertaking the construction of new public schools. Therefore, the application's public-school impacts **would not adversely affect the public interest.**

When weighing the totality of the circumstances, the **public interest will not be adversely affected.**

B. *How is this request consistent with the Comprehensive Plan?*

1. FLUE Policy 2.1.18: Medium Residential, "This land use designation is intended to recognize areas suited for primarily single-family residential units within the UGB, PSAs, and Urban Area. However, the designation allows for multi-family residential units in certain existing developments along the outer edges of the UGB or Urban Area. The density range shall be from one (1) dwelling units per one (1) gross acre to four (4) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.

Analysis: The parcel currently has a MR land use designation and is located within the UGB. The current use, and future intent, for the property is single-family residential. The division of land sought by the property owners would allow them to develop the property within the 1-4 du/ac density. The zoning change from A-1 to R-1 would bring the parcel in to conformity as the A-1 portion has a maximum density of 1 du/10 ac, a density far below that of the land use currently in place for the parcel. Therefore, the proposed rezoning is **consistent** with FLUE Policy 1.1.6.

2. FLUE Policy 3.1.2. "The County shall implement long-term planning principles to guide the creation of land use policy and development regulations within the County, which shall be implemented through the policies contained in the County Comprehensive Plan and as further defined in the LDC. These principles shall include:
 1. Preserve open space, natural beauty and critical environmental areas.
 2. Allow for a mix of land uses to create compact residential, commercial, and employment hubs.
 3. Strengthen and direct development towards existing communities and development.

4. Encourage compact and mixed-use building design.
5. Foster distinctive, attractive communities with a strong sense of place.
6. Create walkable and linked neighborhoods.
7. Create a range of housing opportunities and choices.
8. Provide a variety of transportation choices.
9. Encourage community and stakeholder collaboration.
10. Make development decisions predictable, fair and cost effective
11. Encourage interconnected development, multi-modal transportation opportunities, links to the surrounding neighborhoods, and alternative transportation routes.
12. Establish priority areas for public facility and service infrastructure.

Analysis: The owners wish to divide this property to allow for another family member to build a home in the area. In doing so, they are looking to develop on a parcel large enough to split and already being used residentially, this desire is to direct development towards that which is already existing on their parcel. Additionally, this parcel being within the UGB and in City of Belleview service area means this rezoning is taking place in an area intended for future residential use both by its land use designation and its location within an area with service availability. Based on these facts, the application is **consistent** with FLUE Policy 3.1.2.

3. FLUE Policy 4.1.2 on Conflicts between Comprehensive Plan, Zoning, and LDC provides, "The Comprehensive Plan shall be the governing document. In the event of conflict between the Comprehensive Plan, Zoning, and LDC, the more stringent regulation shall apply, unless the County has developed a process to allow a variance or waiver of the regulation where a conflict in regulations occurs in accordance to the Comprehensive Plan, Zoning, or LDC."

Analysis: As stated previously in this section, MR land use and A-1 zoning are incompatible; The intended use for each and the density allowed are not the same. In this case, the MR land use would be the vision for the future of this area within the County and would more closely match the R-1 zoning classification for single-family homes. The proposed rezoning would be **consistent** with FLUE Policy 4.1.2.

4. FLUE Policy 5.1.3 on Planning and Zoning Commission provides, "The County shall enable applications for CPA, ZC, and SUP requests to be reviewed by the Planning & Zoning Commission, which will act as the County's Local Planning Agency. The advisory board's purpose is to make recommendations on CPA, ZC, and SUP requests to the County Commissioners. The County shall implement and maintain standards to allow for a mix of representatives from the community and set standards for the operation and procedures for this advisory board.

Analysis: The proposed zoning change is scheduled for the January 26, 2026, Planning and Zoning Commission, and, therefore, the application is **consistent** with this FLUE Policy 5.1.3.

5. FLUE Policy 5.1.4 on Notice of Hearing provides, “The County shall provide notice consistent with Florida Statutes and as further defined in the LDC.”

Analysis: Public notice has been provided as required by the LDC and Florida Statutes and, therefore, the application is being processed **consistent** with FLUE Policy 5.1.4.

Based on the totality of the above findings, the proposed rezoning **is consistent with the Comprehensive Plan**.

V. ALTERNATIVE ACTIONS

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, amend the findings and conclusions contained herein so as to support a recommendation for the denial of the Ordinance, and make a recommendation to adopt a proposed Ordinance to **DENY** the rezoning amendment.
- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation on the proposed Ordinance and make a recommendation to **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VI. STAFF RECOMMENDATION

Staff recommends the Board enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to **APPROVE** the proposed rezoning because the application:

- A. Will not adversely affect public interest;
- B. Is consistent with the Comprehensive Plan provisions because it is in conformance with:
 1. FLUE Policies: 1.1.6, 4.1.2,
- C. Is compatible with the surrounding uses because the proposed rezoning looks to rezone a portion of the overall parcel to the existing residential zoning present in the area.

VII. PLANNING & ZONING COMMISSION RECOMMENDATION

To be determined.

VIII. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

IX. LIST OF ATTACHMENTS

- A. Rezoning application.
- B. Site and Area Photographs.
- C. DRC Comments.
- D. Surrounding Property Owners Notification.



**Marion County
Board of County Commissioners**

Growth Services • Planning & Zoning

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

ZONING CHANGE APPLICATION – 2025

The undersigned hereby requests a Zoning Change in accordance with the Marion County Land Development Code, Articles 2 and 4, on the below described property and area from:
R-1 & A-1 to: R-1 for the intended use of: one-time family division

Parcel ID Number(s): portion of 39279-010-00

Property/Site Address: 8107 E Hwy 25, Belleview, FL 34420

Future Land Use Designation: MR Total Acreage: 6.23

Each property owner(s) MUST sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please print all information, except for the Owner and Applicant/Agent signature. If multiple Owners or Applicants/Agents, please use additional pages.

Property Owner Name (print) Mike Kirby	Applicant or Agent Name (print) Amber Kirby
Mailing Address 8107 E Hwy 25, Belleview	Mailing Address 8107 E Hwy 25, Belleview
City, State, Zip Belleview, FL 34420	City, State, Zip Belleview, FL 34420
Phone Number (include area code) 352-844-3535	Phone Number (include area code) 352-572-3776
E-Mail Address mikekirby@trulifechurch.net	E-Mail Address mikekirby@trulifechurch.net
Signature* 	Signature*
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Mike Kirby	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Amber Kirby

*By signing this application, the Owner, Applicant, and/or Agent hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinances and any applicable permits.

STAFF/OFFICE USE ONLY			
Project No.:	Application Request No.:		Code Case No.:
Rcvd by:	Rcvd Date: / /	Time:	PZ Case No.:

Please note. The Zoning Change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the Applicant or Agent must be correct and legible to be processed. The filing fee is non-refundable. For more information, please contact the Growth Services Zoning Division at 352-438-2675.



Marion County Board of County Commissioners

Growth Services • Planning & Zoning

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

ZONING CHANGE APPLICATION – 2025

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Each property owner(s) MUST sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please print all information, except for the Owner and Applicant/Agent signature. If multiple Owners or Applicants/Agents, please use additional pages.

Property Owner Name (print) Roberta Patton	Applicant or Agent Name (print)
Mailing Address 8107 E Hwy 25	Mailing Address
City, State, Zip Belleview, FL 34420	City, State, Zip
Phone Number (include area code) 352-362-0990	Phone Number (include area code)
E-Mail Address mikekirby@trulifechurch.net	E-Mail Address
Signature* <i>Roberta Patton</i>	Signature*
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Roberta Patton	Printed Name and Title of Authorized Signer (for corporate, trust & other entities)

*By signing this application, the Owner, Applicant, and/or Agent hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinances and any applicable permits.

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

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VIA Hand Delivery
November 6, 2025

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

RE: KIRBY REZONING SUBMITTAL – LETTER OF INTENT (CFB #EP2025.04538)

Dear Ms. Madeloni:

This letter serves as a Letter of Intent for the above referenced project. The subject parcel's, parcel ID number 39279-010-00, current use is rural land with an existing single family residence. Note that a non-conforming structure, a mobile home, also resides on the northern portion of the subject parcel. However, I understand from prior email correspondence with Mr. Kirby that this mobile home will be removed.

The subject parcel currently has both General Agriculture (A-1) and Single Family Dwelling (R-1) zoning classifications, with a Future Land Use designation of Medium Residential (MR). This rezoning request consists of rezoning the north portion of the subject parcel from A-1 to R-1, such that the entirety of the parcel is zoned R-1, which is compatible with Medium Residential Future Land Use. Then the Property Owners would like to do a one-time family division as depicted on the Boundary Survey, enclosed with this submittal, to build an additional single family residence on currently vacant Tract "A". There are no concurrent applications with this submittal nor any proposed strategies to address compatibility/character conflicts with surrounding properties, as the surrounding properties currently enjoy A-1 and R-1 zoning classifications with Medium Residential Future Land Use designations.

Sincerely,
Clymer Farnier Barley, Inc.

Beau Clymer

Beau Clymer, P.E.
BC/tr



CITY OF BELLEVIEW

City with Small Town Charm

www.belleviewfl.org

Public Works

5525 SE 119th St.

Belleview, FL 34420

Office: 352-245-7021

Fax: 352-307-7708

January 7, 2026

RE: Address: 8107 E HWY 25

To Whom It May Concern:

This letter is in reference to water and sewer availability 8107 E HWY 25. The City does have availability and capacity to serve the subject parcel if connected to the Utility's closest water and sewer lines. The nearest water line is approximately 1850ft away and sewer lines are approximately 2100ft away.

The subject parcel is in the City of Belleview's territorial service area, but does not fall under City Code. As it is in Marion County, we defer to the Marion County Land Development Code.

If you have any questions or concerns, please call me at 352-233-2115 or email nearwood@belleviewfl.org.

Thank you,
Nicole Earwood
Executive Assistant
Public Works Department

VIA Hand Delivery
November 6, 2025

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

RE: KIRBY REZONING SUBMITTAL – JUSTIFICATION STATEMENT (CFB #EP2025.04538)

Dear Ms. Madeloni:

This letter serves as a Justification Statement for the above referenced project. Similar to the Letter of Intent enclosed with this submittal, residential uses within R-1 zoning are compatible with Medium Residential Future Land Use, the subject parcel's current designation. The justification for rezoning the northern portion of the subject parcel from A-1 to R-1 is that half of the parcel is currently zoned R-1 and one (1) single family home already exists on the portion zoned A-1. If the property is rezoned to be entirely R-1, the Property Owners would like to do a one-time family division. Only one (1) single family residence is proposed on the portion currently zoned R-1, which is less than the allowed density of four (4) dwelling units per acre.

This project resides within the Urban Growth Boundary, less than half a mile away from the Vista Trace platted planned unit development where the closest public utilities are located. These public utilities are outside Marion County's water and wastewater connection distance requirement based on two (2) single family residences; one (1) existing and one (1) proposed. This rezoning submittal is consistent with the planning principles and regulations found in the Marion County Comprehensive Plan, Zoning, and Land Development Code.

Sincerely,
Clymer Farnier Barley, Inc.

Beau Clymer

Beau Clymer, P.E.
BC/tr

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**39279-010-00**[GOOGLE Street View](#)

Prime Key: 957186

[MAP IT+](#)[Property Information](#)[More Names](#)

KIRBY MIKE
KIRBY AMBER ET AL
8107 E HIGHWAY 25
BELLEVIEW FL 34420-4753

[Certified Taxes / Assessments:](#)

Map ID: 255

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

PC: 08

Acres: 6.23

[More Situs](#)

Situs: 8107 E HWY 25 BELLEVIEW

[Current Value](#)

Land Just Value	\$115,176		
Buildings	\$146,858		
Miscellaneous	\$1,117		
Total Just Value	\$263,151		
Total Assessed Value	\$187,216	Impact	
Exemptions	(\$50,722)	Ex Codes: 01 38	(\$75,935)
Total Taxable	\$136,494		
School Taxable	\$162,216		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$115,176	\$146,858	\$1,117	\$263,151	\$187,216	\$50,722	\$136,494
2024	\$115,176	\$145,135	\$1,117	\$261,428	\$261,428	\$0	\$261,428
2023	\$78,957	\$138,866	\$1,117	\$218,940	\$218,940	\$0	\$218,940

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8088/0093	06/2023	07 WARRANTY	9 UNVERIFIED	Q	I	\$300,000
6021/0780	04/2014	43 R-O-W	0	U	I	\$100
3564/0590	10/2003	61 FJDMNT	0	U	I	\$100
6021/0778	09/2003	08 CORRECTIVE	0	U	I	\$100
3563/1663	09/2003	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
0924/0099	10/1978	07 WARRANTY	0	Q	V	\$11,400

[Property Description](#)

SEC 33 TWP 16 RGE 23
COM AT THE NW COR OF SEC 33
TH S 00-07-17 W 1872.19 FT TH S 70-54-58 E 422.98 FT TO THE POB
TH CONT S 70-54-58 E 211.56 FT TH N 00-03-10 E 1413.04 FT TH N 89-54-50 W 200 FT TH
S 00-03-10 W 1344.05 FT TO THE POB
EXC ROW TAKING BEING MORE PARTICULARLY DESC AS:
COM AT THE W 1/4 COR OF SEC 33
TH N 00-09-49 E 791.60 FT TH S 70-50-47 E 423.24 FT TO THE POB
TH N 00-07-04 E 21.16 FT TH S 70-50-47 E 211.57 FT TH S 00-07-04 W 21.16 FT
TH N 70-50-47 W 211.57 FT TO THE POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		525.0	525.0	R1	1.00	AC	15,900.0000	1.00	1.70	1.00	27,030	27,030
9902		.0	.0	R1	5.23	AC	15,900.0000	1.00	1.06	1.00	88,146	88,146
9994		.0	.0	R1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 8179											Total Land - Class \$115,176	
Mkt: 10 70											Total Land - Just \$115,176	

[Traverse](#)**Building 1 of 2**

RES01=R42U34L42D34.R34

PTO02=D10L10U10R10.

Attachment A

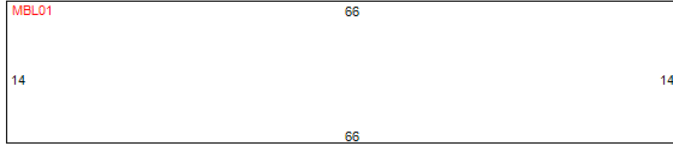


Building Characteristics

Improvement		1F - SFR- 01 FAMILY RESID				Year Built 1985		
Effective Age		5 - 20-24 YRS				Physical Deterioration 0%		
Condition		3				Obsolescence: Functional 0%		
Quality Grade		500 - FAIR				Obsolescence: Locational 0%		
Inspected on		5/28/2021 by 225				Architecture 0 - STANDARD SFR		
						Base Perimeter 152		
Type	ID 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	1985	N	0 %	0 %	1,428	1,428
PTO	02 01 - NO EXTERIOR	1.00	1985	N	0 %	0 %	100	100
Section: 1								
Roof Style: 10 GABLE		Floor Finish: 32 HARDWD ON WOOD				Bedrooms: 3		Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL		Wall Finish: 16 DRYWALL-PAINT				4 Fixture Baths: 0		Dishwasher: N
Heat Meth 1: 20 HEAT PUMP		Heat Fuel 1: 10 ELECTRIC				3 Fixture Baths: 1		Garbage Disposal: N
Heat Meth 2: 00		Heat Fuel 2: 00				2 Fixture Baths: 0		Garbage Compactor: N
Foundation: 7 BLK PERIMETER		Fireplaces: 1				Extra Fixtures: 2		Intercom: N
A/C: Y								Vacuum: N

Traverse

Building 2 of 2
MBL01=R66U14L66D14.

Building Characteristics

Improvement	MH - MOBILE - MOBILE HOME RESID	Year Built 1991
Effective Age	7 - 30-34 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	400 - FAIR	Obsolescence: Locational 0%
Inspected on	5/28/2021 by 225	Architecture 2 - MBL HOME
		Base Perimeter 160

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL	01	20 - MH ALUM SIDING	1.00	1991	N	0 %	0 %	924	924
Section: 1									
Roof Style: 10 GABLE			Floor Finish: 28 SOFTWD ON WOOD			Bedrooms: 2			Blt-In Kitchen: Y
Roof Cover: 17 KOOL SEAL/MTL			Wall Finish: 16 DRYWALL-PAINT			4 Fixture Baths: 0			Dishwasher: N
Heat Meth 1: 04 SPACE HEATER			Heat Fuel 1: 10 ELECTRIC			3 Fixture Baths: 2			Garbage Disposal: N
Heat Meth 2: 00			Heat Fuel 2: 00			2 Fixture Baths: 0			Garbage Compactor: N
Foundation: 3 PIER			Fireplaces: 0			Extra Fixtures: 2			Intercom: N
A/C: N									Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1977	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1977	1	0.0	0.0
UDU UTILITY-UNFINS	144.00	SF	40	1991	2	12.0	12.0
190 SEPTIC 1-5 BTH	1.00	UT	99	2000	2	0.0	0.0
045 LEAN TO	192.00	SF	15	1991	1	16.0	12.0
045 LEAN TO	168.00	SF	15	1991	1	14.0	12.0
112 FENCE WIRE/BD	98.00	LF	10	2008	3	0.0	0.0
159 PAV CONCRETE	258.00	SF	20	2000	3	0.0	0.0
							Total Value - \$1,117

Appraiser Notes

MAKE=
VIN=
EXP=
TITLE=

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
M010869	1/1/2008	5/1/2008	MBL RPL
M061190	6/1/2000	8/1/2000	MH
MC02273	5/1/1985	6/1/1985	RES (RENEWAL)
350483B	10/1/1983	-	RES

Cost Summary

Buildings R.C.N.	\$192,883	3/10/2023					
Total Depreciation	(\$77,493)						
Bldg - Just Value	\$115,390		Bldg Nbr	RCN	Depreciation	Depreciated	
Misc - Just Value	\$1,117	10/17/2014	1	\$136,559	(\$43,699)	\$92,860	
Land - Just Value	\$115,176	4/8/2024	2	\$56,324	(\$33,794)	\$22,530	
Total Just Value	\$231,683	.					

P18.50 R
#2100.00 DS

Attachment A

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 06/30/2023 02:05:12 PM
FILE #: 2023083646 OR BK 8088 PGS 93-94
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$2100.00 MDS: \$0 INT: \$0

Prepared By:
THOMAS M. EGAN, Chartered
2107 SE 3rd Avenue
Ocala, FL 34471

Parcel ID #: 39279-010-00

WARRANTY DEED

THIS INDENTURE, made this June 26th, 2023, Between **KATHY SUE LEWIS**, unmarried, whose address is 10459 SE 43rd Ct., Belleview, FL 34420, **Grantor**, and **MIKE KIRBY and AMBER KIRBY, his wife**, as an estate by the entireties, as **Joint Tenants with Right of Survivorship with ROBERTA PATTON**, whose Post Office Address is 8107 E. Hwy 25, Belleview, Florida 34420 **Grantees**.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

See Attached Exhibit A.

Subject to taxes for 2023 and subsequent years, and easements and restrictions of record without reimposing same.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and
delivered in our presence:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Kathy Sue Lewis
KATHY SUE LEWIS

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared KATHY SUE LEWIS, by means of ☒ physical presence or ☐ online notarization, who produced ELDL for identification, and is the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same this June 26, 2023.



[Signature]
Notary Public
My commission expires:

EXHIBIT A

The Land referred to herein below is situated in the County of MARION, State of Florida, and is described as follows:

Commence at the NW corner of Section 33, Township 16 South, Range 23 East for a Point of Reference: Thence S.0°07'17"W. 1872.19 feet, along the West line of said Section 33 to the North right-of-way of Old U.S. 441; thence S.70°54'58"E. 422.98 feet, along said right-of-way for a Point of Beginning. 1) Continue S.70°54'58"E. 211.56 feet along said North right-of-way; 2) thence N.0°03'10"E. 1413.04 feet; 3) thence N.89°54'50"W. 200.0 feet; 4) Thence S.0°03'10,"W. 1344.05 feet back to the Point of Beginning and close.

LESS AND EXCEPT those lands conveyed to Marion County, a Political Subdivision of the State of Florida, as described in General Warranty Deed recorded in Book 6021, Page 780, public records of Marion County, Florida, described as follows:

A portion of the lands described in Official Records Book 924, Public Records of Marion County, Florida, Page 99, lying in Section 33, Township 16 South, Range 23 East, Marion County, Florida, being more particularly described as follows:

COMMENCE at the West 1/4 corner of said Section 33; thence, along the West line of the Northwest 1/4 of said Section 33, North 00°09'49" East, 791.60 feet to the Northerly right of way line of County Road 25 as shown on State Road Department Right of way Map Section Number 3601-203; thence, along said Northerly right of way line, South 70°50'47" East, 423.24 feet to a point on the West line of aforesaid lands described in Official Records Book 924, Page 99, said point also being the POINT OF BEGINNING; thence, along said West line, North 00°07'04" East, 21.16 feet to a point on a line lying 20.00 feet Northerly of and parallel with said Northerly right of way line; thence, along said parallel line, South 70°50'47" East, 211.57 feet to the East line of said described lands; thence, along said East line, South 00°07'04" West, 21.16 feet to said Northerly right of way line; thence, along said Northerly right of way line, North 70°50'47" West, 211.57 feet to the POINT OF BEGINNING.

—



E Highway 25

SE 92nd Loop

SE 92nd Loop

SE 80th Ct



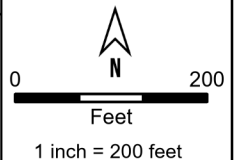
Kirby Rezone

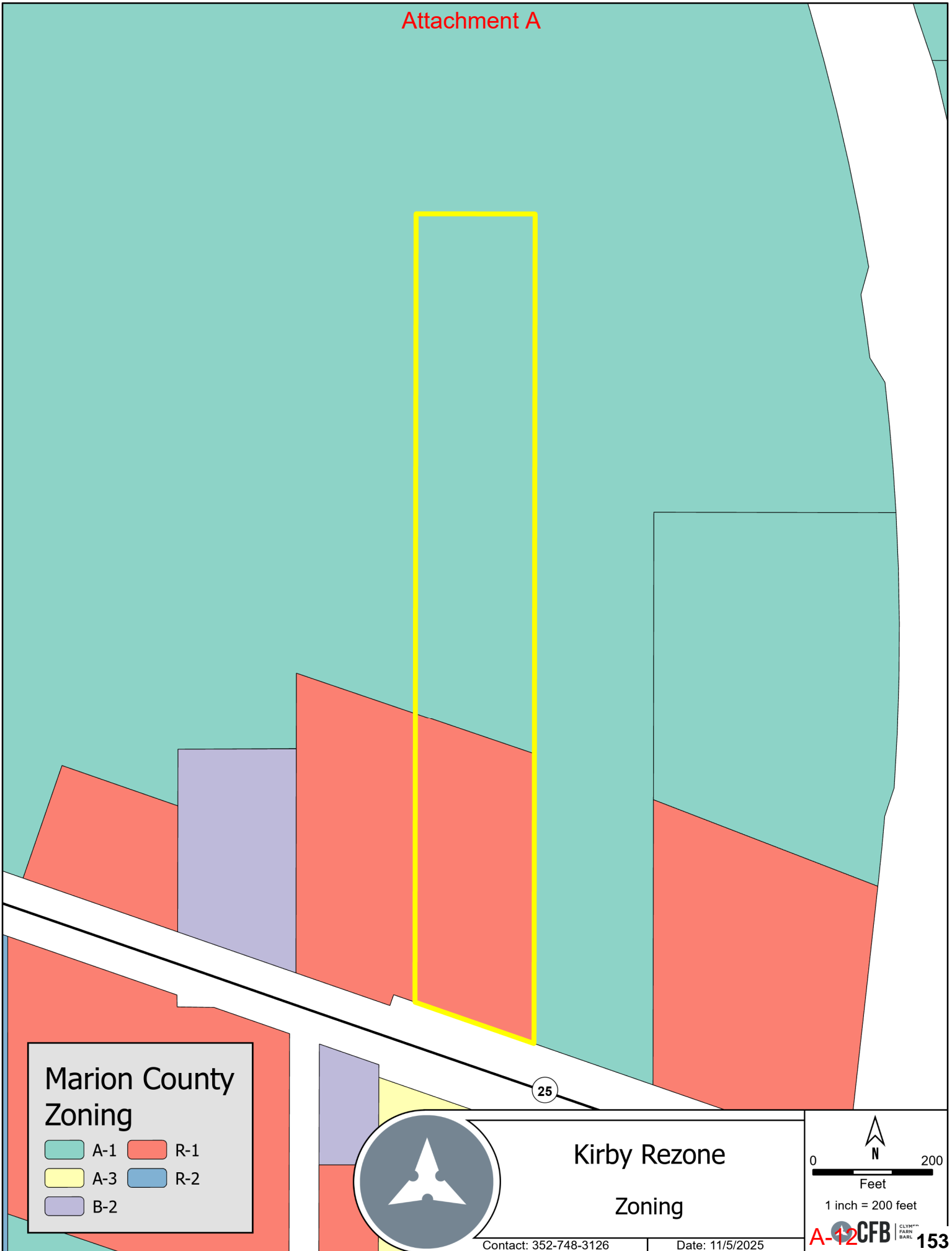
Aerial Image

Contact: 352-748-3126

Date: 11/5/2025

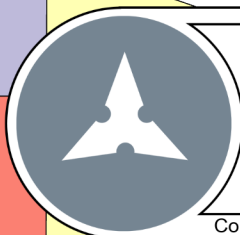
Imagery: ESRI, Maxar 2025





Marion County Zoning

- | | |
|---|---|
|  A-1 |  R-1 |
|  A-3 |  R-2 |
|  B-2 | |

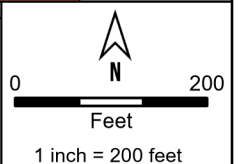


Kirby Rezone

Zoning

Contact: 352-748-3126

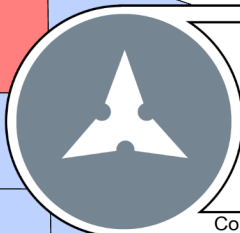
Date: 11/5/2025





Marion County Future Land Use

COM
MR



Kirby Rezone

Future Land Use

Contact: 352-748-3126

Date: 11/5/2025

0 200
Feet
1 inch = 200 feet

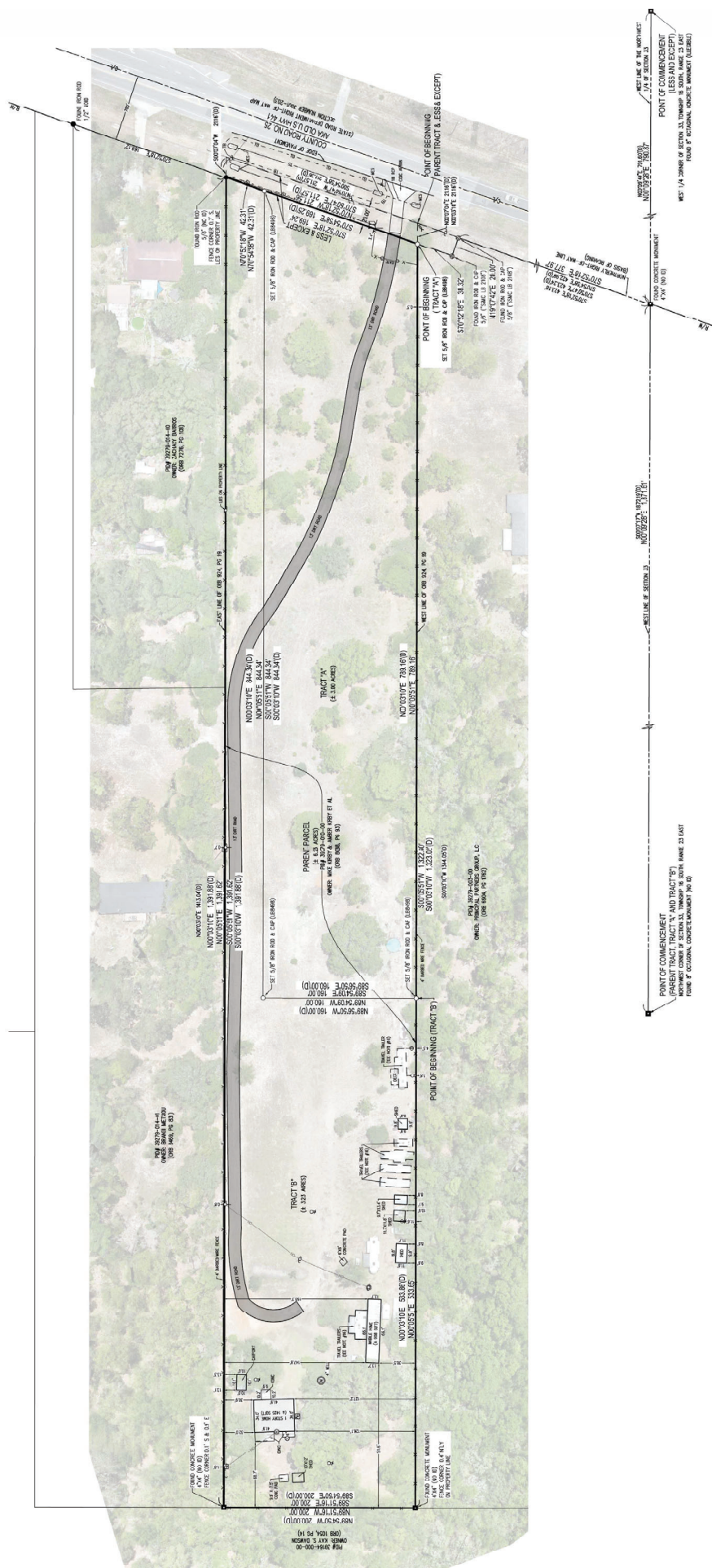
HS



GARY L. MILAM, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5058







VIA Hand Delivery
November 6, 2025

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

RE: KIRBY REZONING SUBMITTAL – TRAFFIC STATEMENT (CFB #EP2025.04538)

Dear Ms. Madeloni:

This letter serves as a Traffic Statement for the above referenced project. Using the Institute of Transportation Engineer’s (ITE) Trip Generation Manual, 11th Edition, and the land use code (LUC) for Single-Family Detached Housing (LUC 210), the weekday daily, weekday AM peak hour, and weekday PM peak hour trip generation for the one (1) existing and one (1) proposed dwelling units along the fitted curve are estimated and summarized below:

Time Period	ITE Independent Variable (IV)	Project Trips	Entering Trips	Exiting Trips
Weekday Daily	2 Dwelling Units	28	14	14
Weekday AM Peak Hour	2 Dwelling Units	9	2	7
Weekday PM Peak Hour	2 Dwelling Units	3	2	1

Pursuant to Section 6.11.3.(1) of the Marion County Land Development Code, “A Traffic Statement is required for projects generating fewer than 50 peak hour trips.” Based on the table above, this project generates fewer than 50 peak hour trips and meets the Traffic Statement requirement.

Sincerely,
Clymer Farner Barley, Inc.

Beau Clymer

Beau Clymer, P.E.
BC/tr



Attachment A

Marion County Growth Services
2710 E Silver Springs Blvd, Ocala, FL 34470
(352)438-2675
(352)438-2676 fax

MOBILE HOME REMOVAL AFFIDAVIT

This affidavit is to certify that the property currently identified as:

392-79-010-00 located at
(Site Parcel ID Number)

8111 E Hwy 25, Belleview, FL 34420
(Site Street Address)

and owned by Michael Kirby
(Owner)

shall have the existing mobile home on-site removed within sixty (60) days of approval of the requested zoning change from General Agriculture (A-1) to Single-Family Dwelling (R-1). Failure to do so will result in holds being placed on the property that will block all future permit applications until the mobile home is removed.

Michael W Kirby
Owner's Printed Name

[Signature]
Owner's Signature

11/25/25
Date

NOTARY

State of Florida

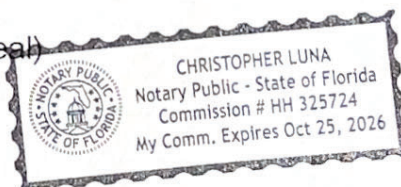
County of Marion

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25th day of November, 2025 (year),
by Michael Kirby (name of person making statement).
He/she is personally known to me or has produced
Florida Driver License as identification.
(Driver's license, etc.)

[Signature]
Notary Public Signature

My commission expires: Oct 25, 2026

(Seal)





Attachment A
Marion County Growth Services
2710 E Silver Springs Blvd, Ocala, FL 34470
(352)438-2675
(352)438-2676 fax

MOBILE HOME REMOVAL AFFIDAVIT

This affidavit is to certify that the property currently identified as:

392-79-010-00 located at
(Site Parcel ID Number)

8111 E Hwy 25 Belleview, FL 34420
(Site Street Address)

and owned by Amber Kirby
(Owner)

shall have the existing mobile home on-site removed within sixty (60) days of approval of the requested zoning change from General Agriculture (A-1) to Single-Family Dwelling (R-1). Failure to do so will result in holds being placed on the property that will block all future permit applications until the mobile home is removed.

Amber Kirby
Owner's Printed Name

[Signature]
Owner's Signature

11-25-25
Date

NOTARY

State of Florida

County of Marion

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25th day of November, 2025 (year),
by Amber Kirby (name of person making statement).
He/she is personally known to me or has produced
Florida Driver License as identification.
(Driver's license, etc.)

[Signature]
Notary Public Signature

My commission expires: Oct 25, 2026





Marion County Growth Services
2710 E Silver Springs Blvd, Ocala, FL 34470
(352)438-2675
(352)438-2676 fax

MOBILE HOME REMOVAL AFFIDAVIT

This affidavit is to certify that the property currently identified as:

392,79-010-00 located at
(Site Parcel ID Number)

8111 E Hwy 25, Belleview, FL 34420
(Site Street Address)

and owned by ROBERTA PATTON
(Owner)

shall have the existing mobile home on-site removed within sixty (60) days of approval of the requested zoning change from General Agriculture (A-1) to Single-Family Dwelling (R-1). Failure to do so will result in holds being placed on the property that will block all future permit applications until the mobile home is removed.

ROBERTA PATTON
Owner's Printed Name

Roberta Patton
Owner's Signature

11-25-25
Date

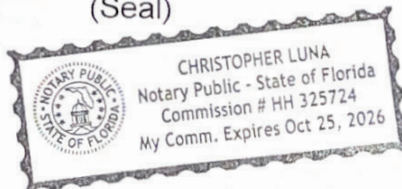
NOTARY
State of Florida
County of Marion

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25th day of November, 2025 (year),
by Roberta Patton (name of person making statement).
He/she is personally known to me or has produced
Florida Driver License as identification.
(Driver's license, etc.)

[Signature]
Notary Public Signature

My commission expires: Oct 25, 2026

(Seal)





Sign posting.



Looking east on E Hwy 25

Attachment B



Looking across E Hwy 25 towards Graphic Design business.



Looking west on E Hwy 25.

Attachment B



Single-Family Dwelling on-site.



Mobile home to be removed.

Attachment B



View from residence looking south towards E Hwy 25.



SUBMITTAL SUMMARY REPORT PL ZoneChg-000005-2025

PLAN NAME:	Kirby & Patton	LOCATION:	
APPLICATION DATE:	11/12/2025	PARCEL:	39279-010-00
DESCRIPTION:	R-1 & A-1 to R-1 - For a One-time family division		

CONTACTS	NAME	COMPANY
Applicant	Lee Clymer	Clymer Farney Barley, Inc.
Applicant	Lee Clymer	Clymer Farney Barley, Inc.
Owner	Amber Kirby	
Owner	Mike Kirby	
Owner	Roberta Patton	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.				Not Received
GS Development Review Depts Reviews v.	12/05/2025	12/19/2025	12/23/2025	Approved

SUBMITTAL DETAILS

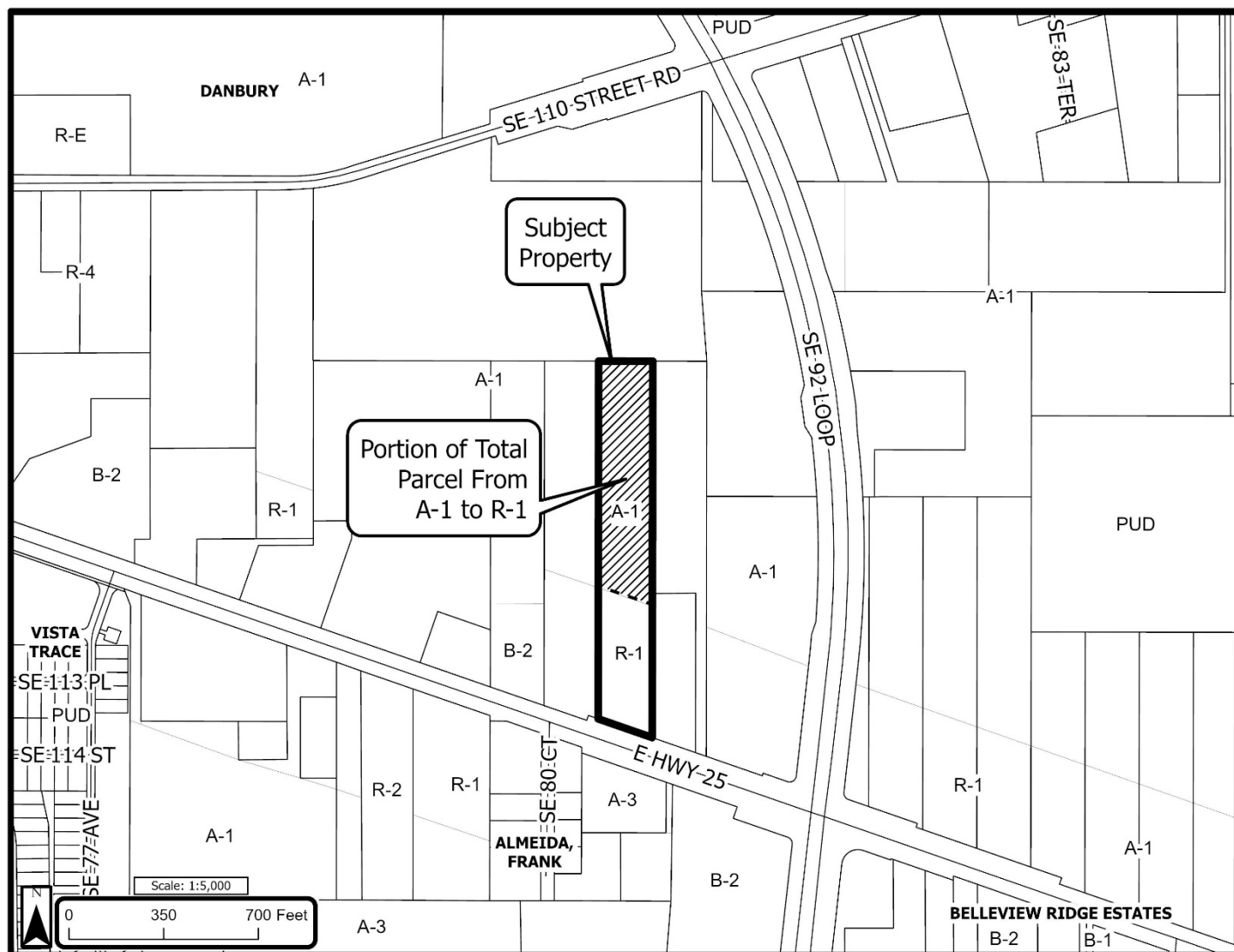
GS Development Review Depts Reviews v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/19/2025	12/09/2025	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/19/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/19/2025	12/05/2025	Approved
Comments	APPROVED			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	12/19/2025	12/08/2025	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/19/2025	12/05/2025	Informational
Comments	N/A			
OCE Property Management (Plans) (Office of the County Engineer)		12/19/2025	12/22/2025	Not Required
Comments	ROW does not review this type of plan			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/19/2025	12/09/2025	Informational
Comments	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1& R-1 to R-1. Parcel# 39279-010-00 is currently zoned A-1 & R-1 and is a total of 6.23 acres in size. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Per the MCPA, this parcel currently has 3,214 SF of impervious coverage. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 9,000 SF.			
OCE Survey (Plans) (Office of the County Engineer)		12/19/2025	12/17/2025	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/19/2025	12/10/2025	Informational
Comments	At the time of the family division, the lots will need to be divided in a way that allows for shared used of the existing driveway.			
Utilities (Plans) (Utilities)	Heather Proctor	12/19/2025	12/22/2025	Approved
Comments	Parcel 39279-010-00 is located within the City of Belleview Utilities service area. When a site plan is submitted for review, Marion County Utilities will require a letter from the City of Belleview confirming the availability and capacity to provide water and/or wastewater service to the site.			
The parcel is located outside of the Primary Springs Protection Zone and within the Urban Growth Boundary.				

Public Notification for: ZONING CHANGE

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

260206ZC



First Public Hearing: Planning & Zoning Commission 01/26/2026 @ 5:30 p.m.	Owner(s):	Mike & Amber Kirby, and Roberta Patton
	Agent(s):	N/A
	Location:	8107 & 8111, E Highway 25, Belleview, FL 34420
	Parcel(s):	39279-010-00
Second Public Hearing: Board of County Commissioners 02/17/2026 @ 2:00 p.m.	Zone(s):	General Agriculture (A-1) & Single-Family Dwelling (R-1)
	Acre(s):	Total Parcel ± 6.23 Acres
Public Hearing Location: 601 SE 25 th Avenue, Ocala, FL 34471 - McPherson Governmental Campus Auditorium		
Request Description: Requesting a zoning change for a ± 4.01 Acre Portion from an overall ±6.23 Acre Parcel from General Agriculture (A-1) to Single-Family Dwelling (R-1) zone for all permitted uses.		
You are receiving this notification because you own property that is located within 300' of the subject parcel(s)		
If you have any questions, please call (352) 438-2675		
All provided GIS data is to be considered a generalized spatial representation, which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific visual information, contact the appropriate county department or agency. The information is provided in a visual representation only and is not intended to be used as a legal or official representation of legal boundaries.		



Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-21816

Agenda Date: 1/26/2026

Agenda No.: 1.4.

SUBJECT:

260207ZP- 8 M Holdings, LLC, Zoning Change for A Modification of Planned Unit Development (PUD 170419ZP) to (1)Revise Existing Plan Text to Delete the Language "PROPOSED CONVENIENCE/STORE/LAUNDROMAT/HAIR SALON. THIS CONVENIENT STORE WILL SERVE THE OAKWATER VILLAGE DEVELOPMENT ONLY, (2) to Add "RV PARKING SPACES MAY BE USED FOR VEHICULAR PARKING FOR GUESTS OR EMPLOYEES" to Enable Potential Non-RV User/Public Guest Access for RV Park Features/Amenities, and (3) Establish Limited Increased Height Allowance to 145' for Waterslide Amenity (Only), 140.91 Acre Parcel, Parcel Account Number 02781-000-00, Site Address 18365 NW 45th Avenue Road, Citra, FL 32113

DESCRIPTION/BACKGROUND:

Fred N. Roberts, Jr., Esq. Klein & Klein, PLLC., filed a rezoning application on behalf of 8M Holdings, LLC., to modify a ±140.91-acre existing Planned Unit Development (PUD), currently identified as the Orange Lake RV Resort. The Parcel Identification Number for the property is 02781-000-00; the site address is 18365 NW 45th Avenue Road wherein the site is currently under development and is located on the east side of NW 45th Avenue Road, with the main area of the site located approximately 0.25 miles north of W. Hwy 318. The site adjoins the Grand Lake RV Resort to the west, with the Ocala Jai-Alai Fronton & Card Room located west/southwest. The legal description is provided within the application. The site is outside the Urban Growth Boundary, in the Farmland Preservation Area (FPA), in the Silver Springs Secondary Springs Protection Zone (S-SPOZ), and in Marion County's NW Regional Utility Service Area. The site's current PUD was approved in 2017, and the project Master Plan, and subsequent Major Site Plans have proceeded through the development review process, and development of the site has been underway with opening of the facility anticipated in early 2026.



**Marion County
Board of County Commissioners**

Growth Services

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

**PLANNING & ZONING SECTION
STAFF REPORT**

Public Hearings	P&Z: 1/26/2026	BCC: 2/17/2026
Case Number	260207ZP	
Application Number	PL PUD-000131-2025	
Type of Case: Rezoning for PUD Modification	FROM: Planned Unit Development (PUD) – RV Park with private amenities TO: Planned Unit Development (PUD) – RV Park with public amenities with limited increased height allowance to 145' for waterslide amenity (only).	
Owner	8M Holdings, LLC.	
Applicant	Fred N. Roberts, Jr., Esq. Klein & Klein, PLLC.	
Street Address / Site Location	18365 NW 45 th Avenue Road	
Parcel ID Number(s)	02781-000-00	
Property Size	140.91 acres	
Future Land Use	Commercial	
Zoning Classification	Planned Unit Development (PUD)	
Overlay Zones / Special Areas	Outside the Urban Growth Boundary (UGB), In Farmland Protection Area (FPA); Orange Lake Environmentally Sensitive Overlay Zone (ESOZ), County-wide Secondary Springs Protection Overlay Zone (S-SPOZ), Marion County Utilities NW Regional Service Area	
Staff Recommendation	APPROVAL WITH CONDITIONS	
P&Z Recommendation	TBD	
Project Planner	Christopher D. Rison, AICP, Senior Planner	
Related Cases	880115Z: General Agriculture (A-1) to Recreation Vehicle Park (P-RV) 010218Z: General Agriculture (A-1) to Recreational Resort (RR) 060315SU: WWTP and Water Plan/Wellfield in RR 110210Z: Recreational Resort (RR) to Planned Unit Development (PUD) 140202SU: Cattle grazing in PUD 170409Z: Planned Unit Development (PUD) to PUD for PUD Renewal	
Code Cases	N/A	

I. ITEM SUMMARY

Fred N. Roberts, Jr., Esq. Klein & Klein, PLLC., filed a rezoning application on behalf of 8M Holdings, LLC., to modify a ± 140.91 -acre existing Planned Unit Development (PUD), currently identified as the Orange Lake RV Resort. The Parcel Identification Number for the property is 02781-000-00; the site address is 18365 NW 45th Avenue Road wherein the site is currently under development and is located on the east side of NW 45th Avenue Road, with the main area of the site located approximately 0.25 miles north of W. Hwy 318. The site adjoins the Grand Lake RV Resort to the west, with the Ocala Jai-Alai Fronton & Card Room located west/southwest. The legal description is provided within the application (see Attachment A). The site is outside the Urban Growth Boundary, in the Farmland Preservation Area (FPA), in the Silver Springs Secondary Springs Protection Zone (S-SPOZ), and in Marion County's NW Regional Utility Service Area. The site's current PUD was approved in 2017, and the project Master Plan, and subsequent Major Site Plans have proceeded through the development review process, and development of the site has been underway with opening of the facility anticipated in early 2026.

Figure 1
General Location Map



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** of the applicant's request because it is consistent with LDC Section 2.7.3.E.2, which requires that granting a rezoning will not adversely affect the public interest, that the rezoning is consistent with the Marion County Comprehensive Plan (MCCP), and that the rezoning is compatible with land uses in the surrounding area, and with LDC Section 4.2.31 on Planned Unit Development. The proposed PUD will not adversely affect the public interest based upon the intensity of use, consistency with the Comprehensive Plan, and compatibility with the surrounding uses.

III. NOTICE OF PUBLIC HEARING

Notice of public hearing was provided pursuant to LDC Section 3.5.3.B as listed in following Table A. As of the date of the initial distribution of this Staff Report, one letter of support has been received, and no other written correspondence in opposition to the application has been received. Evidence of the public hearing notice(s) is on file with the Growth Services Department and is incorporated herein by reference.

TABLE A. PUBLIC NOTICE SUMMARY			
METHOD	FORMAT	DATE	LDC Section
Newspaper Legal Notice	Display Ad	Ad Run: 1/12/2026	3.5.3.A & 3.5.3.B(1)(b)
Sign	Rezoning	Posted: 1/16/2026	3.5.3.B(1)
300-foot Mail Notice	SPO Letter 27 - owners	Mailed: 1/9/2026	3.5.3.B(2)

IV. ANALYSIS

LDC Section 2.7.3.E.(2) provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding that granting the rezoning will not adversely affect the public interest, that the proposed zoning change is consistent with the current Comprehensive Plan, and that it is compatible with land uses in the surrounding area. Staff's analysis of compliance with these three criteria is addressed below.

- A. *Compatibility with surrounding uses.* Compatibility is defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Site and surrounding characteristics

Following Figure 2 displays the site and surrounding area's future land use designations as shown in Map 1 of the Comprehensive Plan Future Land Use Map Series (FLUMS). Figures 3 and 4 display the existing and proposed zoning for the site and surrounding properties. Figure 5 shows the uses of the site and surrounding properties as classified by the Marion County Property Appraiser's (MCPA) data property use code. Figure 6 displays an aerial image of the

surroundings, including identifying existing subdivisions in the surrounding area. Table A displays Figures 2, 3, 4, and 5 information in tabular form.

Figure 2
FLUMS Designation

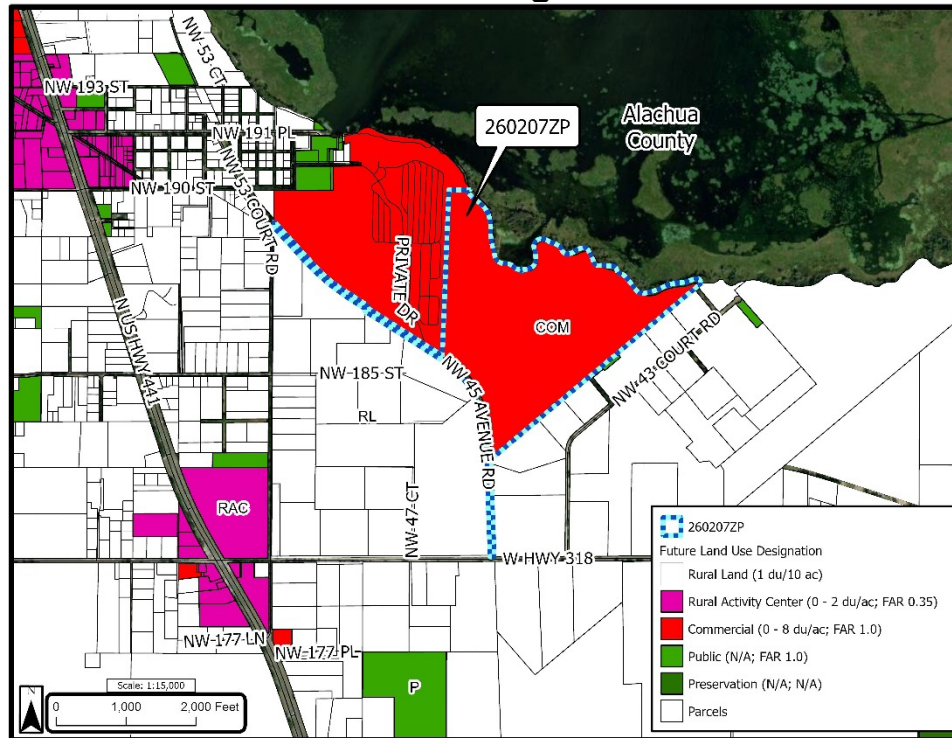


Figure 3
Existing Zoning Classification

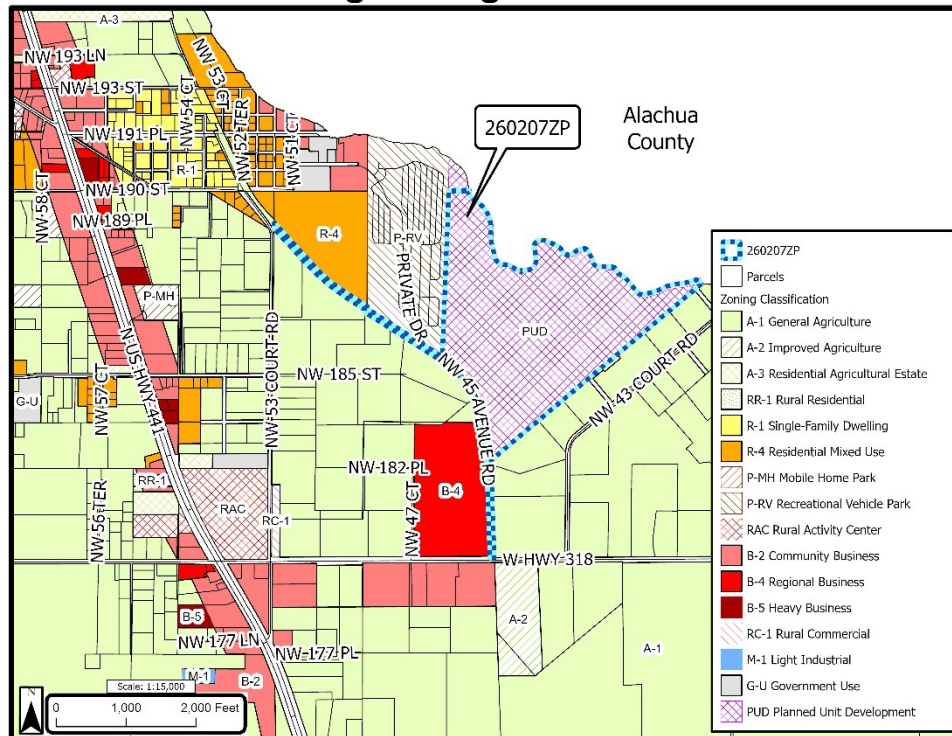


Figure 4
Proposed Zoning Classification

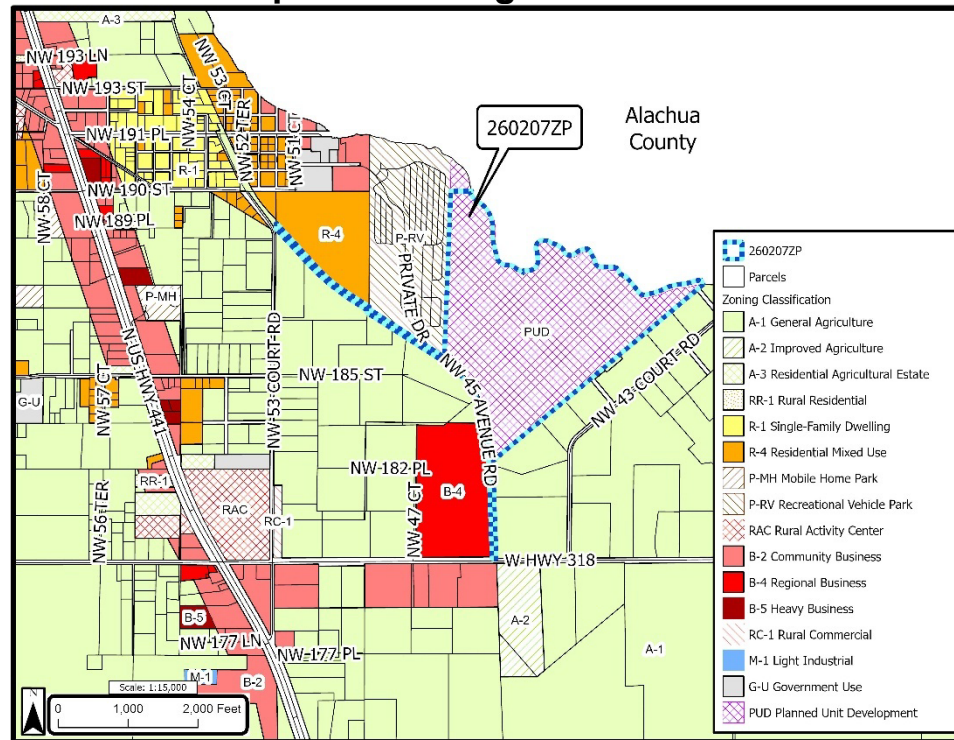


Figure 5
Existing and Surrounding Land Uses

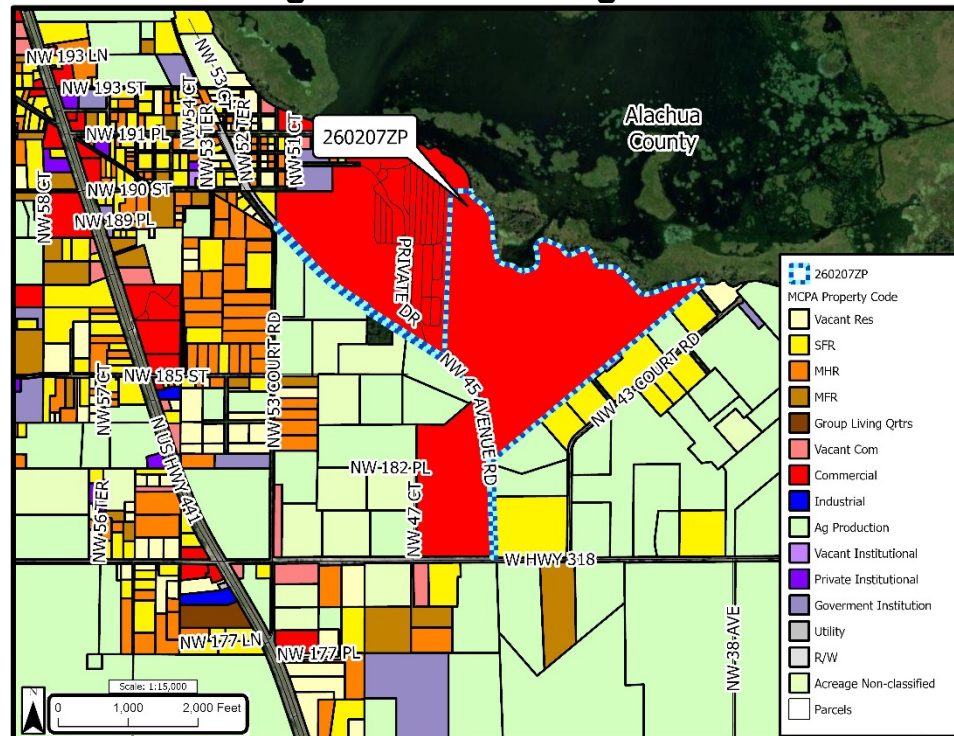


Figure 6
Aerial of Site and Surrounding Area



TABLE A. SITE AND ADJACENT PROPERTY CHARACTERISTICS

Direction	FLUM Designation	Zoning Classification	Existing Use Per MCPA Property Code
Subject Property	Commercial	Planned Unit Development (PUD)	Orange Lake RV (under construction)
North	"WATER"	(Alachua County)	Orange Lake
Southeast	Rural Land (RL)	General Agriculture (A-1)	Lakeside Oaks Subdivision; Single-family homes on acreage tracts
West – North	Commercial (COM)	Recreation Vehicle Park (P-RV)	Grand Lake RV & Golf Resort
West - Central	Rural Land (RL)	General Agriculture (A-1)	Vacant acreage tracts
West - South	Rural Land (RL) (pending FLUE Policy 10.1.5 Ltr)	Regional Business (B-4)	Ocala Jai-Alai Fronton & Card Room

Consistent with LDC Section 2.7.3.D, staff conducted a site visit (Attachment G) where the site is under development for the planned RV Park authorized by the site's current PUD zoning. The site is located on the south side of Orange Lake. Southeast of the site is the Lakeside Oaks Subdivision that includes agricultural lots with homes, along with other agricultural tracts that include homes and/or agricultural uses. Northwest of the site is the existing Grand Lake RV & Golf Resort, while west/southwest are agricultural tracts that include homes and/or agricultural uses. Southwest of the site is the existing Ocala Jai-Alai Fronton and

Card Room facility. The existing Grand Lake RV & Golf Resort and Ocala Jai-Alai Fronton are uses that have historically accommodated public access to their respective sites.

Proposed Planned Unit Development Modification

The requested PUD Modification proposes to change specific text related to the existing PUD Conceptual Plan (PUD Plan, see Attachment B) as stated in the applicant's Cover Memo dated December 11, 2025 (see Attachment A). No other changes to the general PUD Conceptual Plan are proposed. The text changes proposed are:

- 1) Delete: *"PROPOSED CONVENIENCE/STORE/LAUNDROMAT/HAIR SALON. THIS CONVENIENT STORE WILL SERVE THE OAKWATER VILLAGE DEVELOPMENT ONLY"* and
- 2) Add: *"RV PARKING SPACES MAY BE USED FOR VEHICULAR PARKING FOR GUESTS OR EMPLOYEES. "*

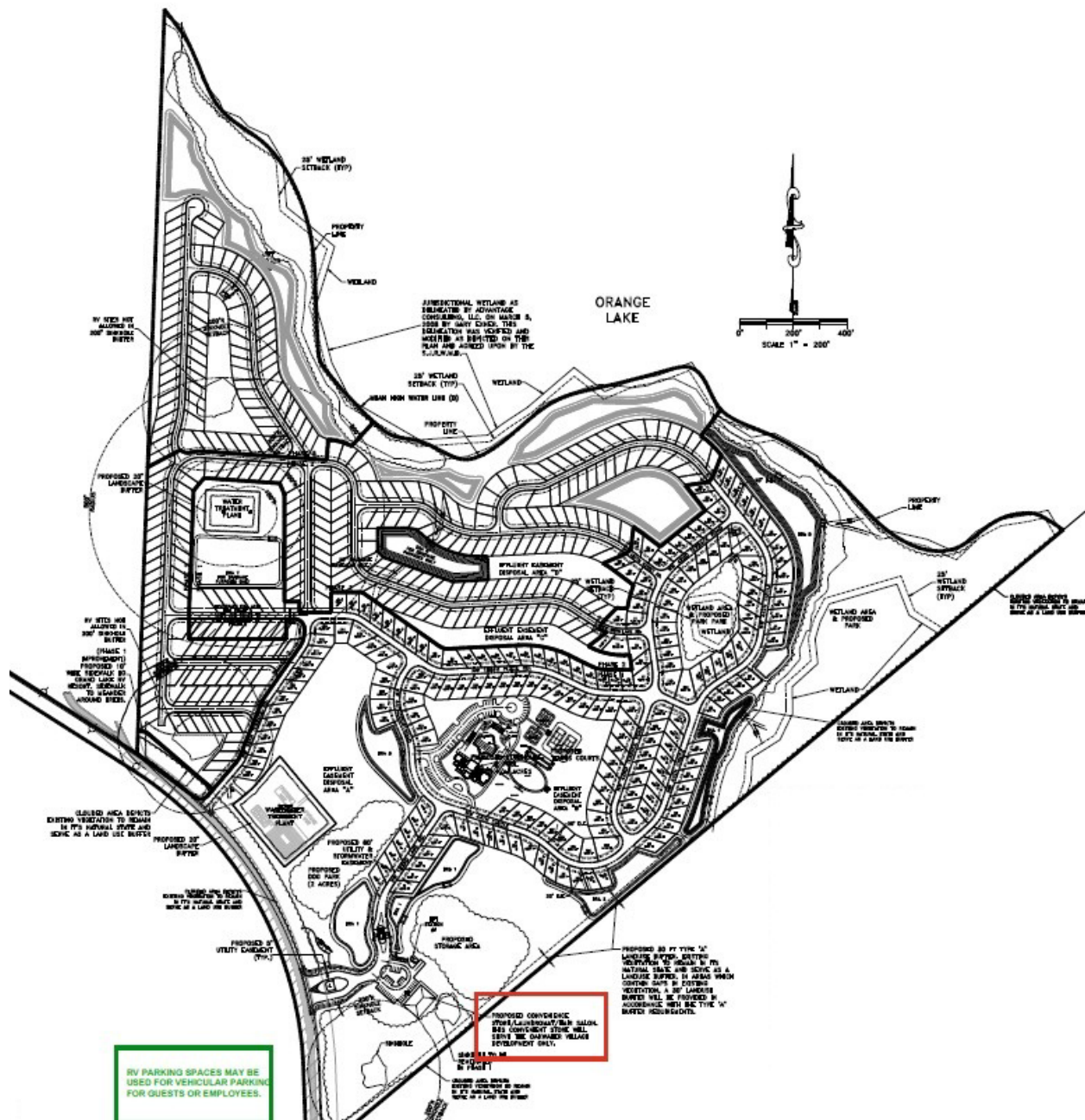
The proposed changes will clarify enabling potential non-RV user/public guest access for the RV Park's features and amenities and qualifying that RV "lot" spaces may function as guest/vehicle parking locations at the determination of the developer subject to compliance with LDC requirements. The developer has verbally noted such non-RV user/public guest access will occur primarily in the "off-season" when RV occupancy decreases and enabling use of the RV Park facilities by non-RV patrons, while enabling "dual use" of non-occupied RV "lot" spaces for parking at that time.

Staff further notes that as the site Master Plan and subsequent Major Site Plans for the facility progressed, the locations of some internal uses were adjusted through the County's Development Review Committee review processes; however, such internal adjustments are permitted by LDC Section 4.2.31.K(1).

The proposed text changes are reference in Figure 7 below with the red identifying the deleted language and the green indicating the added language. Further the PUD Conceptual Plan reflecting these changes is provided as Attachment B, followed by the project's ongoing approved Major Site Plans as Attachments C and D.

A final adjustment is requesting enabling a PUD height increase for the recreational slide system components west of the pool area, planned area, increasing the height allowance from 40-feet to 145-feet while maintaining the remainder of the PUD's height limit at 40-feet for all other structures (e.g., clubhouse, maintenance building, park models, etc.). The

Figure 7 – Prior PUD Concept Plan Excerpt with Proposed Revisions



No further changes to the PUD are proposed at this time. Staff notes that the facility has been, is, and will continue to be subject to the Marion County Code of Ordinances Noise and Vibration Control provisions (see Attachment F).

Based on the above findings, staff concludes the proposed rezoning to modify the existing PUD is **compatible** with the existing and future surrounding land uses, **subject to the continued compliance with the project's current PUD Conceptual Plan and the two noted textual revisions**, wherein potential incompatibilities will be mitigated.

B. *Effect on public interest.*

1. Transportation impacts. These include roadways, public transit, and other mobility features.

a. Roadways.

The PUD Plan proposes text changes that will enable non-RV user day-use operations of the RV Park amenities (themed recreation area – pool, bar/restaurant, play facilities, etc.) at the determination of the developer/operator. Such use will provide for additional potential traffic generation from non-RV users. A Traffic Methodology for the project was approved in October 2025 to establish the analysis methodology for a Traffic Study to examine the transportation network impacts from the expanded use opportunities for the site. The Traffic Study is currently being conducted at this time, and staff notes the Study is also utilizing data from a comparable existing facility owned by the developer for the analysis consideration.

Upon completion of the Traffic Study, the PUD developer will be required to provide any transportation improvements identified as necessary by the study, subject to the satisfaction of the County Engineer. Based on the above recommendations and requirements, it is concluded the application is **consistent** with TE Policy 2.1.4.a. **with the following conditions:**

- ***The PUD developer will be required to address and provide any necessary transportation improvements (access/operation and/or system) identified by the Traffic Study, in conjunction with the final approved project development plans, as required by the County Engineer, with any required improvements being completed in a manner and timeline subject to approval by the County Engineer.***

b. Public transit. There are no fixed route services available in this area.

c. Other mobility features. Staff notes this site includes the alignment of NW 45th Avenue Road that is a private on-site access driveway shared by the site and the existing Grand Lake RV and Golf Resort located west of the site. No sidewalks are present along NW Hwy 318, and the site includes only a 60-foot-wide access connection to the roadway, which is occupied by the site's share access driveway. Development of the site is required to comply with the LDC, and the current Major Site Plan(s) have provided for such compliance through the Development Review Committee review process.

Based on the above findings, it is concluded the application's proposed transportation impacts, **would not adversely affect public interest.**

2. Potable water impacts. Potable Water Element Policy 1.1.1 adopts a level of service (LOS) standard of 150 gallons per person per day for residential demand and $\pm 2,750$ gallons per acre per day for nonresidential demand. The site is not located within connection distance to any existing Marion County Utility Facilities and is being serviced by on-site utility facilities approved by the prior PUD approval and no change in those provisions are requested. It is concluded the application's **potable water impacts would not adversely affect the public interest.**
3. Sanitary sewer impacts. Sanitary Sewer Element Policy 1.1.1 adopts a LOS standard of 110 gallons per person per day for residential demand and $\pm 2,000$ gallons per acre per day for commercial and industrial demand. The site is not located within connection distance to any existing Marion County Utility Facilities and is being serviced by on-site utility facilities approved by the prior PUD approval and no change in those provisions are requested. It is concluded the application's **sanitary sewer impacts would not adversely affect the public interest.**
4. Recreation. Recreation Element Policy 1.1.1 adopts a level of service standard (LOS) of two (2) acres per 1,000 persons. The PUD project is not a residential project and is not formally subject to this policy. Further, the PUD project will include recreational amenities for users of the RV Park and the proposed PUD Modification will enable non-RV users access as determined by the developer/operator. Based on the above findings, and noted recommendations, it is concluded the **recreation impacts would not adversely affect the public interest.**
5. Stormwater/drainage. Stormwater Element Policy 1.1.1 adopts varying levels of service standards based on the characteristics of the development site. The PUD site is located in the Orange Lake ESOZ and includes areas of Flood Plain and Flood Prone areas. As noted, Major Site Plan approval has been obtained for the facilities which are completing construction at this time. As such, reflecting the approved Major Site Plan(s) for the site, the application **would not adversely affect the public interest.**
6. Solid waste impacts. Solid Waste Element Policy 1.1.1 adopts a LOS standard of 6.2 pounds of solid waste generation per person per day. The SWE does not establish a LOS standard for solid waste generation for non-residential uses, as such uses are ordinarily serviced by individually arranged commercial hauling services. The PUD as proposed provides for a non-residential use that uses developer/operator managed collection services. Based on the above, it is concluded the application's **solid waste impacts would not adversely affect the public interest.**
7. Fire rescue/emergency services. The site is located in the Orange Lake Fire Station #9 District, located at 18945 N. US Hwy 441, with the station located ± 2.0 miles west of the subject property. *The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services.* Marion County has established a 5-mile drive distance from the subject property as evidence of the availability of such services.

Analysis: As noted, Major Site Plan approval has been obtained for the facilities which are completing construction at this time. As such, Fire Services has provide no further comments in relation to the PUD at this time. Staff find the application's **fire services impacts would not adversely affect the public interest.**

8. Law enforcement. The Sheriff's North Multi-District Substation, located at 8311 N. US Hwy 441, Ocala FL, 34475, is ±11.5 miles south of the subject property, NW Hwy 318 and N. US Hwy 441. As noted, Major Site Plan approval has been obtained for the facilities which are completing construction at this time; further, the site adjoins an existing RV Park and the Ocala Jai-Alai Fronton outside the Orange Lake community. Staff find the application's **law enforcement impacts would not adversely affect the public interest.**
9. Public schools. The PUD project is not a residential project and is not formally subject to this policy as student generation is not expected from the facilities. Based on the above findings, the proposed development would not adversely affect public interest. Therefore, the application's **public-school impacts would not adversely affect the public interest.**

In conclusion, the PUD project's most significant consideration relates to transportation network impacts as additional traffic from amenity users is the primary concern. The project's Traffic Study is currently underway, and will identify required potential transportation improvements required to enable the proposed additional site use. The completion of any such identified improvements must be coordinated and completed subject to obtaining final approvals from the County Engineer. As such, staff finds the proposed rezoning **will not adversely affect the public interest** as proposed and recommended.

C. Comprehensive Plan consistency.

1. FLUE Policy 1.1.3: Accommodating Growth – “The County shall designate on the Future Land Use Map sufficient area in each land use designation to distribute development to appropriate locations throughout the county. Changes to the Future Land Use Map shall be considered in order to accommodate the existing and projected population and its need for services, employment opportunities, and recreation and open space while providing for the continuation of agriculture activities and protection of the environment and natural resources.”

Analysis: The PUD proposes implementing the site's Commercial (COM) land use designation and expanding the extent of potential services available and offered from the project site to the community. Staff concludes the proposed rezoning is **consistent** with FLUE Policy 1.1.3.

2. FLUE Policy 2.1.22: Commercial – “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 PUD currently implements the site's Commercial (COM) land use designation as an RV Park with associated amenities. The PUD modification proposes enabling use of the planned facilities to serve both RV-users and non-RV users, likely from the general community or other tourism users/visitors. The proposed PUD is consistent with the site's COM land use designation where a variety of urban services may be available. As such, staff concludes the proposed rezoning is **consistent** with FLUE Policy 2.1.22.

3. FLUE Policy 5.1.2: Review Criteria – Changes to Comprehensive Plan and Zoning. Before approval of a Comprehensive Plan Amendment (CPA), Zoning Changes (ZC), or Special Use Permit (SUP), the applicant shall demonstrate that the proposed modification is compatible with existing and planned development on the site and in the immediate vicinity, and shall evaluate its overall consistency with the Comprehensive Plan, Zoning, and LDC and potential impacts on, but not limited to the following:
 1. Market demand and necessity for the change
 2. Availability and potential need for improvements to public or private facilities and services;
 3. Allocation and distribution of land uses and the creation of mixed-use areas;
 4. Environmentally sensitive areas, natural and historic resources, and other resources in the County;
 5. Agricultural activities and rural character of the area;
 6. Prevention of urban sprawl, as defined by Ch. 163, F.S.;
 7. Consistency with the UGB;
 8. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
 9. Compatibility with current uses and land uses in the surrounding area;
 10. Water supply and alternative water supply needs; and
 11. Concurrency requirements.

Analysis: The PUD project is currently approved, and the PUD modification proposes enabling additional non-RV user access allowing for expanded recreation and/or tourism opportunities for the facilities and the community. Such uses are consistent with the site's Commercial (COM) future land use designation. Staff finds the rezoning is **consistent** with FLUE Policy 5.1.2.

4. FLUE Policy 5.1.3: Planning and Zoning Commission - provides "... applications for CPA, ZC, and SUP requests to be reviewed by the Planning & Zoning Commission, which will act as the County's Local Planning

Agency. The purpose of the advisory board is to make recommendations on CPA, ZC, and SUP requests to the County Commissioners. The County shall implement and maintain standards to allow for a mix of representatives from the community and set standards for the operation and procedures for this advisory board.”

Analysis: The proposed Zoning Change amendment is scheduled for consideration by the Planning and Zoning Commission on January 26, 2026; therefore, the application is **consistent** with FLUE Policy 5.1.3.

5. FLUE Policy 5.1.4: Notice of Hearing - “The County shall provide notice consistent with Florida Statutes and as further defined in the LDC.”

Analysis: Staff finds public notice has been provided as required by the LDC and Florida Statutes and, therefore, concludes the application is being processed **consistent** with FLUE Policy 5.1.4.

6. TE Policy 2.1.4: Determination of Impact - provides in part “All proposed development shall be evaluated to determine impacts to adopted LOS standards.”

Analysis: The PUD modification proposes enabling non-RV user access to the PUD project which is preparing for the completion of construction. A Traffic Study, based on an approved Traffic Methodology (see Attachment G), is currently underway. Final approval/authorization to implement expanded access to the facility will require the completion of the Traffic Study and any necessary transportation improvements identified by the Study that is recommended by staff as a PUD condition. Based on the above findings and prior recommendations, it is concluded the application is **consistent** with TE Policy 2.1.4.

7. TE Objective 2.2: Access Management - provides “To maintain the intended functionality of Marion County’s roadway network, access management standards shall be established which provides access controls and manage the number and location of public roadways, private roadways, driveways, median openings, and traffic signals.”

Analysis: As noted previously, the PUD will access NW Hwy 318, including providing any necessary transportation improvements required by the project’s revised/update Traffic Study. Based on the above findings and proposed PUD, staff concludes the application is **consistent** with TE Objective 2.2, as address with the condition recommended in relation to TE Policy 2.1.4.

8. SSE Policy 1.1.3: provides “The County shall encourage the construction of sanitary sewer facilities by public or private sources, or jointly, in accordance with the Marion County Water and Wastewater Utility Master Plan, and the LDC.”

Analysis: The site is outside the UGB where Marion County Utilities' services are not available at this time. Consistent with the current PUD approval, the PUD project provides on-site facilities to service the PUD consistent with the LDC and State requirements. Based on the above findings, it is concluded the application is **consistent** with SSE Policy 1.1.3.

9. PWE Policy 1.6.4: provides "Adequate potable water supplies and facilities which meet the adopted LOS standards shall be available concurrent with the impacts or development."

Analysis: The site is outside the UGB where Marion County Utilities' services are not available at this time. Consistent with the current PUD approval, the PUD project provides on-site facilities to service the PUD consistent with the LDC and State requirements. Based on the above findings, it is concluded the current application is **consistent** with PWE Policy 1.6.4.

10. SE Policy 1.1.4 provides, "The demand for stormwater facility capacity by new development and redevelopment shall be determined based on the difference between the pre-development and post-development stormwater runoff characteristics (including rates and volumes) of the development site using the applicable design storm LOS standard adopted in Policy 1.1.1 and facility design procedures consistent with accepted engineering practice.

Analysis: The PUD site is located in the Orange Lake ESOZ and includes areas of Flood Plain and Flood Prone areas. As noted, Major Site Plan approval has been obtained for the facilities which are completing construction at this time. As such, reflecting the approved Major Site Plan(s) for the site, it is concluded the application is **consistent** with SE Policy 1.1.4.

11. SE Policy 1.1.5 provides "Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development."

Analysis: The applicant is advised the owner will be responsible for funding the stormwater facilities with sufficient capacity to accommodate the post-development runoff. Based on the above findings, it is concluded the application is **consistent** with SE Policy 1.1.5.

12. SWE Policy 1.1.1: provides - "The LOS standard for waste disposal shall be 6.2 pounds of solid waste generation per person per day. This LOS standard shall be used as the basis to determine the capital facilities or contractual agreements needed to properly dispose of solid waste currently generated in the County and to determine the demand for solid waste management facilities which shall be necessitated by future development."

Analysis: The PUD as proposed provides for a non-residential use that uses developer/operator managed collection services. Based on the above findings, it is concluded the application is **consistent** with SWE Policy 1.1.1.

In conclusion, based upon the totality of the circumstances, staff concludes the rezoning application is **consistent** with the Comprehensive Plan, as recommended.

V. PLANNED UNIT DEVELOPMENT (PUD) ANALYSIS

Land Development Code Section 4.2.31 establishes specific requirements for a PUD. An analysis of conformance to those requirements are addressed below.

A. LDC Section 4.2.31.B addresses permitted uses.

1. LDC Section 4.2.31.B.(1) allows any permitted use, special use, or accessory use in any zoning classification listed within the County's LDC provided the proposed use is consistent with the County's future land use designation for the site, and the provisions of the LDC for each use.
2. LDC Section 4.2.31.B.(2) provides uses identified as ordinarily requiring a Special Use Permit may be authorized as permitted within all or a part of a PUD without the necessity of a separate SUP application provided it meets on of three criteria.
3. LDC Section 4.2.31.B.(3) provides owners of parcels within the PUD may subsequently request the authorization of additional special uses following approval of the PUD by undertaking the SUP application process for the proposed additional use without applying for an amendment to the PUD.
4. LDC Section 4.2.31.B.(4) establishes three (3) methods for setting forth the list of permitted and special uses.

Analysis: As previously noted, the PUD is approved for an RV Park facility with amenities for RV Park "lot" uses. The proposed PUD modification will enable non-RV Park "lot" uses to access the site's amenities and facilities as determined by the developer/operator consistent with the LDC. As such, the PUD is **consistent, with previously recommended conditions and the following conditions:**

- ***The PUD's shall be developed with up to 490 RV Park "lots" and/or park model lots with recreational and community amenities. The developer/operator may enable use of the RV Park's recreational and community amenities for non-RV Park "lot" occupants and consistent with this PUD Modification consideration and approval.***
5. LDC Section 4.2.31.B.(5) provides the intended character of the PUD shall be identified, including the structure types, architectural styles, ownership forms, amenities, and community management form (e.g., property owner association, community development classification, municipal service unit, etc.) or suitable alternative.

Analysis: The current PUD plan provided for an RV Park with accompanying amenities to be developed for Camping/RV units and Park Model units. General amenities proposed included clubhouse, pool, recreation courts/fields and accessory convenience store and laundry to

provides services to RV Park “lot” users. The PUD modification proposes to enable the use of the site’s amenities for non-RV Park “lot” uses, through a form of “day-pass-for-fee” access as made available by the developer/operator. Non-RV Park “lot” users are largely anticipated for the off-season times enabling and supporting year-round use of the facilities; when RV Park “lot” occupancy is high amenity access may then be limited as the facilities will continue to be subject to maximum occupancy standards consistent with State of Florida health and safety regulations. Given the above, staff recommends the proposed modification is **consistent** with this provision, subject to other recommendations related to the PUD.

- B. LDC Section 4.2.31.C establishes a minimum PUD size of 0.5 acres or 21,780 square feet.

Analysis: Staff finds the property has a size of ±140.91 acres and therefore **is consistent** with this section.

- C. LDC Section 4.2.31.D addresses density and intensity.

1. LDC Section 4.2.31.D(1) provides the maximum allowable density/intensity for a PUD cannot exceed that established by the Comprehensive Plan Future Land Use Designation(s) for the site, along with any density or intensity bonuses and/or transfers acquired for the site as enabled by the Comprehensive Plan and the LDC; however, if the PUD site is vested for a higher density/intensity as established consistent with the Comprehensive Plan and the LDC, the PUD may propose densities and/or intensities consistent with the vested status.

Analysis: The site’s future land use designation is Commercial (COM) that allows non-residential and residential units. The PUD project is a non-residential RV Park project with amenities. The proposed PUD modification will enable non-RV Park “lot” users to access the site’s amenities as a component of the site’s commercial use activities. As such, the PUD **is consistent** with this provision.

2. LDC Section 4.2.31.D.(2) provides the Board is not obligated to authorize the maximum density/intensity as potentially allowed by the Comprehensive Plan future land use designation(s) and/or bonuses and/or transfers acquired for the PUD site. The criteria for establishing a maximum density/intensity includes existing zoning, adequacy of existing and proposed public facilities and services, site characteristics, and the requirements of the Comprehensive Plan for any residential or non-residential land use involving the area in question, with additional focus on the compatibility of the PUD's proposed uses with the adjoining and surrounding properties.

Analysis: The current PUD and proposed modification will not increase the amount of RV Park “lot” development but will enable additional use opportunities for non-RV Park “lot” visitors. Such use will provide increased

service and operational opportunities for the site and the surrounding community, reflecting the site's Commercial (COM) future land use designation. Buffers and open space areas as originally established for the PUD will remain as proposed. As such, the PUD **is consistent** with this provision.

3. LDC Section 4.2.31.D.(3) provides density/intensity increases may be attained through one of three methods.

Analysis: Staff finds the application does not propose any density/intensity increases through comprehensive plan enabled provisions. Thus, staff concludes this section is **not applicable**.

4. LDC Section 4.2.31.D.(4) allows for blending of densities/intensities if the subject property has more than one FLUMS designation.

Analysis: The site consists of a single Commercial (COM) land use designation, and no blending of land uses is proposed. Staff finds this section is **not applicable**.

5. LDC Section 4.2.31.D.(5)(a-c) addresses averaging.
 - a. LDC Section 4.2.31.D.(5)(a) provides the gross amount of density/intensity of uses in a PUD may be allocated to any area of the total PUD site; however, proposed uses that are subject to the special setback and/or protection zone/area requirements shall be required to comply with those applicable standards as established within the Comprehensive Plan and this Code both within, and to areas outside the boundary, of the PUD.
 - b. LDC Section 4.2.31.D.(5)(b) allows alternative setback and/or protection zone/areas meeting the intent of the Code for uses internal to the PUD site as part of the PUD review and consideration, subject, however to the Comprehensive Plan.
 - c. LDC Section 4.2.31.D.(5)(c) provides that if the PUD is for a cluster type project that must be enabled as a PUD as established by the Comprehensive Plan (e.g., Rural Residential Cluster or Hamlet Division 3.3), then the PUD shall be subject to compliance with the applicable natural open space preservation requirements, with the remaining lands available for development then being eligible for density and/or intensity averaging, subject to any special requirements of the particular PUD cluster type as required by the Comprehensive Plan and this Code.

Analysis: Staff finds that the current PUD and proposed modification does not represent amounts, increases, or blending of potential land uses and is not hamlet or rural residential cluster. Thus, staff finds the PUD **is consistent** with this section.

6. LDC Section 4.2.31.D.(6) requires the PUD to comply with the minimum buffer requirements as established in this Code, or an alternative design meeting the intent of the Code may be proposed for consideration. If an alternative design is proposed, the proposal shall include, at a minimum, scaled typical vertical and horizontal cross-sections of the buffer, including depictions of all proposed alternative buffer improvements and scaled

representations of the existing principal structures and improvements that are located on the adjoining properties being buffered from the PUD. LDC Section 4.2.31.E.(6) provides buffers shall be provided externally and internally, between the PUD and surroundings and between internal PUD uses, in order to maintain compatibility between uses and avoid and/or limit adverse impacts between uses and nuisance situations

Analysis: As previously noted, the buffer requirements were previously established for the PUD and the ongoing development that conforms to those buffer requirements. The reference amenities to be available for additional access methods are surrounded by the RV Park development in place and the surrounding perimeter buffers as previously required. Staff finds the PUD buffers proposed are **consistent** with this section.

D. LDC Section 4.2.31.E.(1)(a-f) addresses types of access.

1. LDC Section 4.2.31.E.(1)(a) provides all properties resulting from a PUD shall have paved access to paved public or private street right-of-way; however, ingress/egress or cross-access easements may be proposed as an alternative to a right-of-way as part of the PUD, provided all access is paved.
2. LDC Section 4.2.31.E.(1)(b) provides the PUD shall include pedestrian and/or bicycle facilities internally to address internal circulation needs and externally to provide for integration of the PUD to surrounding existing for future facilities.
3. LDC Section 4.2.31.E.(1)(c) provides the PUD shall include multi-modal design accommodating pedestrian, bicycle, transit, and vehicular access focusing on integrating the modes with the proposed PUD uses and expected activity levels and/or focus (e.g., employment, residential, institutional, etc.).
4. LDC Section 4.2.31.E.(1)(d) provides parking and loading spaces shall be provided consistent with the requirements for developed uses as listed in Section 6.11.8; however alternative parking and loading standards may be proposed, provided such standards are based on accompanying technical information and analysis provided by a qualified professional. The use of shared parking is encouraged, along with the integration of parking as part of a multi-use structure as provided in Section 4.2.6.D(8).
5. LDC Section 4.2.31.E.(1)(e) requires all appropriate utility infrastructure shall be made available to and provided for the PUD.
6. LDC Section 4.2.31.E.(1)(f) requires all appropriate and necessary stormwater infrastructure shall be provided for the PUD development to ensure compliance with this Code.
 - a. LDC Section 6.13.2 addresses the minimum requirements for stormwater management.
 - b. LDC Section 6.13.3 addresses four different types of stormwater management facilities.

Analysis: As noted, the PUD project has undergone Major Site Plan review and approval for the on-site facilities currently being completed. The PUD and its improvements have functionally complied with the LDC; however,

the addition of non-RV Park “lot” guest users will affect the traffic and parking demands for the site. A prior recommendation regarding completing the project Traffic Study and any improvements required by the Study is listed previously. The second component of the PUD modification is to enable using RV Park “lot” spaces to be used for vehicle parking of day-use patron as an alternative to providing specific parking areas. Staff has no objection to such an alternative plan which may be proposed per the LDC. In the event additional parking is required, any added parking areas will be required to comply with LDC parking design standards, particularly being provided as “on-site” parking, unless appropriate alternative arrangements are established such as leased parking from nearby properties, such as the Ocala Jai-Alai Fronton. As such, the plan is **consistent** with this provision.

E. LDC Section 4.2.31.E.(2) (a-b) addresses easements.

Analysis: Staff finds any easements required for maintenance and upkeep of the PUD infrastructure will be determined during the Development Review phase of the process such as with the Major Site Plan(s). As such, the plan is **consistent** with this provision.

F. LDC Section 4.2.31.E.(3) addresses setbacks and separation requirements.

Analysis: The approved PUD establishes the project’s development standards for the project, including setbacks and maximum heights. Further, building separations are also subject to building and fire safety codes which allow some design and construction flexibility reflected with the project’s Major Site Plan approvals. As such the PUD will be **consistent** with this section.

G. LDC Section 4.2.31.E.(4) (a-b) addresses heights.

Analysis: The approved PUD established the project’s development standards, including setbacks and maximum heights. Further, building separations are also subject to building and fire safety codes which allow some design and construction flexibility reflected with the project’s Major Site Plan approvals. In order to accommodate the proposed slide complex (4 slides) at the west end of the primary pool and recreation amenity center an increase to 145-feet is requested to recognize the slide complex in its current configuration (see Attachments I and J). The slide complex is generally internal to the project site, located over 600-feet (1/4 mile) from the south property boundary and over 300-feet from the shared NW 45th Avenue Road access. Staff has no objection to the requested height allowance for the slide complex in the location as reflected on the accompanying attachments, and the height as presented is acceptable to the Fire Services Department at this time. The noted location is a recommended condition for the PUD, wherein the PUD will be **consistent** with this section.

- ***The PUD's height limits shall remain as established; however, the pool slide complex consisting of four (4) slides and their access tower shall be allowed to extend up to a maximum of 145-feet.***

H. LDC Section 4.2.31.E(5) (a-c) addresses outdoor lighting.

Analysis: The PUD Plan does not display the location of specific exterior lighting. As such, staff recommends the PUD site comply with the County's LDC lighting standards that require lighting be shielded so as to not cast direct lighting off-site and a photometric plan be provided during major site plan review to ensure no negative impacts to neighboring parcels, to be **consistent** with this provision.

- ***PUD site must comply with the County's LDC lighting standards that require lighting be shielded so as to not cast direct lighting off-site and a photometric plan be provided during major site plan review to ensure no negative impacts to neighboring parcels.***

I. LDC Section 4.2.31.E(6) provides buffers shall be provided externally and internally, between the PUD and surroundings and between internal PUD uses, in order to maintain compatibility between uses and avoid and/or limit adverse impacts between uses and nuisance situations as follows:

1. Buffers shall be provided between the proposed PUD uses and the PUD's surroundings, and between the PUD's internal uses, in a manner that conforms to the requirements of Section 6.8.6; however, a PUD may propose alternative buffer standards and designs provided the intent of the buffer requirement is satisfied,
2. A PUD may propose the elimination of internal buffers within the PUD; however, for significantly dissimilar uses (e.g., residential versus industrial), mechanisms to ensure future PUD residents and occupants are aware of the elimination of such requirements may be required in response to such a proposal.

Analysis: As previously noted, the buffer requirements were previously established for the PUD project and the ongoing development conforms to those buffer requirements. The referenced amenities to be available for additional users are surrounded by the RV Park development in place and the surrounding perimeter buffers as previously required. Staff finds the PUD buffers proposed are **consistent** with this section.

J. LDC Section 4.2.31.E(7) addresses open space.

1. LDC Section 4.2.31.E(7) (a-c) provides that for a PUD implementing a Rural Land - Residential Cluster, Rural Land - Hamlet, or Rural Community development form as authorized by the Comprehensive Plan future land use element and Division 3.3.

Analysis: The PUD site has a High Residential FLUMS designation and does not propose a Rural Land Residential Cluster or Hamlet, therefore this section of the LDC is **not applicable**.

2. LDC Section 4.2.31.E.(7)(b) provides for all other PUDs, whether residential, institutional, commercial, industrial, or mixed-use, improved open space (IOS) consistent with Section 6.6.6.B shall be provided as a minimum of 20 percent of the PUD gross land area.
3. LDC Section 4.2.31.E.(7)(c) establishes the following design guidelines for open space:
 - a. IOS shall be permanently set aside and shall be designated on the PUD and be established as separate properties/tracts to be owned and managed by a governing association for the PUD, whether a private property owners association, community development district, or municipal service unit unless otherwise approved by the Board upon recommendation by the DRC.
 - b. The PUD's minimum required IOS amounts shall be listed on the PUD's related plans, and shall be depicted depending on the level of development review, allowing for more general with conceptual and proceeding to detailed for platting and/or site planning.
 - c. IOS is intended to be integrated into the PUD design and provide the primary avenue for satisfying overall landscaping requirements for all development as required in Divisions 6.7, 6.8, and 6.9.
 - d. IOS shall be integrated throughout the PUD to provide a linked access system to the IOS.
 - e. IOS shall be improved, including compatible structures, to the extent necessary to complement the PUD uses.
4. LDC Section 4.2.31.E.(7)(d) establishes the following improved open space eligibility standards:
 - a. Landscape buffers required for the PUD perimeter to surrounding properties, and within the PUD to provide internal buffering shall be counted at 100 percent,
 - b. Parks, playgrounds, beaches, bikeways, pedestrian walks, equestrian trails, and other similarly improved, usable outdoor areas shall be counted at 100 percent,
 - c. Up to 25 percent of stormwater facilities may be counted to satisfy area/acreage requirements for required IOS. A higher percentage may be approved by DRC, depending on the design and lay of the facility, wherein the stormwater facilities provide a stable, dry, surface for extended periods of time and are not subject to erosion and/or damage to key design components when subjected to active use by PUD residents, employees, and patrons.
 - d. Parking areas and road rights-of-way may not be included in calculations of IOS; however, separate tracts exclusive of rights-of-way providing landscaping buffers, or landscaped pedestrian, bicycle and other non-vehicular multi-use trails may be classified as IOS.
 - e. (1 and 2) Waterbodies in the PUD may be used to partially fulfill IOS space or recreational space requirements.
 - f. If golf courses and/or driving ranges are provided to partially fulfill recreation space requirements, a maximum of 60 percent of the golf course and/or driving range land may be counted toward the required IOS. A golf course, driving range, and waterbodies combined cannot exceed 75 percent of the required IOS.

Analysis: The PUD plan as currently approved complies with open space requirements as a non-residential/commercial use. Further the recreation amenities also address active open space needs. The PUD modification that will enable non-RV Park “lot” users to access those facilities will then also function to enable other tourists/visitors and members of the community to also access the facilities as determined by the developer/operator. As such, the proposed PUD will be **consistent** with this section.

- K. LDC Section 4.2.31.E.(8)(a through e) address Maximum Commercial Use Area in a Residential PUD in a Residential Future Land Use Designation.

Analysis: The PUD’s current approval establishes the site’s maximum RV Park uses, and the proposed amendment will enable dual use of the RV Park recreation and community amenities for the facility; however, the proposed extent of development does not exceed the site’s Commercial future land use designation’s floor area ratio allowance of “1”; therefore the PUD will be consistent with the section.

- L. LDC Section 4.2.31.F. addresses the pre-application meeting.

1. LDC Section 4.2.31.F.1 requires a pre-application meeting be conducted before a PUD rezoning application can be accepted.

Analysis: A pre-application meeting was conducted. Thus, this application **meets this requirement**.

2. LDC Section 4.2.31.F.(2)(a) requires a PUD application be accompanied by a Conceptual Plan, Master Plan, Major Site Plan or Preliminary Plat.

Analysis: The PUD application is accompanied by a Conceptual Plan.

3. LDC Section 4.2.31.F.(2)(b) requires the PUD Rezoning Application shall be accompanied by a Conceptual Plan provide documentation addressing the following:
 - a. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
 - b. Vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius.
 - c. Drawing of the boundaries of the property showing dimensions of all sides.
 - d. Provide the acreage of the subject property along with a legal description of the property.
 - e. Identify the Comprehensive Plan future land use and existing zoning of the subject property and for all properties immediately adjacent to the subject property.
 - f. Identify existing site improvements on the site.
 - g. A list of the uses proposed for the development.
 - h. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.

- i. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
- j. Identify proposed phasing on the plan.
- k. Identify proposed buffers.
- l. Identify access to the site.
- m. Preliminary building lot typicals with required yard setbacks and parking lot locations.
- n. Preliminary sidewalk locations.
- o. Proposed parallel access locations.
- p. Show 100-year floodplain on the site.
- q. Show any proposed land or right of way dedication.
- r. Identify any proposed parks or open spaces.
- s. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete.
- t. Architectural renderings or color photos detailing the design features, color pallets, buffering details.

Analysis: The prior PUD plan with noted Cover Memo revisions that accompanies this application was determined to currently meet the minimum requirements for submission and **is consistent** with this provision.

- 4. LDC Section 4.2.31.F.(3) requires the Development Review Committee (DRC) to make a recommendation for approval, approval with conditions, or for denial to the Planning and Zoning Commission and to the Board.

Analysis: The DRC is scheduled to consider the application at their January 26, 2026, meeting. Staff will provide the results of the DRC recommendation as part of its presentation to the Planning and Zoning Commission and the Board at the time of their respective hearings, therefore meeting this requirement for submission, making it **consistent** with this provision.

- 5. LDC Section 4.2.31.F.(4)(a) requires the final development plan (either entire project or phase), submission, shall include but not be limited to, a master plan, a major site plan, improvement plan, a preliminary plat and/or final plat, as deemed necessary for the specific project.

Analysis: As the PUD Application was accompanied by a Conceptual Plan, a subsequent development plan(s) will be required as noted by this provision. Once submitted, this requirement shall be met, making it **consistent** with this provision.

- 6. LDC Section 4.2.31.F.(4)(b) require final development plan be in accordance with requirements of the Land Development Code and be considered by the DRC. At the direction of the Board, DRC, or Growth Services Director, the final development plan may be brought back to the Board for final action.

Analysis: The initial PUD Plan was a conceptual plan and consideration by the Board was not a condition of that approval. The developer subsequently obtained Major Site Plan approvals for the project, and construction is underway for the PUD project. This request proposed PUD modifications to address revising the use of the site to enable non-RV Park “lot” users access to the RV Park amenities and to provide for the specialized height of the recreation pool’s slide complex. The final Traffic Study will establish final needs related to possible transportation improvements which may require site plan revisions to reflect necessary adjustments along with County Engineer review and approval. As such, staff does not recommend the PUD’s Final Plan, or equivalent, be brought back to the Board for final review and approval. As such, the PUD is **consistent** with this provision.

7. LDC Section 4.2.31.F.(4)(c) provides if necessary, a final development plan (entire project or phase) may be submitted with the conceptual plan for consideration.

Analysis: Staff finds that only a conceptual plan with clarification memo was submitted for consideration.

M. LDC Section 4.2.31.J addresses PUD time limits and provides:

1. The Board may establish time limits for the submittal of a master plan, major site plan, preliminary plat, or final plat for the development of an approved conceptual plan.
2. Any such time limits may be extended by the Board for reasonable periods upon the petition of the developer for an amendment to the conceptual plan and based upon good cause, as determined by the Board; provided that any such extension of time shall not automatically extend the normal expiration date of a building permit, site plan approval, or other development order. If time limits contained in the approved development plan are not completed or not extended for good cause, no additional permits will be approved.
3. Time limits for completion and close out of master plans, major site plans, preliminary plats, and final plats once approved shall be according to Article 2 of this Code Review and approval procedures.

Analysis: Staff does not recommend the imposition of any conditions to address time limits as timing is already addressed under LDC Section 4.2.31.L.

N. LDC Section 4.2.31.K addresses PUD amendments.

Analysis: This application is for a PUD modification to enable expanded use of the site to accommodate non-RV Park “lot” users accessing the PUD’s recreational and community amenities, and provide for a specialized height allowance for the pool amenity slide complex. As noted, the approval and, consequently, this section is **not applicable**.

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 the Board of County Commissioners to **DENY** the rezoning amendment.
- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation on the proposed Ordinance and act to **TABLE OR CONTINUE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance
- C. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, amend the findings and conclusions contained herein so as to support the approval of the Ordinance, and make a recommendation to the Board of County Commissioners to adopt a proposed Ordinance to **APPROVE** the rezoning amendment.

VII. STAFF RECOMMENDATION

Staff recommends the Board enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and **APPROVE with conditions** the proposed rezoning because the application:

- A. **Will not adversely** affect the public interest based upon impacts to the surrounding area;
- B. **Is consistent** with the following Comprehensive Plan provisions as cited above.
- C. **Is compatible** with the surrounding uses due to the similarly proposed intensity and type of residential development being requested.

If the Board chooses agree with staff's recommendation, the following development conditions are proposed to mitigate potential negative impacts to the surrounding area:

1. The PUD shall be developed consistent with the submitted PUD Conceptual Plan (12/23/24) and the Cover Memo revisions, along with the height increase provision for the pool slide complex, and the conditions provided with this approval below.
2. The PUD developer will be required to address and provide any necessary transportation improvements (access/operation and/or system) identified by the Traffic Study, in conjunction with the final approved project development plans, as required by the County Engineer, with any required improvements being completed in a manner and timeline subject to approval by the County Engineer.
3. The PUD's shall be developed with up to 490 RV Park "lots" and/or park model lots with recreational and community amenities. The developer/operator may

enable use of the RV Park's recreational and community amenities for non-RV Park "lot" occupants and consistent with this PUD Modification consideration and approval.

4. The PUD's height limits shall remain as established; however, the pool slide complex consisting of four (4) slides and their access tower shall be allowed to extend up to a maximum of 145-feet.
5. PUD site must comply with the County's LDC lighting standards that require lighting be shielded so as to not cast direct lighting off-site and a photometric plan be provided during major site plan review to ensure no negative impacts to neighboring parcels.

VIII. PLANNING & ZONING COMMISSION RECOMMENDATION

TBD.

IX. BOARD OF COUNTY COMMISSIONERS ACTION

TBD.

X. LIST OF ATTACHMENTS

- A. Application.
- B. PUD Concept Plan – Revisions to 170409Z(P).
- C. Approved Major Site Plan Phase 1 AR# 56526.
- D. Approved Major Site Plan Phase 2 AR# 30456.
- E. 170409Z(P) Sonoma Ridge PUD Approval Letter & Staff Report
- F. DRC Staff Comments.
- G. Project Traffic Methodology AR# 33500 with Approval Letter.
- H. Marion County Code of Ordinances Chapter 13, Noise & Vibration Control.
- I. Margaritaville Pool Complex (Partial Building Plans).
- J. MCPA 20251220 Oblique Aerial Screenshot.
- K. Site and Sign 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

**PLANNED UNIT DEVELOPMENT (PUD)
PUD ZONING CHANGE OR PUD AMENDMENT – 2025**

Application Type: ☒ PUD REZONING / ☒ PUD AMENDMENT

PUD Submitted with Conceptual Plan OR Master Plan? (Choose one)

☐ CONCEPTUAL PLAN / ☒ MASTER PLAN

*A PUD Zoning Change application must include a Conceptual Plan OR Master Plan that complies with applicable sections of LDC Division 2, Section 4.2.31, and Division 6.

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

PUD _____ (current Zoning) to PUD for the intended use of: RV Resort

Parcel ID Number(s): 02982-000-00 02781-000-00

Property Address: 18365 NW 45th Avenue Road, Citra, FL

Future Land Use(s): COM Total PUD Acreage: 140.91

Total Proposed Open Space Acreage: 65.14% per approved Master Plan Total Amenities Acreage: See Approved Master Plan

Date of Required Pre-Application Meeting with Growth Services: 3 / 28 / 25

Maximum Proposed Residential Units: SFR _____ MF _____ Density: _____

Maximum Non-Residential Acreage: COM 140.91 IND _____ OTHER _____

Traffic Methodology AR# Traffic Study Previously Approved

Affordable Housing Project?* ☐ Yes / ☒ No If yes, indicate number of units: _____

* Contact Marion County Community Services for affordable housing projects before submitting an affordable housing PUD application.

Required Documents: Attach copies of the documents required for the PUD Zoning Change as required by LDC Section 4.2.31.F(2). A PUD Application Completeness Checklist is provided on pages 2-5 below.

See page 2-6 for PUD Application Completeness Checklist

See page 6 for Application Signature Page

PUD Zoning Change Application

Document Completeness Checklist – 2025

The County will not review a Zoning Change application for a PUD unless the Applicant provides a signed and complete application, application fee payment, all materials required for a standard Zoning Change, and all materials required for a PUD Zoning Change.

All required materials and payment must be included with the application at the time of submission. Documents can be submitted on various page sizes, but must be legible on 8.5"x11" Letter paper with no resulting font size less than 12pt.

By signing this application on the last page, you acknowledge that **all** required materials and payments must be submitted in full and in accordance with the specified guidelines. Incomplete or inaccurate submissions may result in rejection and return without further review.

A pre-application meeting is REQUIRED. You may contact the Growth Services Development Review Coordinator at 352-438-2683 to schedule a pre-application meeting.

A PUD Rezoning/Amendment application is complete and sufficient for Growth Services review when an Applicant provides the following materials and information:

(A) Application Fee:

NEW PUD or PUD Amendment Requiring Board of County Commissioners	PUD Amendment that does NOT require Board of County Commissioners Approval
BASE FEE: \$1,000.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).	BASE FEE: \$150.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).
Fee Calculation Method Example: (Base Fee - \$1,000 or \$150.00) + (\$5.00 X ____ DUs) + (\$5.00 X _____ Non-Res AC) <div style="text-align: right;">= \$ <u>1,000</u> Total Fee</div>	

Payment complete? ☒ Yes / ☐ No

B) Standard Requirements:

The application **must** provide or identify:

1. ☒ A signed and complete application form accompanied by payment of the application fee.
 - a. Note: To confirm the appropriate payment amount, see the fee schedule available on the Marion County Growth Services webpage. Payments may be made by **cash, check, or credit card¹**. **Make checks payable to: Marion County Board of County Commissioners.**
 - b. Note: Ensure the application is signed by the Owner(s) and Applicant/Agent or provide written authorization naming the Applicant/Agent to act on behalf of the Owner(s).
2. ☒ A Letter of Intent that describes:
 - a. The current use, zoning, and future land use designations of the subject property;
 - b. The rezoning request and the intended use;
 - c. Any concurrent applications (e.g., comprehensive plan amendment, special use permit, variance); and
 - d. Any proposed strategies to address potential land use compatibility/character conflicts with surrounding properties (e.g., modified buffers and landscaping, enhanced setbacks, building height step-downs, etc).
3. ☒ A copy of the most recent **recorded deed** conveying the property to the current owner.
 - a. If the property is owned by a Corporation or Trust, also provide a copy of the Corporation or Trust document showing the person signing as "Owner" is a manager/registered agent of the company
4. ☒ A certified legal description, including the acreage, accompanied with a boundary sketch signed by a Florida Licensed Professional Surveyor for the specific property proposed to be amended.
5. ☒ A location map that clearly:
 - a. Outlines the subject property; and
 - b. Shows the current zoning, future land use designation, and existing land uses for the subject property and adjacent properties
6. ☒ A Justification Statement that addresses:
 - a. Market demand and the necessity for the change;
 - b. Availability and potential need for improvements to public or private facilities and services;
 - c. Environmentally sensitive areas, natural and historic resources, and other resources in the County, if applicable;

¹ Payments using a credit card are subject to a surcharge.

- d. Agricultural activities and rural character of the area, if applicable;
 - e. Consistency with the Urban Growth Boundary, if applicable;
 - f. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
 - g. Compatibility with current uses and land uses in the surrounding area;
 - h. Water Supply and Alternative Water Supply needs; and
 - i. Concurrency.
7. ☒ Any additional supporting documents, media, or information to support the application. Provide a written or typed itemized list detailing all supplemental attachments.

C) PUD Conceptual/Master Plan Sheets Requirements:

The plan sheets **must be signed by a Florida licensed engineer** and provide or identify:

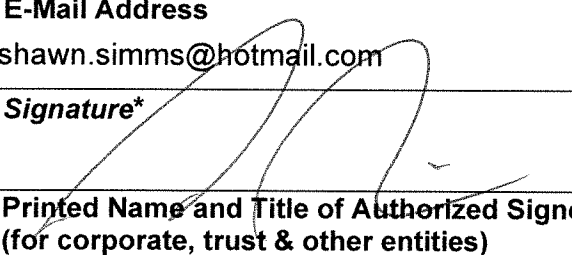
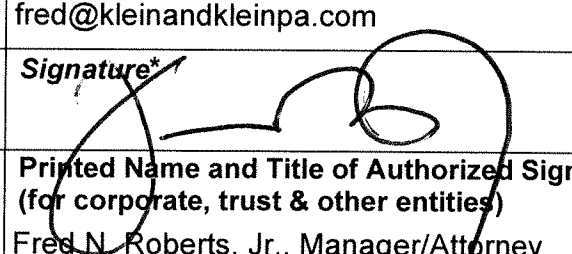
1. ☐ A cover sheet with the name of the proposed PUD centered at the top of the sheet along the long dimension of the cover sheet.
2. ☐ A vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius.
3. ☐ The boundaries of the subject property showing dimensions of all sides.
4. ☐ The acreage of the subject property along with a legal description of the property.
5. ☐ The existing future land use and zoning designations of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. ☐ The location and dimensions of any existing site improvements on the site.
7. ☐ A list of the proposed uses, number of residential units, and square footage of non-residential uses proposed for the development.
8. ☐ The proposed zoning and development standards in table format, including setbacks, floor area ratio, principle building height, accessory building height, parking calculation, etc.
9. ☐ The preliminary building lot typical illustration(s) with proposed setbacks and parking lot locations. (This information must address all possible principle and accessory structures for all uses.)
 - a. Residential lots: Typical drawing(s) of interior lot, corner lot, and cul-de-sac lot noting proposed setback requirements. The typical drawings will show a standard house size with anticipated accessory structure. Show parking location and calculation.
 - b. Non-residential lots: Lot typical drawing(s) for non-residential development components of the PUD.

10. ☐ The proposed phasing of the PUD, if applicable.
- a. Note: Phases must be identified on the plan set and discussed in the justification statement. For each phase, identify the type and number of residential units, square footage of commercial and/or industrial spaces, and any amenities to be included.
11. ☐ The proposed buffers, including:
- a. Descriptions and color rendering of buffering plan;
 - b. Detail drawing(s) of all proposed buffers including cross sections (transverse section and longitudinal section), aerial view, and view from adjacent properties;
 - c. Descriptions of any proposed modifications to standard buffer types outlined in LDC Sec. 6.8.6; and
 - d. Timing plan of implementation.
12. ☐ All proposed amenities and open spaces including:
- a. The location and area (square feet) of each amenity;
 - b. A breakdown list (square feet and percentage) for all Open Spaces and calculation per LDC Sec. 4.2.31.E.(7);
 - c. A breakdown list (square feet and percentage) for all Improved Open Space (IOS) and calculation per LDC Sec. 4.2.31.E.(7);
 - d. Renderings of amenities; and
 - e. Timing plan of implementation.
13. ☐ The legal ingress and egress access to the site.
14. ☐ The preliminary sidewalk locations including internal sidewalks, external sidewalk, and multi-modal facilities.
15. ☐ The proposed parallel and cross access locations.
16. ☐ The location and dimensions of any existing and proposed land or right of way dedication, and/or easements.
17. ☐ A traffic impact analysis methodology must be approved and submitted with this application in compliance with Land Development Code 2.12.29: The traffic impact analysis must be completed at least two weeks prior to a final determination by the Board of County Commissioners.
18. ☐ The location of 100-year floodplain and wetlands on the site.
19. ☐ The utility provider(s) and utility connection (water, sewer, and waste). For non-County utility providers, a letter of availability from the utility provider is required.
20. ☐ A note describing how the construction and maintenance of private roads, parking areas, detention areas, landscapes, common areas, etc. will be coordinated during development and perpetually after the site is complete.

21. ☐ A set of architectural renderings or color photos detailing the design features and color pallet.
22. ☐ A Letter of Approval from Marion County Community Services stating the affordable housing program and units (only needed if applying as an affordable housing project).
23. ☐ Any additional information that may be deemed appropriate for the specific project (e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting).

Each property owner(s) **MUST** sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please **print** all information, except for the Owner and Applicant/Agent signature. If multiple Owners or Applicants/Agents, please use additional pages.

By signing below, you acknowledge that all required application materials must be submitted in full and according to the specified guidelines. Failure to provide complete and accurate information may result in your application being rejected and returned without further review.

Property Owner Name (print) 8M Holdings, LLC	Applicant or Agent Name (print) Klein & Klein, PLLC (Fred N. Roberts, Jr., Esc
Mailing Address 235 APOLLO BEACH BLVD, #238	Mailing Address 40 SE 11th Avenue
City, State, Zip APOLLO BEACH, FL 33572	City, State, Zip Ocala, FL 34471
Phone Number (include area code) 813-325-4877	Phone Number (include area code) 352-732-7750
E-Mail Address shawn.simms@hotmail.com	E-Mail Address fred@kleinandkleinpa.com
Signature* 	Signature* 
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Shawn Simms, Manager	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Fred N. Roberts, Jr., Manager/Attorney

*By signing this application, the Owner, Applicant, and/or Agent hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinances and any applicable permits.

STAFF/OFFICE USE ONLY			
Project No.:		Application Request No.:	
Code Case No.:		PZ Case No.:	
Rcvd by:	Rcvd Date: / /	Time:	

Please note: A Zoning Change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is non-refundable. For more information, please contact the Growth Services Zoning Division at 352-438-2675.

KLEIN & KLEIN, PLLC

HARVEY R. KLEIN (1922-2003)
H. RANDOLPH KLEIN
FRED N. ROBERTS, JR.
LAWRENCE C. CALLAWAY, III
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ETHAN A. WHITE

Attorneys at Law
40 S.E. 11th Avenue
Ocala, Florida 34471

PHONE (352) 732-7750
FAX (352) 732-7754

MEMORANDUM REGARDING PUD AMENDMENT

To: Marion County Board of County Commissioners
C/o Growth Services – Planning & Zoning

**Applicant/
Owner:** 8M Holdings, LLC (as Successor-in-Interest to Sonoma Ridge Partners, LLC)

Agent: Fred N. Roberts, Jr., Esq. for the Firm.

Parcel: 02982-000-00

**PUD Project
Name:** Oak Water Village A/K/A Sonoma Ridge Partners LLC

Project # 2005080071

Dated: December 11, 2025

Re: Planned Unit Development Master Plan Text Amendment

This application is provided for the purpose of making two text amendments to the previously approved P.U.D. Master Plan (the “Master Plan”) for the above referenced project, a copy of said Master Plan is enclosed herewith. The requested text amendments are as follows:

1. Delete the following language from Page 3 of the Master Plan: “**PROPOSED CONVENIENCE/STORE/LAUNDROMAT/HAIR SALON. THIS CONVENIENT STORE WILL SERVE THE OAKWATER VILLAGE DEVELOPMENT ONLY.**”
2. Add the following language: **RV PARKING SPACES MAY BE USED FOR VEHICULAR PARKING FOR GUESTS OR EMPLOYEES.**

No other changes are requested to the Master Plan at this time.

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



2026 Property Record Card

02781-000-00

[GOOGLE Street View](#)

Prime Key: 43133

[MAP IT+](#)

Current as of 12/12/2025

[Property Information](#)

8M HOLDINGS LLC
235 APOLLO BEACH BLVD 238
APOLLO BEACH FL 33572-2251

[Taxes / Assessments:](#)

Map ID: 138

[Millage:](#) 9001 - UNINCORPORATED

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

[PC:](#) 36

Acres: 140.91

[More Situs](#)

Situs: 18365 NW 45TH AVENUE RD UNIT BATH HOUSE CITRA

[2025 Certified Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$9,268,515
Total Assessed Value	\$9,268,515
Exemptions	\$0
Total Taxable	\$9,268,515

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$2,239,343	\$532,886	\$12,624,978	\$9,268,515	\$9,268,515	\$0	\$9,268,515
2024	\$2,239,343	\$0	\$1,200	\$2,240,543	\$2,240,543	\$0	\$2,240,543
2023	\$2,818,943	\$0	\$1,200	\$2,820,143	\$2,820,143	\$0	\$2,820,143

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6912/1187	02/2019	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$1,900,000
6557/1848	03/2017	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$700,000
5887/0680	07/2013	31 CERT TL	2 V-SALES VERIFICATION	U	V	\$10,100
5769/1502	11/2012	61 FJGDMNT	0	U	V	\$100
5048/0935	06/2008	09 EASEMNT	0	U	V	\$100
4641/1371	11/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$4,975,000
5020/0902	10/2006	43 R-O-W	0	U	V	\$100
4084/1238	06/2005	05 QUIT CLAIM	0	U	V	\$100
4084/1234	06/2005	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	V	\$100
1571/1197	03/1989	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$1,058,600
1527/1191	09/1988	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
1136/1172	11/1982	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
1133/1124	11/1982	02 DEED NC	7 PORTIONUND INT	U	V	\$100

Property Description

SEC 27 TWP 12 RGE 21

PARCEL 1:

ALL THAT CERTAIN LAND SITUATED IN THE SW 1/4 OF NW 1/4 & SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 BEING A STRIP OF LAND 120 FT IN WIDTH 60 FT ON EITHER SIDE TO THE FOLLOWING DESC CENTERLINE: BEGIN AT THE INTERSECTION OF GRANTOR'S FORMER CENTERLINE OF TRACT AT VALUATION STATION 2422 90 MOL WITH THE W LINE OF SEC 27 TH WITH THE FORMER CENTERLINE GENERALLY IN A SELY DIRECTION A DISTANCE OF 2054 FT MOL TO THE ENDING PT AT GRANTOR'S VALUATION STATION 2443 47 BEING THE NWLY LINE OF LANDS NOW OR FORMERLY OF JAMES R SIEBERT
EXC COM AT THE NW COR OF SEC 27 TH S 89-39-53 E 40 FT TH S 00-27-27 W 1309.92 FT TO THE POB TH CONT S 00-27-27 W 371.83 FT TO THE CENTERLINE OF AN ABANDONED SEABOARD COAST LINE RR ROW TH S 57-30-13 E 1275.22 FT TH N 02-14-01 E 1023.07 FT TH N 88-13-00 W 1113 FT TO THE POB &

PARCEL 2:

ALL THAT PT OF UNUSED ROW OF THE FORMER FL SOUTHERN RR CO LOCATED WITHIN THE THOMAS CLARK GRANT IN SEC 27 MORE PARTICULARLY DESC AS: BEING 120 FT WIDE & EXTENDING SELY, SLY FROM THE NW LINE OF SAID GRANT TO THE S LINE OF SEC 27 MOL
EXC THE E 60 FT OF SEABOARD COAST LINE RR ROW STARTING AT THE N EDGE OF SR 318 ROW TH N 1445.16 FT TH SWLY 76.02 FT TH S 1396.63 FT TO THE EDGE OF SR 318 ROW TH E 60 FT TO THE POB &
A STRIP OF LAND 120 FT IN WIDTH 60 FT WIDE ON EACH SIDE OF CENTERLINE OF THE RD BED OF THE ROW OF SEABOARD COAST LINE RAILROAD FORMER CITRA BRANCH MAIL TRACK CONSTITUTING THE N LEG OF THE CITRA BRANCH FROM THE GRANTOR'S PRESENT PROPERTY LINE TO WHERE THE RR ROW INTERSECTS WITH THE MAIN LINE OF THE RR ROW AS DESC ABOVE HEREINABOVE IN PARCEL A &

PARCEL 3:

COM AT THE SW COR OF SEC 27 TH N 00-01-03 W 33 FT TH N 89-57-16 E 1939.61 FT TH N 01-44-39 W 1445.16 FT TO THE POB TH N 50-22-20 E 334.15 FT TO A PT OF INTERSECTION WITH THE SWLY ROW OF THE CITRA BRANCH ACL RR PT BEING ON A CURVE SAID RR CURVE NELY HAVING A DELTA OF 12-15-58 A CHORD OF 447.21 FT A CHORD BEARING OF N 41-26-06 W TH NWLY ALONG ARC OF CURVE 448.07 FT TO PT INTERSECTING THE ELY ROW LINE OF ACL RR PT BEING ON A CURVE OF SAID RR CONCAVE SWLY HAVING A DELTA OF 09-49-21 A CHORD OF 255.54 FT A CHORD BEARING OF S 06-39-22 E TH SLY ALONG ARC OF CURVE 255.85 FT TH S 01-44-39 E 294.71 FT TO THE POB &

PARCEL 4:

COM AT THE NW COR OF SEC 27 TH S 89-43-53 E 40 FT TH S 00-27-46 W 1310 FT TH S 88-13 E 1113 FT TO THE POB TH N 88-13 W 1113 FT TH S 00-27-46 W 381 FT MOL TO THE NLY ROW OF THE ACL RR TH SELY ALONG & WITH RR ROW LINE 30 CHS MOL TO THE PT OF INTERSECTION OF SAID ROW LINE WITH THE NW LINE OF THE THOMAS CLARK GRANT TH SELY ALONG & WITH THE NLY ROW LINE OF THE CITRA BRANCH OF SAID RR TO A PT 13 CHS AT RIGHT ANGLE FROM SAID PT OF INTERSECTION TH N 50-16 E PARALLEL WITH THE NWLY LINE OF THE THOMAS CLARK GRANT TO THE MEAN HIGH WATER LINE OF ORANGE LAKE TH NWLY ALONG & WITH MEAN HIGH WATER LINE TO THE INTERSECTION OF A LINE WHICH BEARS N 02-14 E FROM THE POB TH S 02-14 W 1748 FT MOL TO POB &
EXC COM AT THE NW COR OF SEC 27 TH S 89-39-53 E 40 FT TH S 00-27-27 W 1309.92 FT TO THE POB TH CONT S 00-27-27 W 371.83 FT TO THE CENTERLINE OF AN ABANDONED SEABOARD COAST LINE RR ROW TH S 57-30-13 E 1275.22 FT TH N 02-14-01 E 1023.07 FT TH N 88-13-00 W 1113 FT TO THE POB &

PARCEL 5:

ALL THAT CERTAIN LAND SITUATED IN THE E 1/2 OF NE 1/4 OF SEC 28 BEING A STRIP OF LAND 60 FT WIDE 30 FT ON EITHER SIDE OF THE FOLLOWING DESC CENTERLINE: BEGIN AT THE INTERSECTION OF THE GRANTOR'S CENTERLINE OF FORMER TRACK & THE W BNDY OF THE NE 1/4 OF NE 1/4 OF SEC 28 GRANTOR'S

MCPA Property Record Card

VALUATION STATION 2404 90 TH 1800 FT MOL IN A GENERALLY SELY DIRECTION
AS MEASURED ALONG GRANTOR'S CENTERLINE TO THE ENDING PT AT THE
INTERSECTION OF GRANTOR'S CENTERLINE WITH THE E BNDY OF SEC 28
GRANTOR'S VALUATION STATION 2422 90 ALL AS SHOWN ON HACHURED ON
FRAGMENT PRINT OF GRANTOR'S VALUATION SECTION V8.FLORIDA MAP27
LESS & EXCEPT ROW TAKING MORE FULLY DESC AS FOLLOWS: COM AT SW COR
OF SEC 27 TH N 00-38-21 W 33 FT TH N 89-21-39 E 1820.17 FT TO POB TH
N 02-04-18 W 17 FT TH N 89-21-39 E 59.42 FT TH S 02-04-18 E 17 FT TH
S 89-21-39 W 59.42 FT TO POB.

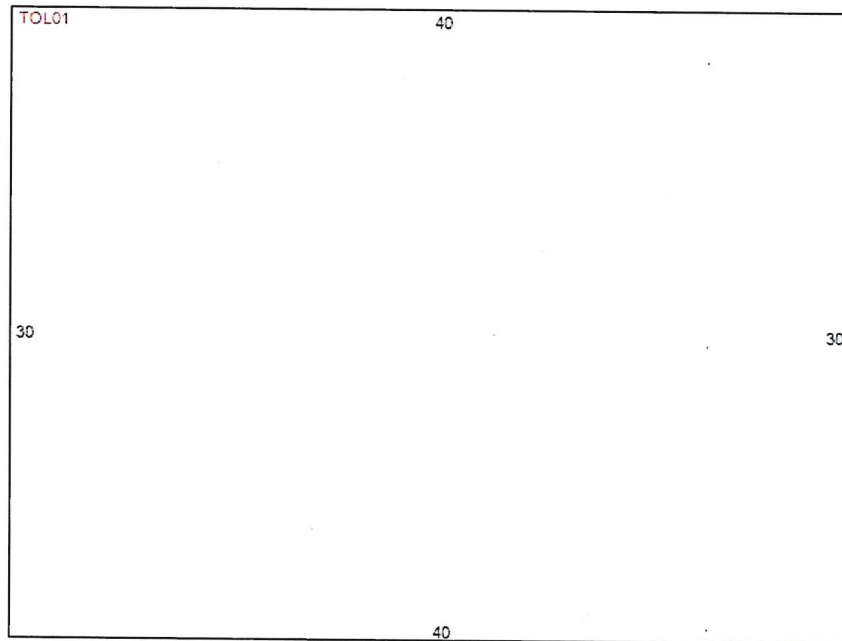
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
3654		.0	.0	PUD	1,162,640.00	SF						
9430		55.0	4,402.0	PUD	5.56	UT						
9994		.0	.0	PUD	1.00	UT						
9600		.0	.0	PUD	36.02	AC						
3654		.0	.0	PUD	72.64	AC						
Neighborhood 9900												
Mkt: 2 70												

Traverse

Building 1 of 5

TOL01=R40U30L40D30.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 1 - 00-04 YRS
Condition 3
Quality Grade 500 - FAIR
Inspected on 1/24/2025 by 117

Year Built 2024
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 140

Exterior Wall 39 HARDEE BOARD

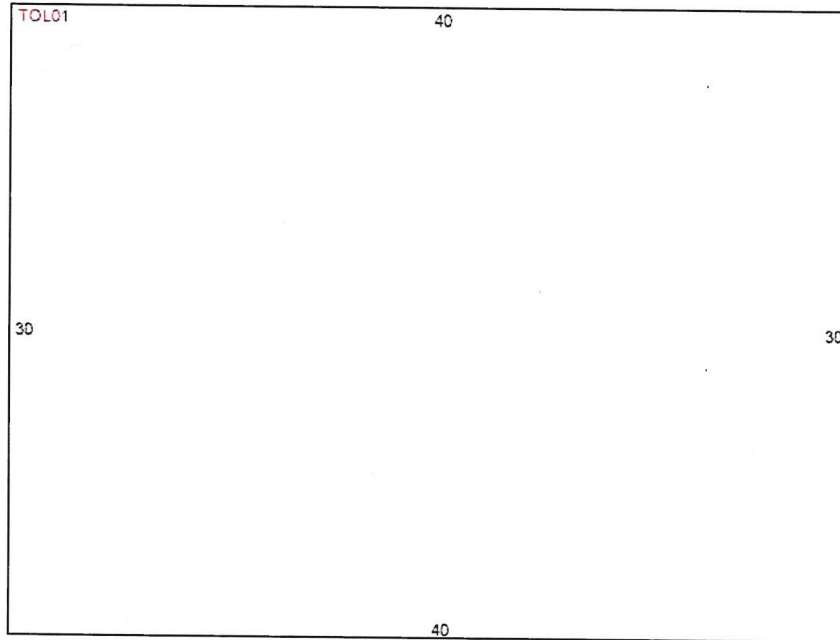
Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish		Sprinkler	A/C
1	8.0	1.00	2024	0	1,200	M00 MINIMUM FINISH. M25 SERVICE/NON-VEHICLE	67 % 33 %	N N	Y N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 31

Traverse

Building 2 of 5
TOL01=R40U30L40D30.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 1 - 00-04 YRS
Condition 4
Quality Grade 500 - FAIR
Inspected on 1/24/2025 by 117

Year Built 2025
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 140

Exterior Wall 39 HARDEE BOARD

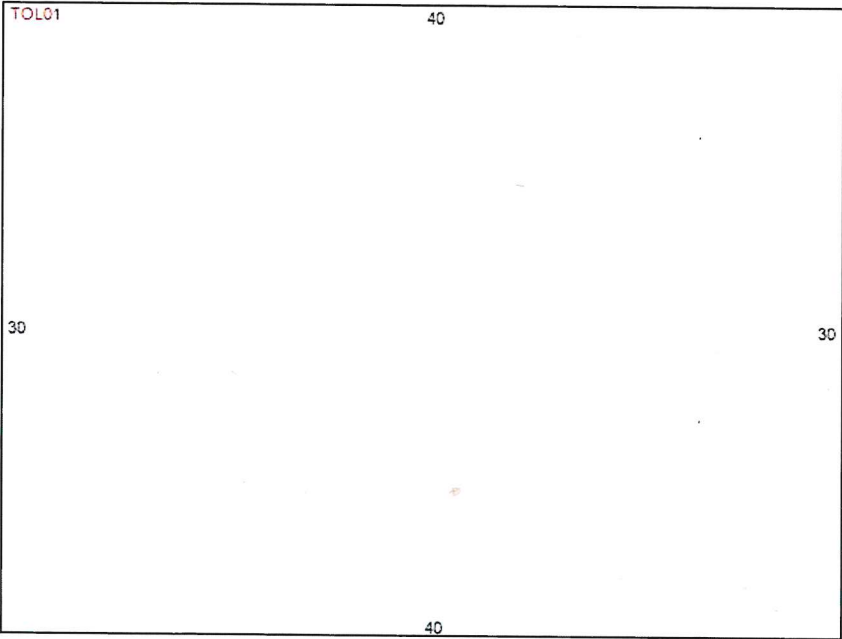
Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.0	1.00	2025	0	1,200	M00 MINIMUM FINISH M25 SERVICE/NON-VEHICLE	67 % 33 %	N Y N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 31

Building 3 of 5
TOL01=R40U30L40D30.

Traverse



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built	2024
Effective Age	1 - 00-04 YRS	Physical Deterioration	0%
Condition	3	Obsolescence: Functional	0%
Quality Grade	500 - FAIR	Obsolescence: Locational	0%
Inspected on	1/24/2025 by 117	Base Perimeter	140

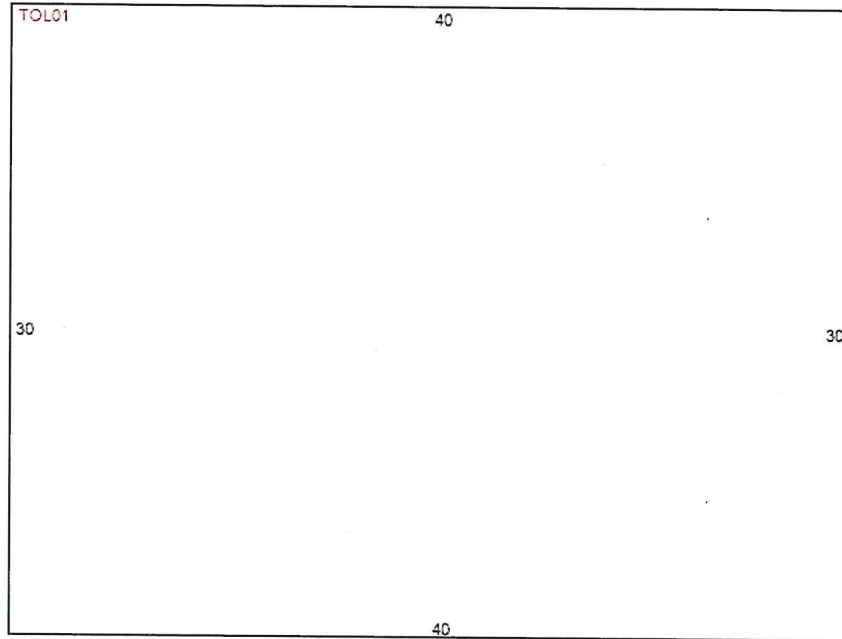
Exterior Wall 39 HARDEE BOARD									
Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish		Sprinkler	A/C
1	8.0	1.00	2024	0	1,200	M00 MINIMUM FINISH	67 %	N	Y
						M25 SERVICE/NON-VEHICLE	33 %	N	N

Section: 1									
Elevator Shafts: 0		Aptments: 0		Kitchens: 0		4 Fixture Baths: 0		2 Fixture Baths: 0	
Elevator Landings: 0		Escalators: 0		Fireplaces: 0		3 Fixture Baths: 0		Extra Fixtures: 31	

[Traverse](#)

Building 4 of 5

TOL01=R40U30L40D30.



[Building Characteristics](#)

Structure 4 - MASONRY NO PILAST
Effective Age 1 - 00-04 YRS
Condition 3
Quality Grade 500 - FAIR
Inspected on 1/24/2025 by 117

Year Built 2024
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 140

Exterior Wall 39 HARDEE BOARD

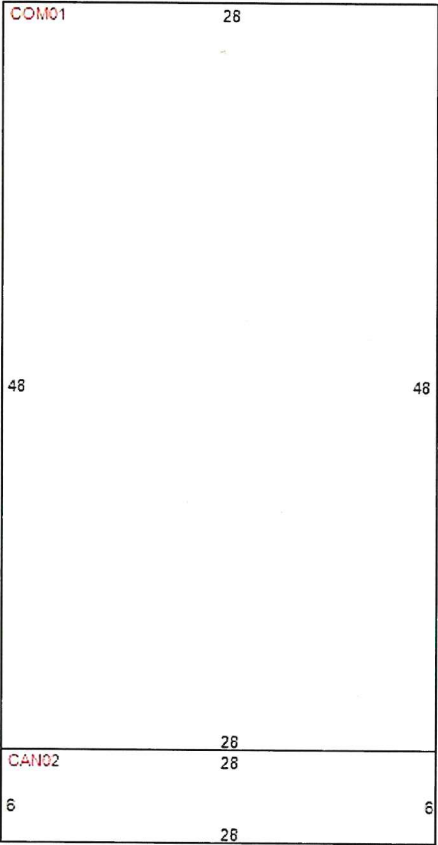
Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish		Sprinkler	A/C
1	8.0	1.00	2024	0	1,200	M00 MINIMUM FINISH M25 SERVICE/NON-VEHICLE	67 % 33 %	N N	Y N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 31

Traverse

Building 5 of 5
COM01=L28U48R28D48.
CAN02=D6L28U6R28.



Building Characteristics

Structure 2 - STUD FRAME WOODMTL
Effective Age 1 - 00-04 YRS
Condition 3
Quality Grade 500 - FAIR
Inspected on 1/24/2025 by 117

Year Built 2024
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 152

Exterior Wall 39 HARDEE BOARD

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	9.0	1.00	2024	0	1,344	F17 OFFICE	100 %	Y
2	9.0	1.00	2024	0	168	CAN CANOPY-ATTACHD	100 %	N

Section: 1

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
259 WELL 04-12IN	1.00	UT	99	2014	1	0.0	0.0
116 FENCE VINYL	735.00	LF	99	2024	4	0.0	0.0
159 PAV CONCRETE	2,040.00	SF	20	2024	3	0.0	0.0
144 PAVING ASPHALT	954.00	SF	5	2024	3	0.0	0.0
156 PAVING BRICK	18,940.00	SF	20	2024	5	0.0	0.0
105 FENCE CHAIN LK	711.00	LF	20	2024	1	0.0	0.0
SWR SEWAGE PLANT	62,000.00	GL	10	2024	3	0.0	0.0
141 RV PARK	489.00	UT	30	2024	5	0.0	0.0
WTR WATER PLANT	1,700,000.00	GL	10	2024	2	0.0	0.0
UOP PORCH-OPEN-UNF	7,000.00	SF	40	2025	3	7,000.0	1.0

Appraiser Notes

THE RV RESORT AT ORANGE LAKE (2025) (489 SITES)

- BLDG01= BATHHOUSE/LAUNDRY A

- BLDG02= BATHHOUSE/LAUNDRY B (2026)

- BLDG03= BATHHOUSE/LAUNDRY C

- BLDG04= BATHHOUSE/LAUNDRY D

- BLDG05= OFFICE / CHECK IN

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2024121966	1/2/2025	6/20/2025	BUILD PEDESTRIAN BRIDGE
2023092514	6/12/2024	7/10/2024	489 PEDISTALS IN NEW R/V PARK RE:2022051419
2024032552	5/15/2024	9/4/2024	SETUP MODULAR OFFICE BUILDING- INSTALL FOUNDATION; SETUP BU
2024010693	1/22/2024	1/24/2024	WIRING OF EXISTING WELL
2023120399	12/26/2023	4/3/2024	ELECTRICAL CONNECTION OF WASTE WATER TREATMENT PLANT
2023092504	12/21/2023	4/3/2024	NEW R/V PARK DISTRIBUTION PANELS ZONE 2 - (6) 800A SERVICES
2023092767	12/19/2023	4/3/2024	NEW R/V PARK DISTRIBUTION ZONE 4 - (4) 800A SERVICES #;S 1;
2023032658	7/10/2023	3/12/2024	BATH HOUSE #3
2023032662	7/10/2023	12/27/2024	BATH HOUSE #4
2022071088	9/30/2022	4/16/2025	30X40 BATH HOUSE # 2/LAUNDRY ROOM/6 SHOWER/TOILET STALLS/1
2022071094	9/30/2022	3/1/2024	BATH HOUSE 1 30X40/LAUNDRY ROOM/6 SHOWERS/TOILET STALLS/ 1

Rec. 35⁵⁰
 Doc. 13200⁰⁰

This instrument was prepared by,
 record and return to:
 Jon I. McGraw, Esq.
 Schatt Hesser McGraw
 328 N.E. 1st Avenue, Suite 100
 Ocala, FL 34470
 352-789-6520



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
 DATE: 02/11/2019 12:07:37 PM
 FILE #: 2019013834 OR BK 6912 PGS 1187-1190
 REC FEES: \$35.50 INDEX FEES: \$0.00
 DDS: \$13300.00 MDS: \$0 INT: \$0

WARRANTY DEED

THIS INDENTURE, made effective the 7th day of February, 2019, between **18369 NW 45TH AVE ROAD, LLC, a Florida limited liability company**, whose address is 4160 W Hwy 40, Ocala, FL 34482, Grantor, and **8M HOLDINGS LLC, a Florida limited liability company**, whose address is 235 Apollo Beach Blvd #238, Apollo Beach, FL 33572 Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

PARCEL NO. 1:

All that certain land situated in the Southwest 1/4 of the Northwest 1/4; in the Southeast 1/4 of the Northwest 1/4; and in the Northeast 1/4 of the Southwest 1/4, all within Section 27, Township 12 South, Range 21 East, Marion County, Florida, being a strip of land 120 feet in width, 60 feet on either side of the following described centerline; Beginning at the intersection of the former centerline of tract at Valuation Station 2422+90, more or less, with the West line of Section 27, Township 12 South, Range 21 East; thence with the said former centerline, generally in a Southeasterly direction, a distance of 2,054 feet, more or less, to the Ending Point at Valuation Station 2443+47, being the Northwesterly lines of lands now or formerly of James R. Siebert, as described by Deed dated November 16, 1982.

LESS and EXCEPT:

Commence at the Northwest corner of Section 27, Township 12 South, Range 21 East, Marion County, Florida; thence South 89°39'53" East, along the North boundary of said Section 27, a distance of 40.00 feet; thence South 00°27'27" West, parallel with the West boundary of said Section 27, a distance of 1309.92 feet to the Point of Beginning; thence continue South 00°27'27" West, 371.83 feet to the centerline of an abandoned Seaboard Coast Line Railroad right-of-way (120 foot wide); thence South 57°30'13" East, along said centerline thereof, 1275.22 feet; thence North 02°14'01" East, 1023.07 feet to the Southeast corner of lands described in Official Records Book 1298, Page 75 and Official Records Book 1397, Page 1445, Public Records of Marion County, Florida; thence North 88°13'00" West, along the South boundary of aforesaid lands, 1113.00 feet to the Point of Beginning.

PARCEL NO. 2:

All that portion of unused right-of-way of the former Florida Southern Railroad Company, a predecessor of the former Atlantic Coast Line Railroad Company (also the former Seaboard Coast Line Railroad), located within the Thomas Clark Grant in Section 27, Township 12 South, Range 21 East (also known as Section 37, Township 12 South, Range 21 East), Marion County, Florida, more particularly described as being 120 feet wide and extending Southeasterly and Southerly from the Northwest line of said Thomas Clark Grant to the South line of said Section 27, Township 12 South, Range 21 East, more or less.

LESS and EXCEPT the East 60 feet of the Seaboard Coast Line Railroad right-of-way, starting at a concrete marker to the North edge of State Road 318 right-of-way, adjoining the property of James R. Siebert; thence North 1445.16 feet to a concrete marker; thence Southwesterly 79.02 feet to an iron stake; thence South 1396.63 feet to an iron stake at the edge of State Road 318 right-of-way; thence East 60.0 feet to the Point of Beginning.

ALSO

A strip of land 120 feet in width, 60 feet wide on each side of the centerline of a roadbed of the right-of-way of Seaboard Coast Line Railroad, former Citra Branch main track, constituting the North leg of the Citra Branch from where the railroad right-of-way line intersects with the main line of the railroad right-of-way described above and more particularly aforesaid described.

PARCEL NO. III:

Commencing at the Southwest corner of Section 27, Township 12 South, Range 21 East, Marion County, Florida, said point being a railroad spike located in the centerline of State Road 318 (a 66 foot wide road); thence North 00°01'03" West, 33.00 feet to the North right-of-way of said State Road 318; thence North 89°57'16" East, along said North right-of-way line, 1939.61 feet to the East right-of-way line of the Atlantic Coast Line Railroad (120 foot wide), said railroad being abandoned; thence North 01°44'39" West, along said railroad right-of-way line, 1445.16 feet to a large octagon monument for the Point of Beginning; thence North 50°22'20" East, 334.15 feet to the point of intersection with the Southwesterly right-of-way (120 foot wide) of the Citra Branch ACL Railroad (abandoned), said point being a curve of said railroad, concave Northeasterly, having a delta of 12°15'58", chord of 447.21 feet, chord bearing of North 41°26'06" West; thence Northwesterly, along arc of said curve, 448.07 feet to a point intersecting the Easterly right-of-way line of aforesaid ACL Railroad (abandoned), said point being on a curve of said railroad, concave Southwesterly, having a delta of 09°49'21", chord of 255.54 feet, chord bearing of South 06°39'22" East; thence Southerly, along arc of said curve, 255.85 feet to the point of tangency; thence South 01°44'39" East, along aforesaid East railroad right-of-way, 294.71 feet to the Point of Beginning.

PARCEL NO. IV:

Commencing at the Northwest corner of Section 27, Township 12 South, Range 21 East, Marion County, Florida; run thence South 89°43'53" East, 40.00 feet; thence South 00°27'46" West, parallel to the West boundary of Section 27, 1310.00 feet; thence South 88°13'00" East, 1113.0 feet to the Point of Beginning; run thence North 88°13'00" West, 1113.0 feet; thence South 00°27'46" West, parallel to the West boundary of said Section 27, 381.0 feet, more or less, to the Northerly right-of-way line of the Atlantic Coast Line Railroad; run thence Southeasterly, along and with said railroad right-of-way line, 30 chains (1980 feet), more or less, to the point of intersection of said right-of-way line and the Northwest line of the Thomas Clark Grant; thence Southeasterly, along and with said Northerly right-of-way line of the Citra Branch railroad, to a point 13 chains (858 feet), at right angles from said point of intersection; thence North 50°16'00" East, parallel with the Northwesterly line of Thomas Clark Grant, to the mean high water line of Orange Lake; thence Northwesterly, along and with mean high water line of Orange Lake, to intersection of a line which bears North 02°14'00" East from the Point of Beginning; thence South 02°14'00" West, 1748.00 feet, more or less, to the Point of Beginning.

LESS and EXCEPT the following:

Commence at the Northwest corner of Section 27, Township 12 South, Range 21 East, Marion County, Florida; thence South 89°39'53" East, along the North boundary of said Section 27, a distance of 40.00 feet; thence South 00°27'27" West, parallel with the West boundary of said Section 27, a distance of 1309.92 feet to the Point of Beginning; thence continue South 00°27'27" West, 371.83 feet to the centerline of an abandoned Seaboard Coast Line Railroad right-of-way (120 foot wide); thence South 57°30'13" East, along said centerline thereof, 1275.22 feet; thence North 02°14'01" East, 1023.07 feet to the Southeast corner of the lands described in Official Records Book 1298, Page 75 and Official Records Book 1397, Page 1445, Public Records of Marion

County, Florida; thence North 88°13'00" West, along the South boundary of said described lands, 1113.00 feet to the Point of Beginning.

PARCEL V:

All that certain land situated in the East 1/2 of the Northeast 1/4 of Section 28, Township 12 South, Range 21 East, Marion County, Florida, being a strip of land 60 feet wide, 30 feet on either side of the following described centerline:

Beginning at the intersection of the centerline of former track and the West boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 28, Valuation Station 2404+90; thence 1800.00 feet, more or less, in a Southeasterly direction, as measured along the centerline, to the ending point at the intersection of the centerline with the East boundary of said Section 28, Valuation Station 2422+90 (said ending point being the beginning point of a section of former right-of-way line conveyed to Richardson Brothers, Inc., by deed dated July 18, 1988); all as shown on Valuation Section V8-Florida, Map 27, marked Exhibit A-1.

Being all or part of the same property acquired by Florida Southern Railroad, from grantor, J. H. McGlymonds, by Deed dated September 14, 1881, recorded in Book L, Page 790, Public Records of Marion County, Florida.

LESS AND EXCEPT ANY PORTION OF THE LANDS CONVEYED TO MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, DESCRIBED IN OFFICIAL RECORDS BOOK 5020, PAGE 902, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE LANDS ABOVE DESCRIBED ARE NOT THE HOMESTEAD OF GRANTOR NOR CONTIGUOUS THERETO AS DEFINED BY ARTICLE 10 SECTION 4 OF THE FLORIDA CONSTITUTION, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID LAND.

F.S. Section 689.02 required information:

Property Appraiser's Parcel I.D. Number: 02781-000-00

SUBJECT TO:

1. Ad valorem taxes for 2019 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

Together with all the tenanments, 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 Grantee that 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; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2018 or subject matters shown in the title commitment.

Grantor and Grantee are used for singular or plural, as context requires.

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:
18369 NW 45TH AVE ROAD,
LLC, a Florida limited liability company

Kimberly A Tabor Witness
(Print Name)
Kimberly A Tabor Witness
(Print Name)

BY: Jason Lyons
JASON LYONS, as Manager

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JASON LYONS, as Manager of 18369 NW 45th Ave Road, LLC, a Florida limited liability company, known to me (YES ☒ NO ☐) to be the persons described in and who executed the foregoing instrument, OR who have produced _____ as identification and acknowledged before me that he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 7 day of February, 2019.



KIMBERLY A TABOR
Commission # GG 291900
Expires February 16, 2023
Bonded Three Budget Notary Services

Kimberly A Tabor
(Print Name)
Notary Public, State of Florida
My Commission Expires:



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO

DATE: 04/06/2017 08:16:12 AM

FILE #: 2017030764 OR BK 6557 PGS 1848-1852

REC FEES: \$44.00 INDEX FEES: \$0.00

DDS: \$4900.00 MDS: \$0 INT: \$0

Rec. 4900
Doc. 4900

This instrument was prepared by,
record and return to:
Jon I. McGraw, Esq.
Schatt Hesser McGraw
328 N.E. 1st Avenue, Suite 100
Ocala, FL 34470
352-789-6520

WARRANTY DEED

THIS INDENTURE, made effective the 8th day of March, 2017, between **SONOMA RIDGE PARTNERS, LLC, a Michigan limited liability company**, whose address is 724 Broadway, Sonoma, CA 95476, Grantor, and **18369 NW 45th AVE ROAD, LLC, a Florida limited liability company**, whose address is 4160 W. Highway 40, Ocala, FL 34482, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

Parcel I

All that certain land situate in the SW 1/4 of the NW 1/4, in the SE 1/4 of the NW 1/4, and in the NE 1/4 of the SW 1/4, all within Section 27, Township 12 South, Range 21 East, Marion County, Florida, being a strip of land 120 feet in width, 60 feet on either side of the following described centerline; Beginning at the intersection of Grantor's former centerline of tract at Valuation Station 2422+90, more or less, with the West line of Section 27, Township 12 South, Range 21 East; thence with said former centerline generally in a Southeasterly direction a distance of 2,054 feet, more or less, to the Ending Point at Grantor's Valuation Station 2443+47, being the Northwesternly lines of lands now or formerly of James R. Siebert, as described by deed dated November 16, 1982.

Less and Except

Commence at the NW corner of Section 27, Township 12 South, Range 21 East, Marion County, Florida; thence S. 89°39'53" E. along the North boundary of said Section 27, a distance of 40.00 feet; thence S. 00°27'27" W., parallel with the West boundary of said Section 27, a distance of 1309.92 feet, to the Point of Beginning; thence continue S. 00°27'27" W. 371.83 feet to the centerline of an abandoned Seaboard Coast Line Railroad right of way (120 foot wide); thence S. 57°30'13" E., along said centerline thereof, 1275.22 feet; thence N 02°14'01" E., 1023.07 feet, to the SE corner of the lands described in Official Records Book 1298, Page 75, and Official Records Book 1397, Page 1445, Public Records of Marion County, Florida; thence N. 88°13'00" W., along the South boundary of said lands 1113.00 feet to the Point of Beginning.

Parcel II

All that portion of unused right of way of the former Florida Southern Railway Company, a predecessor of the former Atlantic Coast Line Railroad Company located within the Thomas Clark Grant in Section 27, Township 12 South, Range 21 East, Marion County, Florida, more particularly described as being 120 feet wide and extending Southeasterly and Southerly from the Northwest line of said Thomas Clark Grant to the South line of said Section 27 of Township 12 South, Range 21 East, more or less, as shown on print attached hereto and made a part hereof, Except the East 60 feet of Seaboard Coast Line Railroad right of way starting at a concrete marker at North edge of SR 318 right of way adjoining the property of James R. Siebert; thence North 1445.16 feet to a concrete marker; thence Southwesterly 76.02 feet to an iron stake; thence South 1396.63 feet to iron stake at edge of SR 318 right of way; thence East 60 feet to Point of Beginning.

Also

A strip of land 120 feet in width, i. e. 60 feet wide on each side of centerline of the road bed of the right of way of Seaboard Coast Line Railroad former Citra Branch main track, constituting the North leg of the Citra Branch from Grantor's present property line to where the railroad right of way intersects with the main line of the railroad right of way as described hereinabove in Parcel A and more particularly described in print attached hereto and made a part hereof.

Parcel III

Commencing at the SW corner of Section 27, Township 12 South, Range 21 East, Marion County, Florida, said point being a railroad spike located in centerline of State Road 318 (66 feet wide); thence N. 00°01'03" W., 33.00 feet to the occupational North right of way of said State Road 318; thence N. 89°57'16" E., along said North right of way 1939.61 feet to the East right of way line of the Atlantic Coast Line Railroad (120 feet wide) said railroad being abandoned; thence N. 1°44'39" W., along said right of way 1445.16 feet to a large octagon monument for Point of Beginning; thence N 50°22'20" E., 334.15 feet to the Point of Intersection with the Southwesterly right of way (120 feet wide) of the Citra-branch ACL Railroad (abandoned) said Point being on a curve of said railroad concave Northeasterly having a delta of 12°15'58", chord of 447.21 feet, chord bearing N. 41°26'06" W.; thence Northwesterly along arc of said curve 448.07 feet to a point intersecting the Easterly right of way line of aforesaid ACL Railroad (abandoned) said point being on a curve of said railroad concave Southwesterly, having a delta of 9°49'21", chord of 255.54 feet, chord bearing S. 6°39'22"E.; thence Southerly along arc of said curve 255.85 feet to the Point of Tangency; thence S. 1°44'39" E., along aforesaid East right of way 294.71 feet to the Point of Beginning.

Parcel IV

Commencing at the Northwest corner of Section 27, Township 12 South, Range 21 East, Marion County, Florida; run thence S. 89°43'53" E. 40.00 feet; thence S. 0°27'46" W. parallel to the West boundary of Section 27, 1310.00 feet; thence S. 88°13' E. 1113 feet.

From the thus described Point of Beginning, run thence N. 88°13' W. 1113 feet; thence S. 0°27'46" W. parallel to the West boundary of said Section 27, 381 feet more or less to the Northerly right of way of the Atlantic Coast Line Railroad; run thence Southeasterly along and with said railroad right of way line 30 chains more or less to the Point of Intersection of said right of way line with the Northwest line of the Thomas Clark Grant; thence Southeasterly along and with the Northerly right of way line of the Citra branch of said railroad to a point 13 chains at right angles from said point of intersection; thence N. 50°16' E. parallel with the Northwestern line of the Thomas Clark grant to the mean high water line of Orange Lake; thence Northwesternly along and with said mean high water line to the intersection of a line which bears N. 2°14' E. from the Point of Beginning; thence S. 2°14' W. 1748 feet more or less to the Point of Beginning.

Less and Except the following, to wit:

Commence at the NW corner of Section 27, Township 12 South, Range 21 East, Marion County, Florida; thence S. 89°39'53" E. along the North boundary of said Section 27, a distance of 40.00 feet; thence S. 00°27'27" W. parallel with the West boundary of said Section 27, a distance of 1309.92 feet to the Point of Beginning; thence continue S. 00°27'27" W. 371.83 feet to the centerline of an abandoned Seaboard Coast Line Railroad right of way (120 foot wide); thence S. 57°30'13" E. along said centerline thereof, 1275.22 feet; thence N. 02°14'01" E. 1023.07 feet to the SE corner of the lands described in Official Records Book 1298, Page 75 and Official Records Book 1397, Page 1445, Public Records of Marion County, Florida; thence N. 88°13'00" W. along the South boundary of said lands 1113.00 feet to the Point of Beginning.

Parcel V

All that certain land situate in the East 1/2 of the NE 1/4 of Section 28, Township 12 South, Range 21 East, Marion County, Florida being a strip of land 60 feet wide, 30 feet on either side of the following described centerline:

Beginning at the intersection of Grantor's centerline of former track and the West boundary of the NE 1/4 of the NE 1/4 of said Section 28, Grantor's Valuation Station 2404+90; thence 1800 feet, more or less, in a generally Southeasterly direction as measured along Grantor's centerline to the Ending Point at the intersection of Grantor's center line with the East boundary of said Section 28, Grantor's Valuation Station 2422+90 (said ending point being the beginning point of a section of Grantor's former right of way conveyed to Richardson Brothers, Inc. by deed dated July 18, 1988); all as shown on hachured on fragment print of Grantor's Valuation Section V8- Florida, Map 27, marked Exhibit A-1 attached hereto.

Being all or part of the same property acquired by Florida Southern Railway, a predecessor of Grantor from J. H. McGlymonds by deed dated September 14, 1881, recorded in Book L, Page 790, Public Land Records of Marion County, Florida.

LESS AND EXCEPT ANY PORTION OF THE LANDS DESCRIBED IN BOOK 5020, PAGE 902, LYING WITHING THE ABOVE DESCRIBED.

F.S. Section 689.02 required information:

Property Appraiser's Parcel I.D. Number: 02781-000-00

SUBJECT TO:

1. Ad valorem taxes for 2017 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

Together with all the tenanments, 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 Grantee that 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; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2016 or subject matters shown in the title commitment.

Grantor and Grantee are used for singular or plural, as context requires.

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:

Sonoma Ridge Partners, LLC, a Michigan
limited liability company

By: Sonoma Ridge Capital, LLC, a California
Limited liability company, its Manager

By: Myers DeWitt, LLC, a California limited
Liability company, its Managing Member
Florida limited liability company

BY

David Boydell
DAVID BOYDELL, Sole Member

Witness

Print Name

Witness

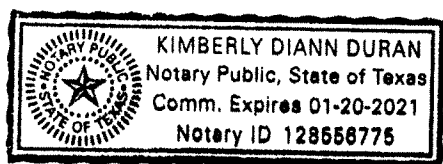
(Print Name)

Justin Lewis
Justin Lewis
Bernie Aceves
Bernie Aceves
Jasmine Aceves
Jasmine Aceves

STATE OF Texas
COUNTY OF NAVARRO

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared David Boydell, as sole member of Myers DeWitt, LLC, a California limited liability company, as Managing Member of Sonoma Ridge Capital, LLC, a California limited liability company, as Manager of Sonoma Ridge Partners, LLC, a Michigan limited liability company, known to me (YES _____ NO ✓) to be the person described in and who executed the foregoing instrument, OR who has produced California D.L. as identification and acknowledged before me that he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of March, 2017.



Kimberly Diann Duran
Kimberly Diann Duran (Print Name)
Notary Public, State of Texas
My Commission Expires: 01-20-2021



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

Detail by Entity Name

Florida Limited Liability Company
8M HOLDINGS LLC

Filing Information

Document Number	L19000009832
FEI/EIN Number	83-3502645
Date Filed	01/08/2019
State	FL
Status	ACTIVE

Principal Address

235 APOLLO BEACH BLVD
#238
APOLLO BEACH, FL 33572

Mailing Address

235 APOLLO BEACH BLVD
#238
APOLLO BEACH, FL 33572

Registered Agent Name & Address

Trabing, Denise L
235 APOLLO BEACH BLVD
#238
APOLLO BEACH, FL 33572

Name Changed: 03/31/2023

Address Changed: 01/16/2020

Authorized Person(s) Detail

Name & Address

Title AMBR

SIMMS, SHAWN
235 APOLLO BEACH BLVD, #238
APOLLO BEACH, FL 33572

Title AMBR

TRABING, DENISE L
235 APOLLO BEACH BLVD, #238
APOLLO BEACH, FL 33572

Title AMBR

Sandker, Timothy J, Jr.
235 APOLLO BEACH BLVD
#238
APOLLO BEACH, FL 33572

Annual Reports

Report Year	Filed Date
2023	02/06/2023
2024	03/07/2024
2025	02/24/2025

Document Images

[02/24/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/07/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

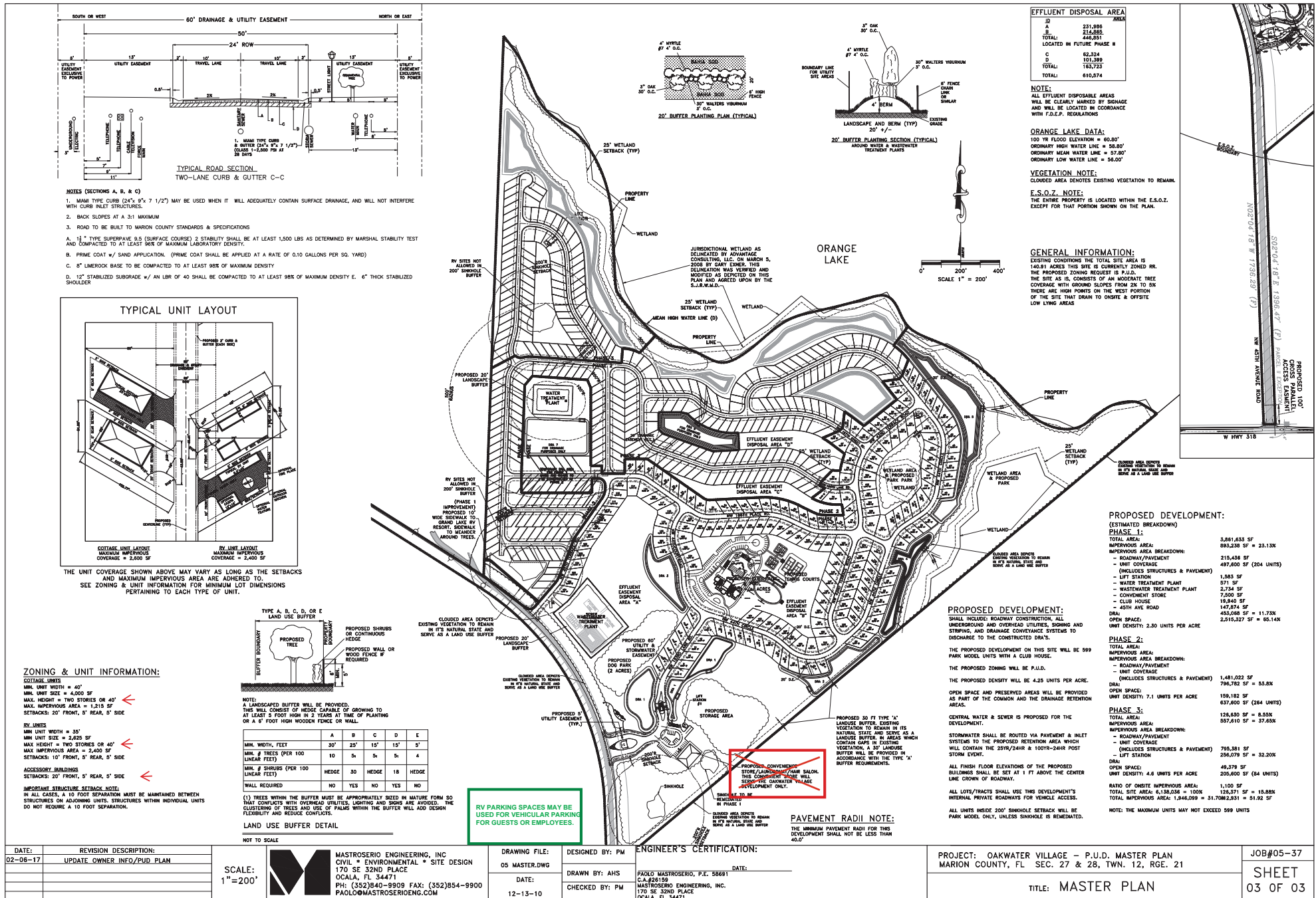
[11/08/2023 -- AMENDED ANNUAL REPORT](#)

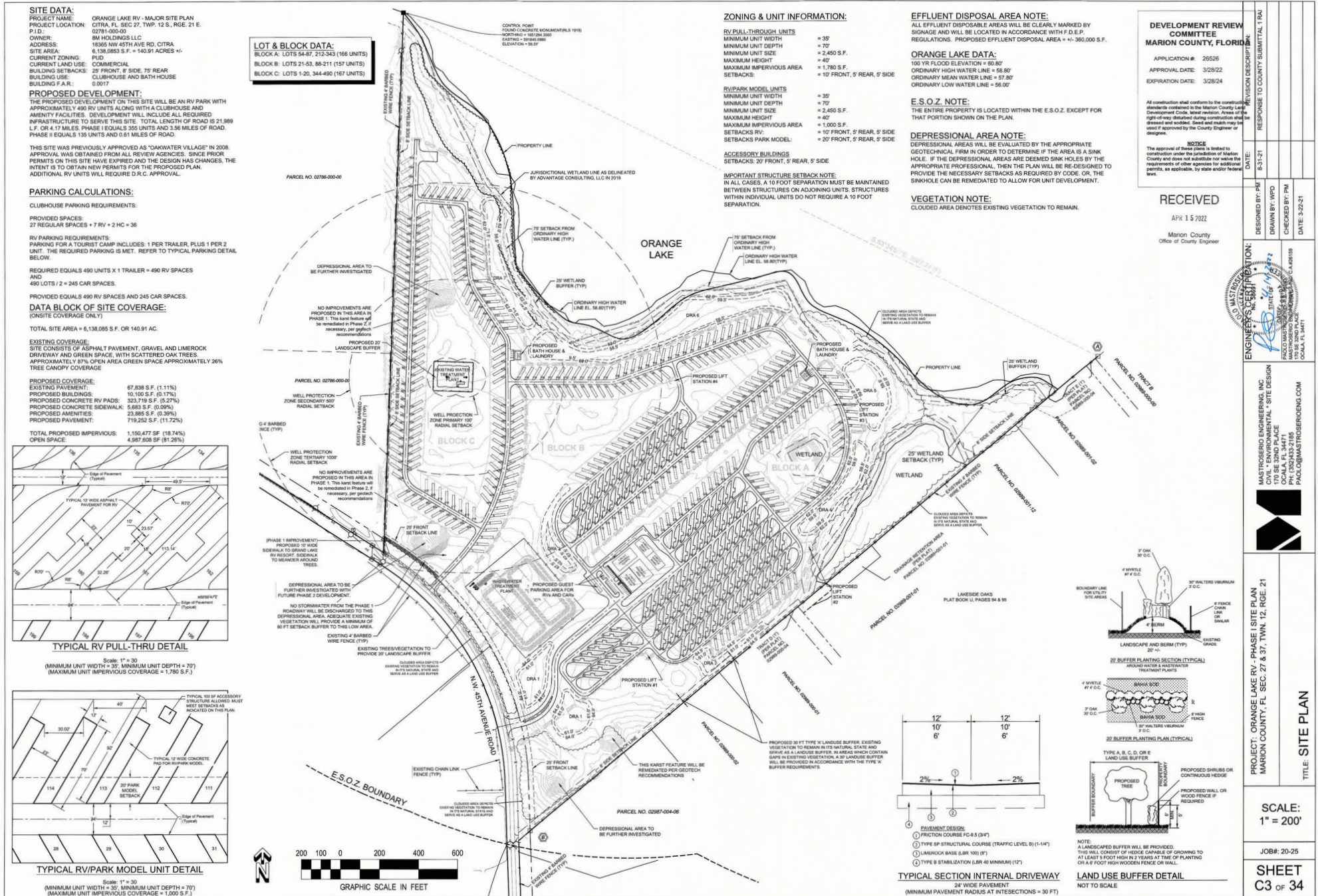
[View image in PDF format](#)

Detail by Entity Name

<u>03/31/2023 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>02/06/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/03/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/16/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/08/2019 -- Florida Limited Liability</u>	View image in PDF format

Florida Department of State, Division of Corporations





SITE DATA:

PROJECT NAME: ORANGE LAKE RV - MAJOR SITE PLAN
 PROJECT LOCATION: CITRA, FL, SEC 27, TWP. 12 S., RGE. 21 E.
 P.I.D. 02781-000-00
 OWNER: BM HOLDINGS LLC
 ADDRESS: 18365 NW 45TH AVE RD, CITRA
 SITE AREA: 6,138,085 S.F. = 140.91 ACRES +/-
 CURRENT ZONING: PUD
 CURRENT LAND USE: COMMERCIAL
 BUILDING SETBACKS: 25' FRONT, 5' REAR
 BUILDING USE: CLUBHOUSE AND BATH HOUSE
 BUILDING F.A.R.: 0.0017

PROPOSED DEVELOPMENT:

THE PROPOSED DEVELOPMENT ON THIS SITE WILL BE AN RV PARK WITH APPROXIMATELY 489 RV UNITS ALONG WITH A CLUBHOUSE AND AMENITY FACILITIES. DEVELOPMENT WILL INCLUDE ALL REQUIRED INFRASTRUCTURE TO SERVE THIS SITE. TOTAL LENGTH OF ROAD IS 21,989 L.F. OR 4.17 MILES.

THIS SITE WAS PREVIOUSLY APPROVED AS "OAKWATER VILLAGE" IN 2008. APPROVAL WAS OBTAINED FROM ALL REVIEW AGENCIES. SINCE PRIOR PERMITS ON THIS SITE HAVE EXPIRED AND THE DESIGN HAS CHANGED, THE INTENT IS TO OBTAIN NEW PERMITS FOR THE PROPOSED PLAN. ADDITIONAL RV UNITS WILL REQUIRE D.C.C. APPROVAL.

PARKING CALCULATIONS:

CLUBHOUSE PARKING REQUIREMENTS:

PROVIDED SPACES:
 27 REGULAR SPACES + 7 RV + 2 HC + 36

RV PARKING REQUIREMENTS:
 PARKING FOR A TOURIST CAMP INCLUDES: 1 PER TRAILER, PLUS 1 PER 2 UNIT. THE REQUIRED PARKING IS MEET. REFER TO TYPICAL PARKING DETAIL BELOW.

REQUIRED EQUALS 489 UNITS X 1 TRAILER = 489 RV SPACES AND 489 LOTS / 2 = 245 CAR SPACES.

PROVIDED EQUALS 489 RV SPACES AND 245 CAR SPACES.

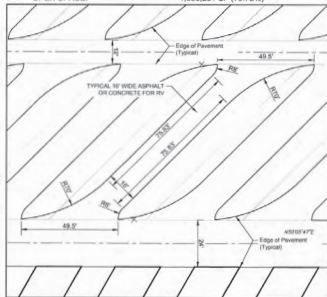
DATA BLOCK OF SITE COVERAGE:

(ONSITE COVERAGE ONLY)

TOTAL SITE AREA = 6,138,085 S.F. OR 140.91 AC.

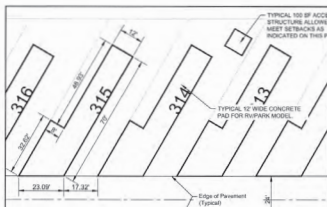
EXISTING COVERAGE:
 SITE CONSISTS OF ASPHALT PAVEMENT, GRAVEL AND LIMEROCK DRIVEWAY AND GREEN SPACE, WITH SCATTERED OAK TREES. APPROXIMATELY 6.7% OPEN AREA GREEN SPACE APPROXIMATELY 26% TREE CANOPY COVERAGE.

PROPOSED COVERAGE:
 EXISTING PAVEMENT: 67,838 S.F. (1.11%)
 PROPOSED BUILDINGS: 13,561 S.F. (0.22%)
 PROPOSED CONCRETE RV PAD: 23,981 S.F. (0.39%)
 PROPOSED CONCRETE SIDEWALK: 9,086 S.F. (0.15%)
 PROPOSED AMENITIES: 31,906 S.F. (0.52%)
 PROPOSED PAVEMENT: 608,482 S.F. (11.38%)
 TOTAL PROPOSED IMPERVIOUS: 1,244,854 S.F. (20.28%)
 OPEN SPACE: 4,893,231 S.F. (79.72%)



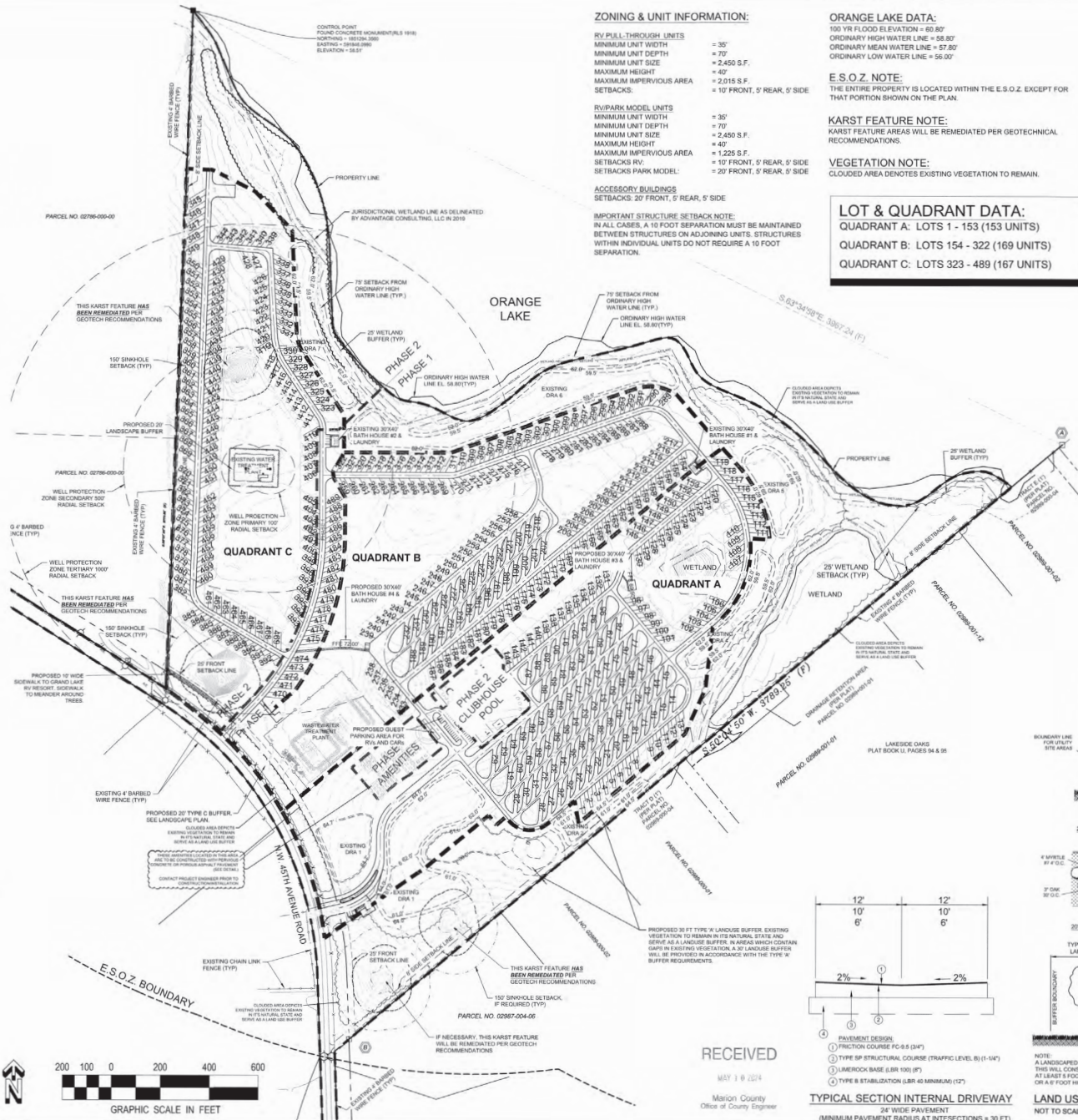
TYPICAL RV PULL-THRU DETAIL

Scale: 1" = 30'
 (MINIMUM UNIT WIDTH = 30' MINIMUM UNIT DEPTH = 70')
 (MAXIMUM UNIT IMPERVIOUS COVERAGE = 1,780 S.F.)



TYPICAL RV/PARK MODEL UNIT DETAIL

Scale: 1" = 30'
 (MINIMUM UNIT WIDTH = 30' MINIMUM UNIT DEPTH = 70')
 (MAXIMUM UNIT IMPERVIOUS COVERAGE = 1,000 S.F.)



ZONING & UNIT INFORMATION:

RV PULL-THROUGH UNITS:
 MINIMUM UNIT WIDTH = 30'
 MINIMUM UNIT DEPTH = 70'
 MINIMUM UNIT SIZE = 2,450 S.F.
 MAXIMUM HEIGHT = 40'
 MAXIMUM IMPERVIOUS AREA = 2,015 S.F.
 SETBACKS:
 10' FRONT, 5' REAR, 5' SIDE

RV/PARK MODEL UNITS:
 MINIMUM UNIT WIDTH = 30'
 MINIMUM UNIT DEPTH = 70'
 MINIMUM UNIT SIZE = 2,450 S.F.
 MAXIMUM HEIGHT = 40'
 MAXIMUM IMPERVIOUS AREA = 1,225 S.F.
 SETBACKS RV:
 10' FRONT, 5' REAR, 5' SIDE
 SETBACKS PARK MODEL:
 20' FRONT, 5' REAR, 5' SIDE

ACCESSORY BUILDINGS

SETBACKS: 20' FRONT, 5' REAR, 5' SIDE

IMPORTANT STRUCTURE SETBACK NOTE:

IN ALL CASES, A 10 FOOT SEPARATION MUST BE MAINTAINED BETWEEN STRUCTURES ON ADJOINING UNITS. STRUCTURES WITHIN INDIVIDUAL UNITS DO NOT REQUIRE A 10 FOOT SEPARATION.

ORANGE LAKE DATA:

100 YR FLOOD ELEVATION = 60.80'
 ORDINARY HIGH WATER LINE = 58.80'
 ORDINARY MEAN WATER LINE = 57.80'
 ORDINARY LOW WATER LINE = 56.00'

E.S.O.Z. NOTE:

THE ENTIRE PROPERTY IS LOCATED WITHIN THE E.S.O.Z. EXCEPT FOR THAT PORTION SHOWN ON THE PLAN.

KARST FEATURE NOTE:

KARST FEATURE AREAS WILL BE REMEDIATED PER GEOTECHNICAL RECOMMENDATIONS.

VEGETATION NOTE:

CLOUDED AREA DENOTES EXISTING VEGETATION TO REMAIN.

LOT & QUADRANT DATA:

QUADRANT A: LOTS 1 - 153 (153 UNITS)

QUADRANT B: LOTS 154 - 322 (169 UNITS)

QUADRANT C: LOTS 323 - 489 (167 UNITS)

DEVELOPMENT REVIEW COMMITTEE MARION COUNTY, FLORIDA

APPLICATION #: 30456
 APPROVAL DATE: 4/8/24
 EXPIRATION DATE: 4/8/29

REVISION DESCRIPTION:
 RESPONSE TO COUNTY RAI SUBMITTAL 1 PH 2
 RESPONSE TO COUNTY RAI SUBMITTAL 2 PH 2

DATE: 11-16-23
 DESIGNED BY: PM
 DRAWN BY: WPD
 CHECKED BY: PM
 DATE: 7-26-23

NOTICE:
 The approval of these plans is limited to construction under the jurisdiction of Marion County and does not constitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.



MASTROSERIO ENGINEERING, INC.
 170 SE 52ND PLACE
 OCALA, FL 34471
 (352) 236-1111
 PAUL@MASTROSERIO.COM

PROJECT: ORANGE LAKE RV - MAJOR SITE PLAN PHASE 2
 MARION COUNTY, FL, SEC. 27 & 37, TWP. 12, RGE. 21

TITLE: SITE PLAN

SCALE:
 1" = 200'

JOB#: 20-25

SHEET
 C3 OF 28



**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

April 19, 2017

Sonoma Ridge Partners, LLC
James Lunsford, Manager
724 Broadway
Sonoma, CA 95476

Dear Mr. Lunsford:

We are sending this letter to inform you that renewal of your existing PUD on parcel # 02781-000-00 was approved by the Marion County Board of County Commissioners on April 18, 2017.

When contacting the Growth Services Department's Planning and Zoning Division about this action, please refer to file no. 170409Z.

Sincerely,

Samuel D. Martsolf
Marion County Growth Services Director

ss

cc: Paolo Mastroserio, P.E.

Enclosure – Master Plan





Marion County Board of County Commissioners

Date: 3/29/2017

P&Z: 3/27/2017 **BCC:** 4/18/2017

Item Number
170409Z

Type of Application:
Renewal of prior PUD
approval

Owner:
Sonoma Ridge Partners,
LLC

Applicant: Paolo
Mastroserio

Parcel #/Acreage:
02781-000-00
140.91 acres

Future Land Use:
Commercial

Granted Zoning:
PUD (Planned Unit
Development) in 2011

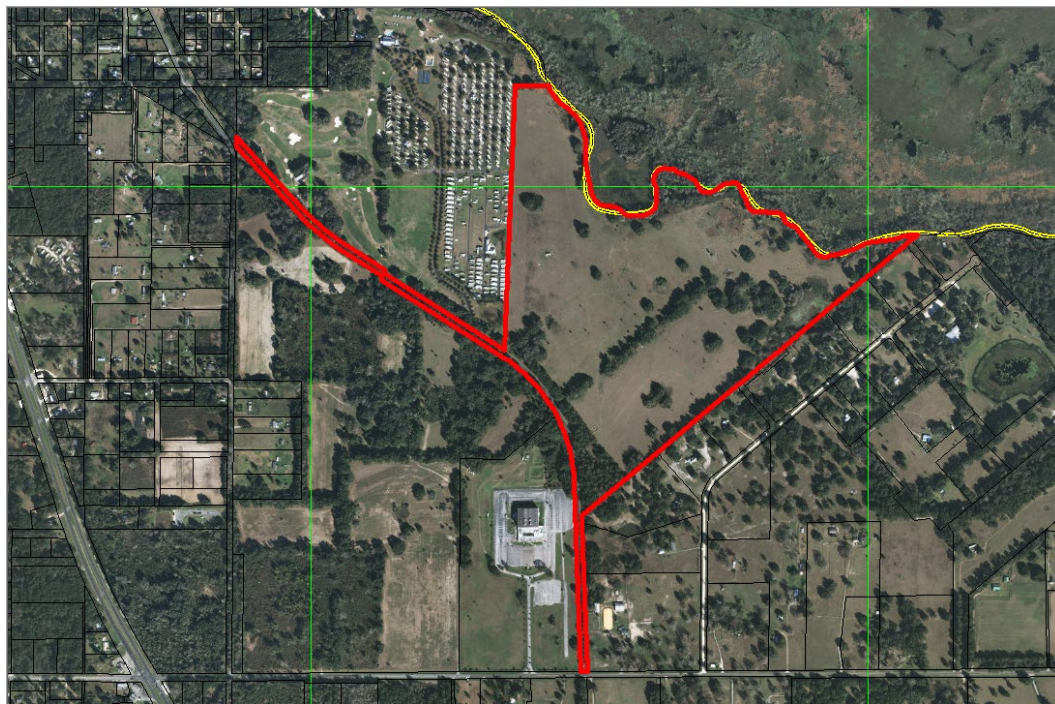
Existing Use:
Vacant Land

Location: 18365 NW
45th Avenue Rd.

**Code Enforcement
Action:** N/A

**Staff
Recommendation:**
Approve renewal of PUD

**P&Z
Recommendation:**
Approve renewal of PUD
(ON CONSENT)



Item Summary

Staff is recommending approval to renew a prior PUD approved by the Board of County Commissioners on February 15, 2011, Application #110210Z. However, a preliminary plat or major site plan was not submitted within the two calendar year window of the PUD approval, resulting in the expiration of the PUD designation. The applicant is therefore seeking to renew the PUD designation.

Public Notice

Notice of public hearing was mailed to 21 property owners within 300 feet of the subject property. No oral or written comments in opposition have been received at the time of this report's distribution.

Background

The Board of County Commissioners originally approved a rezoning of the property from A1 (General Agriculture) to RR (Recreational Resort) on 2/20/01, Item #010218Z. A Special Use Permit to construct and operate a wastewater treatment plant and wellfield/waterplant was approved by the Board of County Commissioners on 6/20/06, Resolution #06-R-250. The master plan for the site was approved by DRC on 10/30/06. Due to the market crash shortly thereafter, the developer at the time had funding issues. Rezoning of the property from RR (Recreational Resort) to PUD was approved by the Board of County Commissioners on 2/15/11. Sonoma Ridge Partners, LLC acquired the property in 2013. A Special Use Permit for cattle grazing on the property was approved on 2/18/14, Item #140202SU.

DRC PUD**Recommendation:**

Approve granting PUD subject to staff review comments, and BCC requirements

Project Planner:

Roxann Read, Planner II

Location

The subject property is 140.91 acres and is located along the southwestern shore of Orange Lake, southeast of the Grand Lake RV and Golf Resort and north of the Ocala Jai Alai complex. The property is accessed from NW 45th Avenue Rd. with a physical address of 18365 NW 45th Avenue Rd.

The following table summarizes adjacent future land use designations, zoning districts, and existing uses:

ADJACENT PROPERTY CHARACTERISTICS			
Direction	Future Land Use Designation	Zoning	Existing Use per MCPA Property Code
North	N/A	N/A	Orange Lake
South	Rural Land	General Agriculture (A-1)/Regional Business (B4)	Grazing Land/Improved Residential/Enclosed Theater, Auditorium and Stadium (Ocala Jai Alai)
East	Rural Land/Public	General Agriculture (A-1)	Improved Residential/Right of Way
West	Rural Land/Public	General Agriculture (A-1)/Recreational Vehicle Park (P-RV)	Grazing Land/Camps and Campgrounds (Grand Lake RV Park)

Infrastructure**Access**

The subject property is accessed by NW 45th Avenue Rd, which is a shared drive with Grand Lake RV Park.

Road	Classification	Maintenance	Existing Conditions			
			Surface	No. Lanes	ROW Width	ROW Deficiency
NW 45 th Avenue Rd.	Local	Private	Paved	2	60'	0'

Utility Services

Water Treatment Plant and Wastewater Treatment Plant proposed on site.

Utility	Service Area
Water	Marion County Utilities
Sewer	Marion County Utilities

Request

The applicant has submitted a request to renew the PUD zoning classification that was previously approved by the Board of County Commissioners in 2011. Because a preliminary plat or major site plan was not submitted within two years after the PUD approval, the PUD has expired. The applicant has submitted the master plan to the DRC for re-approval.

Analysis

The subject property and the Grand Lake RV Resort site was designated Commercial Recreation by LSA 2000-Lo4 in 2000. The 2035 Comprehensive Plan adopted in 2014 shows that both areas now have a Commercial Future Land Use designation. This designation carries a maximum of 6 dwelling units per acre. The subject property is proposing 4.25 units per acre.

The PUD Master Plan submitted with the application depicts the location of the RV and cottage units. Additionally, the plan includes two typical unit layouts, which reflect onsite amenities for the RV unit layout which includes optional fire place, water feature, outdoor kitchen, and casita. The PUD zoning allows for the platting of the individual lots for sale.

According to the new FEMA flood zone map that will be effective April 19, 2017, this property is not in a floodplain area. The majority of the site is located within the Orange Lake Environmentally Sensitive Overlay Zone and is required to meet the additional setback, stormwater, and water and sewage disposal system requirements in the Land Development Code. The site is located within the Secondary Springs Protection Overlay Zone. The master plan shows several areas of existing vegetation to remain in its natural state and serve as a land use buffer. The master plan also shows wetland and sinkhole areas and their respective setbacks.

The development of the site as a PUD is compatible with the general character of the area and neighboring uses.

Staff Recommendation: Approval



SUBJECT PROPERTY





Looking North (NW 45th Avenue Rd.)



Looking South (NW 45th Avenue Rd.)



Neighboring property (Grand Lake RV Park)





SUBMITTAL SUMMARY REPORT PL PUD -000131-2025

PLAN NAME:	ORANGE LAKE RV RESORT SONOMA RIDGE PARTNERS LLC (2005080071)	LOCATION:	18365 NW 45TH AVENUE RD UNIT OFFICE CITRA,
APPLICATION DATE:	12/12/2025	PARCEL:	02781-000-00
DESCRIPTION:	This application is a text amendment to the previously approved PUD. Items included with this amendment are A. DELETE "Proposed convenience/store/laundromat/hair salon. This convenience store will serve the Oakwater village development only." and B. ADD "RV parking spaces may be used for vehicular parking for guests or employees"		

CONTACTS	NAME	COMPANY
Agent	Fred Roberts Jr.	Klein & Klein PLLC
Agent	Fred Roberts Jr.	Klein & Klein PLLC
Owner	Shawn Simms	8M Holdings, LLC.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.	12/12/2025	12/30/2025	01/12/2026	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	12/30/2025	12/29/2025	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/30/2025	01/12/2026	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	12/30/2025	12/12/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	12/30/2025	01/05/2026	Approved
Comments	See staff recommendations			
Recommendations	1) Updated Traffic Study is required. 2) Updated PUD is required to specifically state that outside guests are permitted on-site to utilize park amenities. 3) Updated PUD shall address utilization of empty RV slots to be eligible for utilization for off-site guest to use on-site amenities. 4) Defer to Chris Rison.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/30/2025	12/15/2025	Approved
OCE Property Management (Plans) (Office of the County Engineer)		12/30/2025	01/06/2026	Not Required
Comments	ROW is not a reviewer for this type of plan.			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/30/2025	12/22/2025	Informational
Comments	Stormwater is not opposed to the rezoning. The applicant proposes to change the zoning of parcel 02781-000-00 to PUD for a RV resort. Parcel 02781-000-00 is 140.91 acres. A Major Site Plan submittal will need to be reviewed and approved through DRC for the proposed development of the site. There is a FEMA flood zone and several County Flood Prone areas on this. Please ensure LDC 6.13 is met with the Major Site Plan.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/30/2025	12/17/2025	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/30/2025	12/12/2025	Approved
Utilities (Plans) (Utilities)	Heather Proctor	12/30/2025	01/06/2026	Approved
Comments	The proposed PUD text amendment to the master plan, has no impact on utilities. The PUD is within the Marion County Utilities service area but is outside the connection distance to public water and wastewater. The site is currently served by a private FDEP-regulated well and an on-site wastewater system.			



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

October 23, 2025

KIMLEY-HORN
AMBER GARTNER
1700 SE 17TH STREET
OCALA, FL 34471

SUBJECT: TRAFFIC METHODOLOGY APPROVAL LETTER
PROJECT NAME: ORANGE LAKE RV PARK
PROJECT #2023070086 APPLICATION: #33500 PARCEL #02781-000-00

Dear Amber,

The Traffic Methodology dated October 10, 2025 for the above referenced project was approved by Marion County on October 23, 2025. Please submit the Traffic Study in accordance with this approved Methodology.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or DevelopmentReview@marionfl.org should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer



October 10, 2025

Mr. Christopher Zeigler
Traffic Operations Manager
Marion County Office of the County Engineer
412 SE 25th Avenue
Ocala, FL 34471
Christopher.Zeigler@marionfl.org

Re: ***Orange Lake RV Park – Traffic Impact Analysis Methodology
Kimley-Horn Project Number 242311000***

Dear Mr. Zeigler:

Site construction is currently underway for the Orange Lake RV Park (parcel 02781-000-00) located at 18365 NW 45th Avenue Road in Citra, Florida. The site is located north of County Road 318 and east of North US Highway 441. The development is planned to have 489 recreational vehicle (RV) units/parking spaces for rent by transient and seasonal occupants. A traffic impact analysis and PUD was previously approved for the site. The County has requested a PUD update due to portions of the development being open to the public, outside of those staying overnight at the RV park.

SITE TRAFFIC

The site includes 489 RV / Cabin sites. Amenities will be provided on-site for those staying at the RV Park. There will be on-site restaurants and bars that will have a combined 78 indoor seats and 32 outdoor seats. These areas will be open to the general public, in addition to those staying at the RV Park.

Trip generation for the RV park uses were estimated using traffic data collected at a similar site located in Auburndale, Florida. The Auburndale site has 400 RV / Cabin sites and on-site amenities including restaurants, bars, pools, and general store. There is also an event space that is available for rent. Day passes are available for visitors not staying overnight at the RV Park.

Traffic data was collected from Monday September 22, 2025 through Sunday September 28, 2025. The traffic counts are provided as an attachment. **Table 1** summarizes the daily, AM peak hour (one hour between 7AM and 9AM) and PM peak hour (one hour between 4PM and 6PM) traffic observed at the similar site Monday through Friday. The average traffic data for the PM peak hour excludes the traffic volumes on Thursday, as the significantly different traffic volumes are due to the event space located onsite. The observed traffic volumes were increased to estimate the traffic volumes with full occupancy, based on an average 48% occupancy provided by the site operator. An average trip rate was calculated by dividing the estimated traffic volumes at full occupancy by the 400 available RV / Cabin sites.

Traffic data and trip generation rates were also calculated for the AM peak hour, Mid peak hour, and PM peak hour on the weekend (average of Saturday and Sunday traffic data). The same approach was applied for estimating traffic volumes and trip generation rates at full occupancy of the 400 RV / Cabin sites. The weekend traffic data is summarized in **Table 2**.

Table 1: Traffic Data at Similar Site (Weekday)

Day	Daily	AM Peak Hour (7AM-9AM)			PM Peak Hour (4PM-6PM)		
		Total	In	Out	Total	In	Out
Monday 9/22/25	323	28	14	14	26	14	12
Tuesday 9/23/25	275	35	21	14	24	16	8
Wednesday 9/24/25	450	26	16	10	30	16	14
Thursday 9/25/25	929	40	24	16	216	158	58
Friday 9/26/25	615	34	16	18	44	28	16
Average ¹	416	32	18	14	32	19	13
Average at full occupancy ²	867	67	38	29	67	40	27
Trip Gen Rate (full occupancy)	2.17	0.17	--	--	0.17	--	--

Note 1: The average for the PM peak hour excludes the data for Thursday 9/25/25 as it is an outlier related to the event space on site.

Note 2: The average at full occupancy is based on an average occupancy of 48% from the site operator.

Table 2: Traffic Data at Similar Site (Weekend)

Day	Daily	AM Peak Hour (10:15AM)			MD Peak Hour (12:45PM)			PM Peak Hour (4:00PM)		
		Total	In	Out	Total	In	Out	Total	In	Out
Saturday 9/27/25	841	82	58	24	103	78	25	67	25	42
Sunday 9/28/25	490	61	12	49	33	12	21	43	17	26
Average ¹	666	72	35	37	33	12	21	43	17	26
Average at full occupancy ²	1388	150	73	77	69	25	44	89	35	54
Trip Gen Rate (full occupancy)	3.47	0.38	--	--	0.17	--	--	0.22	--	--

Note 1: The average for the PM peak hour excludes the data for Thursday 9/25/25 as it is an outlier related to the event space on site.

Note 2: The average at full occupancy is based on an average occupancy of 48% from the site operator.

Trip generation for the proposed RV park uses was estimated using the trip generation rates calculated from the similar site located in Auburndale, and assuming full occupancy. Trip generation for the on-site restaurant / bar uses that are open to the public were calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition land use code 932 (high turnover, sit-down restaurant). Seats was utilized as the independent variable. Trip generation is provided only for the PM peak hour, as the restaurants / bars will not be open during the AM peak hour of adjacent street and daily trip generation rates are not provided in ITE.

Standard internal capture rates were applied based on the ITE Trip Generation Handbook, 3rd Edition between hotel and restaurant uses. In reality, the internal capture between the on-site RV / cabin rentals and restaurant facilities are anticipated to be much higher. The trip generation estimates are conservative (high) as a majority of the use of the on-site restaurant / bar uses is anticipated to be from those staying on-site in the RV / Cabin sites.

The trip generation calculations are provided in **Table 3**.

Table 3: Trip Generation

ITE Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Campground/RVPark (site specific)	489 Occupied Campsites	1,061	83	46	37	83	49	34
Restaurant	110 Seats	--	--	--	--	51	29	22
Internal Capture						6	3	3
Net New Trips		--	83	46	37	128	75	53
<p>Trip Generation was calculated using the data from site specific data from a similar site and ITE's Trip Generation Manual, 12th Edition.</p> <p><u>Campground/Recreational Vehicle Park [based on site specific data]</u></p> <p>Weekday Daily $T = 2.17*(X)$; (X is # of occupied campsites)</p> <p>AM Peak Hour of Adjacent Street $T = 0.17*(X)$; (X is # of occupied campsites); (56% in/ 44% out)</p> <p>PM Peak Hour of Adjacent Street $T = 0.17*(X)$; (X is # of occupied campsites); (59% in/ 41% out)</p> <p><u>High Turnover / Sit Down Restaurant [ITE 932]</u></p> <p>PM Peak Hour of Adjacent Street $T = 0.46*(X)$; (X is # of seats); (57% in/ 43% out)</p>								

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10/7/25

The anticipated trip generation for the site is less than the trip generation utilized for the approved traffic study for Oakwater Village (222 PM peak hour trips, 153 in, 69 out). An excerpt of the prior traffic study is provided as an attachment.

The project's trip distribution is from the previously approved traffic study for the site. The general external trip distribution is as follows:

- 60% to/from the west on CR 318
- 40% to/from the east on CR 318

The attached **Figure 1** illustrates the proposed trip distribution on the adjacent roadway network.

ROADWAY SEGMENT EVALUATION

The study area included within the prior approved traffic study includes the following roadway segments:

- CR 318, from I-75 to US 301
- US 441, from CR 25A to Avenue I
- US 301, from NE Jacksonville Road to the County Line

An existing conditions inventory for the adjacent roadway network, as evaluated within the previously approved study, is shown in **Table 4**. The existing conditions inventory includes the daily service volume, existing Annual Average Daily Traffic (AADT), Volume to Maximum Service Volume (V/MSV), and level of service (LOS). The daily service volumes were obtained from the Ocala Marion TPO CMP Database. The existing (2024) daily traffic volumes were obtained from the Ocala Marion TPO Traffic Counts (2025). The adjacent roadway segment of CR 318 has existing daily traffic volumes representing 40% of the adopted service volume, representing LOS B traffic conditions.

Table 4: Project Impact and Study Area Calculations

Roadway FromTo		ROADWAY ATTRIBUTES ¹									EXISTING DAILY TRAFFIC CONDITIONS			Trip % Assign ³	PM PEAK HOUR SIGNIFICANCE CALCULATIONS				Include in Study Area? ⁶
		TPO CMP Station	FDOT Classification ²	Area Type	Adopted LOS Standard	Number of Lanes	Daily Service Volume	Pk. Hr. Dir. Service Volume	TPO Traffic Counts Growth Rate	TPO CMP Growth Rate	2024 AADT ¹	V/MSV	LOS		Project Traffic		Project Peak Direction % Impact ⁴	Significant Impact? ⁵	
															NB / EB	SB / WB			
CR 318																			
I-75	NW 60 AVE	1340.1	UC-C2	Rural	D	2	19,170	999	8.90%	7.18%	5,500	0.29	B	12.0%	9	6	0.90%	NO	NO
NW 60 AVE	US 441	1340.2	SC-C2	Rural	D	2	10,224	533	8.90%	7.18%	5,500	0.54	C	12.0%	9	6	1.69%	NO	YES
US 441	NE 10 AVE	1350.1	UC-C2	Rural	B	2	9,270	486	0.40%	1.00%	3,700	0.40	B	60.0%	45	32	9.26%	YES	YES
NE 10 AVE	US 301	1350.2	UC-C2	Rural	B	2	9,270	486	0.40%	1.00%	3,700	0.40	B	40.0%	21	30	6.17%	YES	YES
US 301	CR 315	1360.1	UA	Rural	D	2	19,170	999	--	1.00%	3,700	0.19	B	10.0%	5	8	0.75%	NO	NO
US 441																			
CR 25A (N)	CR 318	7060.0	UC-C2	Rural	C	4	45,800	2,390	-1.90%	1.00%	8,800	0.19	B	30.0%	23	16	0.94%	NO	NO
CR 318	AVENUE I	7070.1	C2	Rural	C	4	45,800	2,390	1.80%	1.00%	8,800	0.19	B	18.0%	10	14	0.56%	NO	NO
US 301																			
NE JACKSONVILLE RD	CR 318	6570.0	C3C	Rural	C	4	32,235	1,596	0.90%	1.00%	17,400	0.54	C	15.0%	11	8	0.70%	NO	NO
CR 318	COUNTY LINE (N)	6580.0	C3C	Rural	C	4	32,235	1,596	0.10%	1.00%	14,800	0.46	C	13.0%	7	10	0.61%	NO	NO
K:\OCA_Civil\242311000-Orange Lake RV Resort\2025 traffic statement\xls\Traffic Analysis.xlsx\SADT																			
Notes:																			
1. Roadway attributes and AADT were obtained from the 2023 Ocala Marion TPO Congestion Management Process (CMP) Database and Ocala Marion TPO 2025 Traffic Counts Report.																			
2. State Roadways are classified by their Context Classification to determine their service volumes. All other roadways were categorized into interrupted or uninterrupted flow (S, U), arterial or collector (A, C), and Class 1 or Class 2 (C1, C2 [speed limit >= 40 mph or <= 35 mph]), for the purpose of determining their service volumes.																			
3. Project traffic assignment was calculated as the maximum trip distribution across the segment from the previous traffic study.																			
4. Project impact was calculated as the peak hour peak direction project traffic on a roadway segment divided by the peak hour peak direction service volume.																			
5. A segment is considered significantly impacted if the project impact is 3% or greater per the Ocala/Marion County TIA Guidelines.																			
6. Per the Marion County TIA Guidelines all roadway segments with a 3% or greater impact to the peak hour peak direction service volume plus one segment beyond are included within the study area. Roadway segments with a less than 1% de minimis impact are excluded from the study area.																			

The project impact was calculated as the PM peak hour, peak direction net new traffic on the segment, divided by the peak hour peak direction service volume. The peak hour peak direction service volumes were obtained from the Ocala Marion Transportation Planning Organization (TPO) Congestion Management Process (CMP), which is based on the Florida Department of Transportation (FDOT) Quality/Level of Service Tables.

Project traffic has a significant impact (3% or greater project impact to the peak hour directional service volume) on the roadway segment of CR 318, from US 441 to US 301. The project impact has a less than 1% de minimis impact on US 441 and US 301. The project impact calculations are provided in **Table 4**. Excerpts from the Ocala Marion TPO CMP are attached.

PROPOSED METHODOLOGY

The study will include a roadway segment analysis of CR 318, from NW 60th Avenue to US 301 due to the project having a less than 1% de minimis impact on the other surrounding roadway segments. The roadway segment analysis will be performed for the weekday PM peak hour of adjacent street (one hour between 4PM and 6PM). The roadway segment analysis will be performed for existing, background, and buildout traffic conditions. A buildout year of 2026 will be assumed for the study since the site is under construction currently.

PM peak period (4PM – 6PM) traffic counts will be collected at the intersection of NW 45th Avenue Road at CR 318 (site entrance) during a weekday (Tuesday through Thursday). The traffic volumes will be adjusted to peak season using the FDOT published peak season conversion factors. The turning movement counts will be used to calculate the traffic volumes on CR 318 fronting the site. For the segment of CR 318 west of US 441, the daily traffic counts published by FDOT and the Ocala Marion TPO will be used to estimate peak hour traffic volumes by applying the published K and D factors. Background growth rates from the Ocala Marion TPO CMP will be utilized for the roadway segment analysis.

The intersection of NW 45th Avenue Road will be evaluated for existing, background, and buildout traffic conditions during the PM peak hour using the Synchro software package. A 1% annual background growth rate will be applied to the 2026 buildout year, based on the historic growth trends on CR 318 fronting the site. Project traffic will be added to the background traffic volumes for the buildout analysis.

Please do not hesitate to call to discuss any questions or comments during your review.

Sincerely,

KIMLEY-HORN



Amber L. Gartner, PE

Attachments: Similar Site Traffic Data
FDOT Traffic Data
ITE Trip Generation Excerpts
Previously approved Oakwater Village TIA
Ocala Marion TPO CMP and Traffic Count Excerpts
Concept Plan

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ATTACHMENTS



SIMILAR SITE TRAFFIC DATA

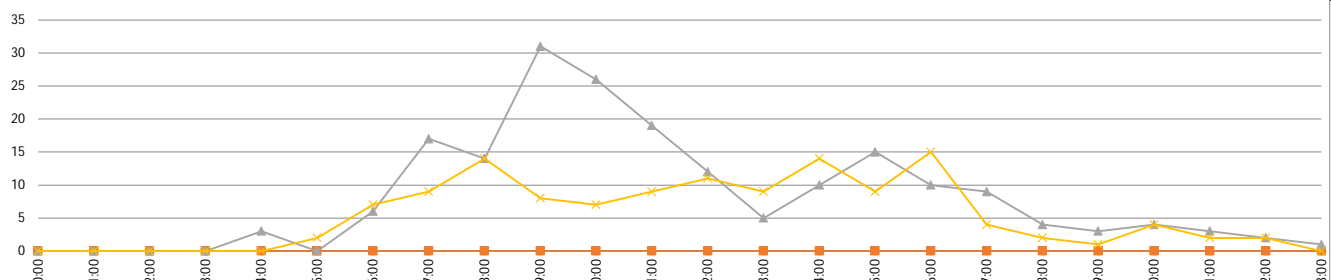
Prepared by National Data & Surveying Services

VOLUME

Denton Ave/Camp Margaritaville Dwy W/O Moss Rd (28.084400, -81.825876)

Day: Monday
Date: 9/22/2025City: Auburndale
Project #: FL25_130312_001

DAILY TOTALS						NB	SB	EB	WB	Total	DAILY TOTALS						
						0	0	194	129	323							
15-Minutes Interval											Hourly Intervals						
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00			0	0	0	12:00			4	6	10	00:00 01:00			0	0	0
0:15			0	0	0	12:15			2	1	3	01:00 02:00			0	0	0
0:30			0	0	0	12:30			0	3	3	02:00 03:00			0	0	0
0:45			0	0	0	12:45			6	1	7	03:00 04:00			0	0	0
1:00			0	0	0	13:00			2	4	6	04:00 05:00			3	0	3
1:15			0	0	0	13:15			2	1	3	05:00 06:00			0	2	2
1:30			0	0	0	13:30			0	2	2	06:00 07:00			6	7	13
1:45			0	0	0	13:45			1	2	3	07:00 08:00			17	9	26
2:00			0	0	0	14:00			5	3	8	08:00 09:00			14	14	28
2:15			0	0	0	14:15			1	3	4	09:00 10:00			31	8	39
2:30			0	0	0	14:30			1	4	5	10:00 11:00			26	7	33
2:45			0	0	0	14:45			3	4	7	11:00 12:00			19	9	28
3:00			0	0	0	15:00			3	2	5	12:00 13:00			12	11	23
3:15			0	0	0	15:15			5	2	7	13:00 14:00			5	9	14
3:30			0	0	0	15:30			6	3	9	14:00 15:00			10	14	24
3:45			0	0	0	15:45			1	2	3	15:00 16:00			15	9	24
4:00			0	0	0	16:00			2	2	4	16:00 17:00			10	15	25
4:15			0	0	0	16:15			4	0	4	17:00 18:00			9	4	13
4:30			1	0	1	16:30			3	10	13	18:00 19:00			4	2	6
4:45			2	0	2	16:45			1	3	4	19:00 20:00			3	1	4
5:00			0	0	0	17:00			4	1	5	20:00 21:00			4	4	8
5:15			0	0	0	17:15			2	1	3	21:00 22:00			3	2	5
5:30			0	0	0	17:30			2	0	2	22:00 23:00			2	2	4
5:45			0	2	2	17:45			1	2	3	23:00 00:00			1	0	1
6:00			1	1	2	18:00			2	1	3	STATISTICS					
6:15			0	0	0	18:15			1	0	1		NB	SB	EB	WB	TOTAL
6:30			1	3	4	18:30			1	1	2	Peak Period	00:00	to	12:00		
6:45			4	3	7	18:45			0	0	0	Volume			116	56	172
7:00			9	2	11	19:00			1	0	1	Peak Hour			9:45	8:00	9:45
7:15			3	1	4	19:15			2	1	3	Peak Volume			36	14	45
7:30			3	3	6	19:30			0	0	0	Peak Hour Factor			0.750	0.875	0.703
7:45			2	3	5	19:45			0	0	0	Peak Period	12:00	to	00:00		
8:00			2	4	6	20:00			2	0	2	Volume			78	73	151
8:15			7	3	10	20:15			1	0	1	Peak Hour			14:45	16:00	14:45
8:30			3	3	6	20:30			0	3	3	Peak Volume			17	15	28
8:45			2	4	6	20:45			1	1	2	Peak Hour Factor			0.708	0.375	0.778
9:00			8	3	11	21:00			2	0	2	Peak Period	07:00	to	09:00		
9:15			8	1	9	21:15			1	0	1	Volume			31	23	54
9:30			3	0	3	21:30			0	2	2	Peak Hour			7:00	8:00	8:00
9:45			12	4	16	21:45			0	0	0	Peak Volume			17	14	28
10:00			10	1	11	22:00			0	1	1	Peak Hour Factor			0.472	0.875	0.700
10:15			9	3	12	22:15			1	1	2	Peak Period	16:00	to	18:00		
10:30			5	1	6	22:30			0	0	0	Volume			19	19	38
10:45			2	2	4	22:45			1	0	1	Peak Hour			16:15	16:00	16:15
11:00			6	3	9	23:00			1	0	1	Peak Volume			12	15	26
11:15			4	3	7	23:15			0	0	0	Peak Hour Factor			0.750	0.375	0.500
11:30			4	3	7	23:30			0	0	0						
11:45			5	0	5	23:45			0	0	0						
TOTALS	0	0	116	56	172	TOTALS	0	0	78	73	151						
SPLIT %	0%	0%	67%	33%	53%	SPLIT %	0%	0%	52%	48%	47%						



Prepared by National Data & Surveying Services

VOLUME

Denton Ave/Camp Margaritaville Dwy W/O Moss Rd (28.084400, -81.825876)

Day: Tuesday
Date: 9/23/2025City: Auburndale
Project #: FL25_130312_001

DAILY TOTALS						NB				SB				EB				WB				Total		DAILY TOTALS					
						0				0				135				140				275							
15-Minutes Interval												Hourly Intervals																	
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL												
0:00			0	0	0	12:00			1	1	2	00:00 01:00			0	1	1												
0:15			0	1	1	12:15			2	1	3	01:00 02:00			0	0	0												
0:30			0	0	0	12:30			4	2	6	02:00 03:00			0	1	1												
0:45			0	0	0	12:45			2	3	5	03:00 04:00			0	0	0												
1:00			0	0	0	13:00			3	3	6	04:00 05:00			3	1	4												
1:15			0	0	0	13:15			0	2	2	05:00 06:00			0	0	0												
1:30			0	0	0	13:30			0	3	3	06:00 07:00			11	6	17												
1:45			0	0	0	13:45			2	1	3	07:00 08:00			7	19	26												
2:00			0	1	1	14:00			1	2	3	08:00 09:00			15	11	26												
2:15			0	0	0	14:15			3	5	8	09:00 10:00			3	7	10												
2:30			0	0	0	14:30			5	5	10	10:00 11:00			8	4	12												
2:45			0	0	0	14:45			1	3	4	11:00 12:00			8	11	19												
3:00			0	0	0	15:00			2	2	4	12:00 13:00			9	7	16												
3:15			0	0	0	15:15			7	1	8	13:00 14:00			5	9	14												
3:30			0	0	0	15:30			4	2	6	14:00 15:00			10	15	25												
3:45			0	0	0	15:45			2	2	4	15:00 16:00			15	7	22												
4:00			0	0	0	16:00			2	3	5	16:00 17:00			7	13	20												
4:15			0	0	0	16:15			4	2	6	17:00 18:00			9	8	17												
4:30			0	0	0	16:30			0	5	5	18:00 19:00			3	5	8												
4:45			3	1	4	16:45			1	3	4	19:00 20:00			8	1	9												
5:00			0	0	0	17:00			3	5	8	20:00 21:00			5	8	13												
5:15			0	0	0	17:15			4	3	7	21:00 22:00			3	1	4												
5:30			0	0	0	17:30			1	0	1	22:00 23:00			3	1	4												
5:45			0	0	0	17:45			1	0	1	23:00 00:00			3	4	7												
6:00			0	0	0	18:00			1	3	4	STATISTICS																	
6:15			1	1	2	18:15			0	0	0		NB	SB	EB	WB	TOTAL												
6:30			6	0	6	18:30			2	2	4	Peak Period	00:00	to	12:00														
6:45			4	5	9	18:45			0	0	0	Volume			55	61	116												
7:00			4	0	4	19:00			4	1	5	Peak Hour			8:15	7:15	7:45												
7:15			0	5	5	19:15			2	0	2	Peak Volume			16	24	35												
7:30			2	1	3	19:30			0	0	0	Peak Hour Factor			0.444	0.462	0.625												
7:45			1	13	14	19:45			2	0	2	Peak Period	12:00	to	00:00														
8:00			0	5	5	20:00			1	3	4	Volume			80	79	159												
8:15			4	2	6	20:15			1	0	1	Peak Hour			14:30	16:30	14:15												
8:30			9	1	10	20:30			2	1	3	Peak Volume			15	16	26												
8:45			2	3	5	20:45			1	4	5	Peak Hour Factor			0.536	0.800	0.650												
9:00			1	1	2	21:00			1	0	1	Peak Period	07:00	to	09:00														
9:15			0	0	0	21:15			2	0	2	Volume			22	30	52												
9:30			1	3	4	21:30			0	1	1	Peak Hour			8:00	7:15	7:45												
9:45			1	3	4	21:45			0	0	0	Peak Volume			15	24	35												
10:00			2	1	3	22:00			0	0	0	Peak Hour Factor			0.417	0.462	0.625												
10:15			1	1	2	22:15			1	1	2	Peak Period	16:00	to	18:00														
10:30			2	1	3	22:30			0	0	0	Volume			16	21	37												
10:45			3	1	4	22:45			2	0	2	Peak Hour			16:45	16:30	16:30												
11:00			1	2	3	23:00			0	1	1	Peak Volume			9	16	24												
11:15			1	3	4	23:15			1	0	1	Peak Hour Factor			0.563	0.800	0.750												
11:30			1	5	6	23:30			1	0	1																		
11:45			5	1	6	23:45			0	2	2																		
TOTALS	0	0	55	61	116	TOTALS	0	0	80	79	159																		
SPLIT %	0%	0%	47%	53%	42%	SPLIT %	0%	0%	50%	50%	58%																		



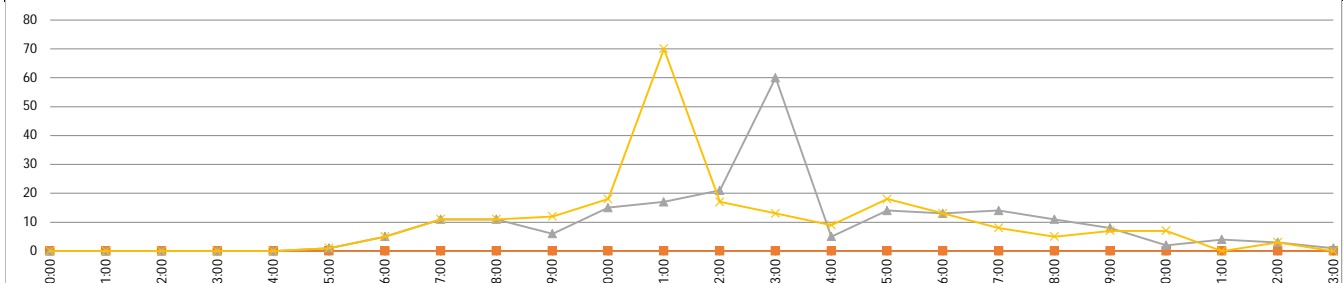
Prepared by National Data & Surveying Services

VOLUME

Denton Ave/Camp Margaritaville Dwy W/O Moss Rd (28.084400, -81.825876)

Day: Wednesday
Date: 9/24/2025City: Auburndale
Project #: FL25_130312_001

DAILY TOTALS						NB	SB	EB	WB	Total	DAILY TOTALS						
						0	0	222	228	450							
15-Minutes Interval											Hourly Intervals						
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00			0	0	0	12:00			3	8	11	00:00 01:00			0	0	0
0:15			0	0	0	12:15			8	4	12	01:00 02:00			0	0	0
0:30			0	0	0	12:30			0	1	1	02:00 03:00			0	0	0
0:45			0	0	0	12:45			10	4	14	03:00 04:00			0	0	0
1:00			0	0	0	13:00			21	2	23	04:00 05:00			0	0	0
1:15			0	0	0	13:15			23	3	26	05:00 06:00			1	1	2
1:30			0	0	0	13:30			8	5	13	06:00 07:00			5	5	10
1:45			0	0	0	13:45			8	3	11	07:00 08:00			11	11	22
2:00			0	0	0	14:00			1	1	2	08:00 09:00			11	11	22
2:15			0	0	0	14:15			1	2	3	09:00 10:00			6	12	18
2:30			0	0	0	14:30			2	3	5	10:00 11:00			15	18	33
2:45			0	0	0	14:45			1	3	4	11:00 12:00			17	70	87
3:00			0	0	0	15:00			4	3	7	12:00 13:00			21	17	38
3:15			0	0	0	15:15			5	3	8	13:00 14:00			60	13	73
3:30			0	0	0	15:30			4	6	10	14:00 15:00			5	9	14
3:45			0	0	0	15:45			1	6	7	15:00 16:00			14	18	32
4:00			0	0	0	16:00			7	2	9	16:00 17:00			13	13	26
4:15			0	0	0	16:15			3	2	5	17:00 18:00			14	8	22
4:30			0	0	0	16:30			2	5	7	18:00 19:00			11	5	16
4:45			0	0	0	16:45			1	4	5	19:00 20:00			8	7	15
5:00			1	0	1	17:00			7	3	10	20:00 21:00			2	7	9
5:15			0	0	0	17:15			4	4	8	21:00 22:00			4	0	4
5:30			0	0	0	17:30			1	0	1	22:00 23:00			3	3	6
5:45			0	1	1	17:45			2	1	3	23:00 00:00			1	0	1
6:00			1	0	1	18:00			3	3	6	STATISTICS					
6:15			1	1	2	18:15			6	2	8		NB	SB	EB	WB	TOTAL
6:30			0	0	0	18:30			0	0	0	Peak Period	00:00	to	12:00		
6:45			3	4	7	18:45			2	0	2	Volume			66	128	194
7:00			4	1	5	19:00			4	0	4	Peak Hour			10:30	11:00	11:00
7:15			3	1	4	19:15			0	2	2	Peak Volume			18	70	87
7:30			4	2	6	19:30			3	1	4	Peak Hour Factor			0.643	0.547	0.588
7:45			0	7	7	19:45			1	4	5	Peak Period	12:00	to	00:00		
8:00			3	1	4	20:00			2	2	4	Volume			156	100	256
8:15			4	4	8	20:15			0	1	1	Peak Hour			12:45	15:00	12:45
8:30			3	4	7	20:30			0	4	4	Peak Volume			62	18	76
8:45			1	2	3	20:45			0	0	0	Peak Hour Factor			0.674	0.750	0.731
9:00			1	6	7	21:00			2	0	2	Peak Period	07:00	to	09:00		
9:15			1	3	4	21:15			1	0	1	Volume			22	22	44
9:30			4	1	5	21:30			1	0	1	Peak Hour			7:00	7:45	7:45
9:45			0	2	2	21:45			0	0	0	Peak Volume			11	16	26
10:00			3	4	7	22:00			0	2	2	Peak Hour Factor			0.688	0.571	0.813
10:15			1	4	5	22:15			1	1	2	Peak Period	16:00	to	18:00		
10:30			7	5	12	22:30			1	0	1	Volume			27	21	48
10:45			4	5	9	22:45			1	0	1	Peak Hour			16:30	16:30	16:30
11:00			2	9	11	23:00			0	0	0	Peak Volume			14	16	30
11:15			5	32	37	23:15			0	0	0	Peak Hour Factor			0.500	0.800	0.750
11:30			5	21	26	23:30			1	0	1						
11:45			5	8	13	23:45			0	0	0						
TOTALS	0	0	66	128	194	TOTALS	0	0	156	100	256						
SPLIT %	0%	0%	34%	66%	43%	SPLIT %	0%	0%	61%	39%	57%						



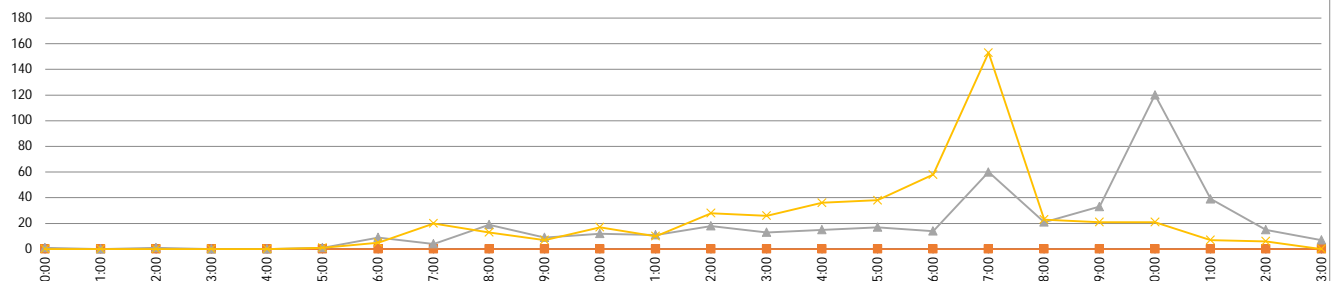
Prepared by National Data & Surveying Services

VOLUME

Denton Ave/Camp Margaritaville Dwy W/O Moss Rd (28.084400, -81.825876)

Day: Thursday
Date: 9/25/2025City: Auburndale
Project #: FL25_130312_001

DAILY TOTALS						NB	SB	EB	WB	Total	DAILY TOTALS						
						0	0	439	490	929							
15-Minutes Interval											Hourly Intervals						
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00			1	0	1	12:00			9	9	18	00:00 01:00			1	0	1
0:15			0	0	0	12:15			3	3	6	01:00 02:00			0	0	0
0:30			0	0	0	12:30			2	10	12	02:00 03:00			1	0	1
0:45			0	0	0	12:45			4	6	10	03:00 04:00			0	0	0
1:00			0	0	0	13:00			3	5	8	04:00 05:00			0	0	0
1:15			0	0	0	13:15			5	8	13	05:00 06:00			1	1	2
1:30			0	0	0	13:30			3	4	7	06:00 07:00			9	5	14
1:45			0	0	0	13:45			2	9	11	07:00 08:00			4	20	24
2:00			0	0	0	14:00			6	7	13	08:00 09:00			19	13	32
2:15			0	0	0	14:15			5	10	15	09:00 10:00			9	7	16
2:30			0	0	0	14:30			2	8	10	10:00 11:00			12	17	29
2:45			1	0	1	14:45			2	11	13	11:00 12:00			11	10	21
3:00			0	0	0	15:00			6	7	13	12:00 13:00			18	28	46
3:15			0	0	0	15:15			2	10	12	13:00 14:00			13	26	39
3:30			0	0	0	15:30			6	8	14	14:00 15:00			15	36	51
3:45			0	0	0	15:45			3	13	16	15:00 16:00			17	38	55
4:00			0	0	0	16:00			1	8	9	16:00 17:00			14	58	72
4:15			0	0	0	16:15			8	15	23	17:00 18:00			60	153	213
4:30			0	0	0	16:30			0	10	10	18:00 19:00			21	23	44
4:45			0	0	0	16:45			5	25	30	19:00 20:00			33	21	54
5:00			1	0	1	17:00			7	49	56	20:00 21:00			120	21	141
5:15			0	0	0	17:15			20	36	56	21:00 22:00			39	7	46
5:30			0	0	0	17:30			26	48	74	22:00 23:00			15	6	21
5:45			0	1	1	17:45			7	20	27	23:00 00:00			7	0	7
6:00			0	2	2	18:00			12	9	21	STATISTICS					
6:15			1	0	1	18:15			4	8	12		NB	SB	EB	WB	TOTAL
6:30			5	0	5	18:30			3	1	4	Peak Period	00:00	to	12:00		
6:45			3	3	6	18:45			2	5	7	Volume			67	73	140
7:00			3	0	3	19:00			6	4	10	Peak Hour			8:00	7:15	7:45
7:15			0	1	1	19:15			6	2	8	Peak Volume			19	26	40
7:30			1	7	8	19:30			12	12	24	Peak Hour Factor			0.594	0.542	0.769
7:45			0	12	12	19:45			9	3	12	Peak Period	12:00	to	00:00		
8:00			6	6	12	20:00			16	5	21	Volume			372	417	789
8:15			2	1	3	20:15			29	6	35	Peak Hour			20:15	16:45	16:45
8:30			8	5	13	20:30			64	5	69	Peak Volume			124	158	216
8:45			3	1	4	20:45			11	5	16	Peak Hour Factor			0.484	0.806	0.730
9:00			2	2	4	21:00			20	2	22	Peak Period	07:00	to	09:00		
9:15			1	1	2	21:15			9	2	11	Volume			23	33	56
9:30			3	1	4	21:30			7	1	8	Peak Hour			8:00	7:15	7:45
9:45			3	3	6	21:45			3	2	5	Peak Volume			19	26	40
10:00			1	6	7	22:00			1	1	2	Peak Hour Factor			0.594	0.542	0.769
10:15			3	5	8	22:15			6	4	10	Peak Period	16:00	to	18:00		
10:30			6	4	10	22:30			4	0	4	Volume			74	211	285
10:45			2	2	4	22:45			4	1	5	Peak Hour			17:00	16:45	16:45
11:00			2	2	4	23:00			1	0	1	Peak Volume			60	158	216
11:15			2	0	2	23:15			5	0	5	Peak Hour Factor			0.577	0.806	0.730
11:30			2	5	7	23:30			1	0	1						
11:45			5	3	8	23:45			0	0	0						
TOTALS	0	0	67	73	140	TOTALS	0	0	372	417	789						
SPLIT %	0%	0%	48%	52%	15%	SPLIT %	0%	0%	47%	53%	85%						



Prepared by National Data & Surveying Services

VOLUME

Denton Ave/Camp Margaritaville Dwy W/O Moss Rd (28.084400, -81.825876)

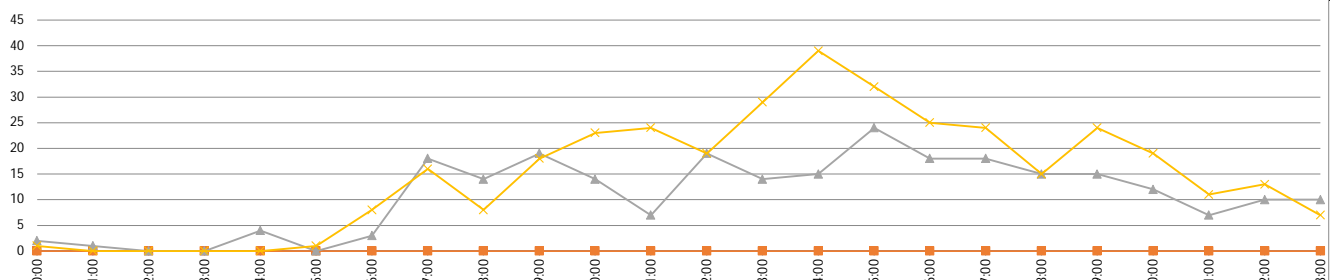
Day: Friday

City: Auburndale

Date: 9/26/2025

Project #: FL25_130312_001

DAILY TOTALS						NB	SB	EB	WB	Total	DAILY TOTALS						
						0	0	259	356	615							
15-Minutes Interval											Hourly Intervals						
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00			2	0	2	12:00			4	5	9	00:00 01:00			2	1	3
0:15			0	1	1	12:15			5	5	10	01:00 02:00			1	0	1
0:30			0	0	0	12:30			5	7	12	02:00 03:00			0	0	0
0:45			0	0	0	12:45			5	2	7	03:00 04:00			0	0	0
1:00			1	0	1	13:00			4	9	13	04:00 05:00			4	0	4
1:15			0	0	0	13:15			1	3	4	05:00 06:00			0	1	1
1:30			0	0	0	13:30			5	6	11	06:00 07:00			3	8	11
1:45			0	0	0	13:45			4	11	15	07:00 08:00			18	16	34
2:00			0	0	0	14:00			6	12	18	08:00 09:00			14	8	22
2:15			0	0	0	14:15			4	8	12	09:00 10:00			19	18	37
2:30			0	0	0	14:30			4	8	12	10:00 11:00			14	23	37
2:45			0	0	0	14:45			1	11	12	11:00 12:00			7	24	31
3:00			0	0	0	15:00			4	7	11	12:00 13:00			19	19	38
3:15			0	0	0	15:15			7	10	17	13:00 14:00			14	29	43
3:30			0	0	0	15:30			8	12	20	14:00 15:00			15	39	54
3:45			0	0	0	15:45			5	3	8	15:00 16:00			24	32	56
4:00			0	0	0	16:00			11	10	21	16:00 17:00			18	25	43
4:15			0	0	0	16:15			3	1	4	17:00 18:00			18	24	42
4:30			1	0	1	16:30			3	7	10	18:00 19:00			15	15	30
4:45			3	0	3	16:45			1	7	8	19:00 20:00			15	24	39
5:00			0	0	0	17:00			4	6	10	20:00 21:00			12	19	31
5:15			0	0	0	17:15			8	8	16	21:00 22:00			7	11	18
5:30			0	0	0	17:30			1	8	9	22:00 23:00			10	13	23
5:45			0	1	1	17:45			5	2	7	23:00 00:00			10	7	17
6:00			0	1	1	18:00			2	6	8	STATISTICS					
6:15			0	1	1	18:15			4	5	9		NB	SB	EB	WB	TOTAL
6:30			0	0	0	18:30			3	1	4	Peak Period	00:00	to	12:00		
6:45			3	6	9	18:45			6	3	9	Volume			82	99	181
7:00			8	1	9	19:00			5	3	8	Peak Hour			6:45	10:15	9:45
7:15			6	2	8	19:15			5	7	12	Peak Volume			21	29	42
7:30			4	6	10	19:30			3	10	13	Peak Hour Factor			0.656	0.806	0.553
7:45			0	7	7	19:45			2	4	6	Peak Period	12:00	to	00:00		
8:00			1	3	4	20:00			7	5	12	Volume			177	257	434
8:15			6	2	8	20:15			3	5	8	Peak Hour			15:15	14:45	15:15
8:30			2	1	3	20:30			2	5	7	Peak Volume			31	40	66
8:45			5	2	7	20:45			0	4	4	Peak Hour Factor			0.705	0.833	0.786
9:00			3	4	7	21:00			3	2	5	Peak Period	07:00	to	09:00		
9:15			4	3	7	21:15			1	4	5	Volume			32	24	56
9:30			2	2	4	21:30			1	1	2	Peak Hour			7:00	7:15	7:00
9:45			10	9	19	21:45			2	4	6	Peak Volume			18	18	34
10:00			3	1	4	22:00			1	3	4	Peak Hour Factor			0.563	0.643	0.850
10:15			2	9	11	22:15			4	4	8	Peak Period	16:00	to	18:00		
10:30			3	5	8	22:30			2	4	6	Volume			36	49	85
10:45			6	8	14	22:45			3	2	5	Peak Hour			16:00	16:45	16:30
11:00			2	7	9	23:00			2	3	5	Peak Volume			18	29	44
11:15			1	7	8	23:15			5	3	8	Peak Hour Factor			0.409	0.906	0.688
11:30			2	5	7	23:30			1	0	1						
11:45			2	5	7	23:45			2	1	3						
TOTALS	0	0	82	99	181	TOTALS	0	0	177	257	434						
SPLIT %	0%	0%	45%	55%	29%	SPLIT %	0%	0%	41%	59%	71%						



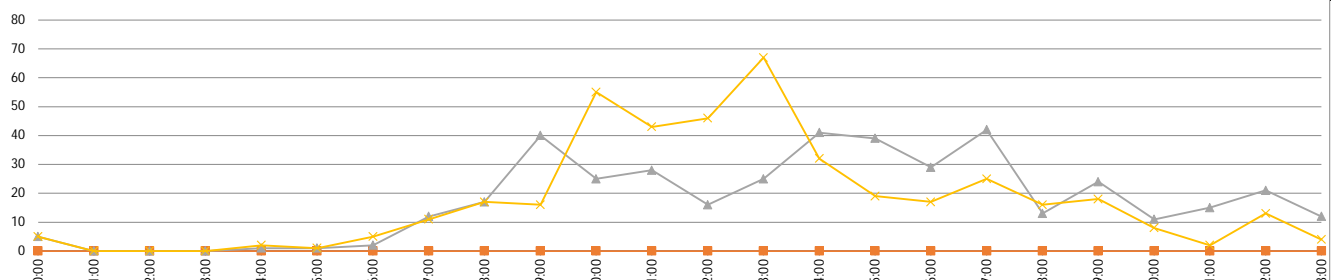
Prepared by National Data & Surveying Services

VOLUME

Denton Ave/Camp Margaritaville Dwy W/O Moss Rd (28.084400, -81.825876)

Day: Saturday
Date: 9/27/2025City: Auburndale
Project #: FL25_130312_001

DAILY TOTALS						NB	SB	EB	WB	Total	DAILY TOTALS						
						0	0	419	422	841							
15-Minutes Interval											Hourly Intervals						
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00			3	2	5	12:00			4	7	11	00:00 01:00			5	5	10
0:15			1	2	3	12:15			5	7	12	01:00 02:00			0	0	0
0:30			1	1	2	12:30			3	11	14	02:00 03:00			0	0	0
0:45			0	0	0	12:45			4	21	25	03:00 04:00			0	0	0
1:00			0	0	0	13:00			3	20	23	04:00 05:00			1	2	3
1:15			0	0	0	13:15			7	20	27	05:00 06:00			1	1	2
1:30			0	0	0	13:30			11	17	28	06:00 07:00			2	5	7
1:45			0	0	0	13:45			4	10	14	07:00 08:00			12	11	23
2:00			0	0	0	14:00			3	3	6	08:00 09:00			17	17	34
2:15			0	0	0	14:15			10	6	16	09:00 10:00			40	16	56
2:30			0	0	0	14:30			9	14	23	10:00 11:00			25	55	80
2:45			0	0	0	14:45			19	9	28	11:00 12:00			28	43	71
3:00			0	0	0	15:00			10	2	12	12:00 13:00			16	46	62
3:15			0	0	0	15:15			12	3	15	13:00 14:00			25	67	92
3:30			0	0	0	15:30			12	9	21	14:00 15:00			41	32	73
3:45			0	0	0	15:45			5	5	10	15:00 16:00			39	19	58
4:00			1	0	1	16:00			10	8	18	16:00 17:00			29	17	46
4:15			0	2	2	16:15			8	3	11	17:00 18:00			42	25	67
4:30			0	0	0	16:30			5	3	8	18:00 19:00			13	16	29
4:45			0	0	0	16:45			6	3	9	19:00 20:00			24	18	42
5:00			0	0	0	17:00			16	5	21	20:00 21:00			11	8	19
5:15			1	1	2	17:15			9	6	15	21:00 22:00			15	2	17
5:30			0	0	0	17:30			5	9	14	22:00 23:00			21	13	34
5:45			0	0	0	17:45			12	5	17	23:00 00:00			12	4	16
6:00			0	0	0	18:00			5	3	8	STATISTICS					
6:15			1	0	1	18:15			3	6	9		NB	SB	EB	WB	TOTAL
6:30			0	2	2	18:30			3	2	5	Peak Period	00:00	to	12:00		
6:45			1	3	4	18:45			2	5	7	Volume			131	155	286
7:00			1	1	2	19:00			5	3	8	Peak Hour			8:45	10:15	10:15
7:15			5	1	6	19:15			7	9	16	Peak Volume			41	58	82
7:30			5	3	8	19:30			2	5	7	Peak Hour Factor			0.569	0.690	0.732
7:45			1	6	7	19:45			10	1	11	Peak Period	12:00	to	00:00		
8:00			4	5	9	20:00			0	4	4	Volume			288	267	555
8:15			4	4	8	20:15			5	2	7	Peak Hour			14:45	12:45	12:45
8:30			2	3	5	20:30			1	1	2	Peak Volume			53	78	103
8:45			7	5	12	20:45			5	1	6	Peak Hour Factor			0.697	0.929	0.920
9:00			8	2	10	21:00			5	0	5	Peak Period	07:00	to	09:00		
9:15			18	7	25	21:15			1	1	2	Volume			29	28	57
9:30			8	3	11	21:30			5	1	6	Peak Hour			8:00	7:30	8:00
9:45			6	4	10	21:45			4	0	4	Peak Volume			17	18	34
10:00			9	12	21	22:00			10	3	13	Peak Hour Factor			0.607	0.750	0.708
10:15			7	21	28	22:15			5	5	10	Peak Period	16:00	to	18:00		
10:30			3	11	14	22:30			4	3	7	Volume			71	42	113
10:45			6	11	17	22:45			2	2	4	Peak Hour			17:00	17:00	17:00
11:00			8	15	23	23:00			6	2	8	Peak Volume			42	25	67
11:15			4	6	10	23:15			2	0	2	Peak Hour Factor			0.656	0.694	0.798
11:30			5	11	16	23:30			2	1	3						
11:45			11	11	22	23:45			2	1	3						
TOTALS	0	0	131	155	286	TOTALS	0	0	288	267	555						
SPLIT %	0%	0%	46%	54%	34%	SPLIT %	0%	0%	52%	48%	66%						



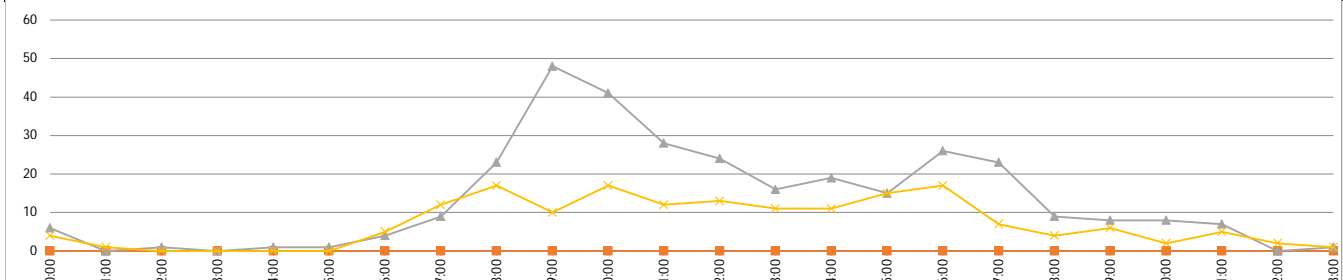
Prepared by National Data & Surveying Services

VOLUME

Denton Ave/Camp Margaritaville Dwy W/O Moss Rd (28.084400, -81.825876)

Day: Sunday
Date: 9/28/2025City: Auburndale
Project #: FL25_130312_001

DAILY TOTALS						NB	SB	EB	WB	Total	DAILY TOTALS						
						0	0	318	172	490							
15-Minutes Interval											Hourly Intervals						
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00			0	0	0	12:00			5	3	8	00:00 01:00			6	4	10
0:15			3	1	4	12:15			9	4	13	01:00 02:00			0	1	1
0:30			1	1	2	12:30			5	5	10	02:00 03:00			1	0	1
0:45			2	2	4	12:45			5	1	6	03:00 04:00			0	0	0
1:00			0	0	0	13:00			8	4	12	04:00 05:00			1	0	1
1:15			0	1	1	13:15			5	5	10	05:00 06:00			1	0	1
1:30			0	0	0	13:30			3	2	5	06:00 07:00			4	5	9
1:45			0	0	0	13:45			0	0	0	07:00 08:00			9	12	21
2:00			1	0	1	14:00			2	0	2	08:00 09:00			23	17	40
2:15			0	0	0	14:15			5	2	7	09:00 10:00			48	10	58
2:30			0	0	0	14:30			5	2	7	10:00 11:00			41	17	58
2:45			0	0	0	14:45			7	7	14	11:00 12:00			28	12	40
3:00			0	0	0	15:00			5	5	10	12:00 13:00			24	13	37
3:15			0	0	0	15:15			4	6	10	13:00 14:00			16	11	27
3:30			0	0	0	15:30			4	1	5	14:00 15:00			19	11	30
3:45			0	0	0	15:45			2	3	5	15:00 16:00			15	15	30
4:00			0	0	0	16:00			8	6	14	16:00 17:00			26	17	43
4:15			0	0	0	16:15			9	2	11	17:00 18:00			23	7	30
4:30			0	0	0	16:30			6	6	12	18:00 19:00			9	4	13
4:45			1	0	1	16:45			3	3	6	19:00 20:00			8	6	14
5:00			1	0	1	17:00			11	2	13	20:00 21:00			8	2	10
5:15			0	0	0	17:15			3	2	5	21:00 22:00			7	5	12
5:30			0	0	0	17:30			6	2	8	22:00 23:00			0	2	2
5:45			0	0	0	17:45			3	1	4	23:00 00:00			1	1	2
6:00			0	0	0	18:00			3	0	3	STATISTICS					
6:15			2	1	3	18:15			4	3	7		NB	SB	EB	WB	TOTAL
6:30			1	2	3	18:30			0	0	0	Peak Period	00:00	to	12:00		
6:45			1	2	3	18:45			2	1	3	Volume			162	78	240
7:00			2	3	5	19:00			4	5	9	Peak Hour			10:15	7:45	10:15
7:15			0	1	1	19:15			1	0	1	Peak Volume			49	19	61
7:30			3	1	4	19:30			3	0	3	Peak Hour Factor			0.645	0.679	0.635
7:45			4	7	11	19:45			0	1	1	Peak Period	12:00	to	00:00		
8:00			4	4	8	20:00			0	1	1	Volume			156	94	250
8:15			6	5	11	20:15			4	0	4	Peak Hour			16:15	14:30	16:00
8:30			5	3	8	20:30			2	0	2	Peak Volume			29	20	43
8:45			8	5	13	20:45			2	1	3	Peak Hour Factor			0.659	0.714	0.768
9:00			10	3	13	21:00			3	3	6	Peak Period	07:00	to	09:00		
9:15			8	4	12	21:15			1	1	2	Volume			32	29	61
9:30			16	3	19	21:30			3	0	3	Peak Hour			8:00	7:45	8:00
9:45			14	0	14	21:45			0	1	1	Peak Volume			23	19	40
10:00			3	5	8	22:00			0	1	1	Peak Hour Factor			0.719	0.679	0.769
10:15			7	3	10	22:15			0	1	1	Peak Period	16:00	to	18:00		
10:30			19	5	24	22:30			0	0	0	Volume			49	24	73
10:45			12	4	16	22:45			0	0	0	Peak Hour			16:15	16:00	16:00
11:00			11	0	11	23:00			1	0	1	Peak Volume			29	17	43
11:15			7	1	8	23:15			0	1	1	Peak Hour Factor			0.659	0.708	0.768
11:30			5	7	12	23:30			0	0	0						
11:45			5	4	9	23:45			0	0	0						
TOTALS	0	0	162	78	240	TOTALS	0	0	156	94	250						
SPLIT %	0%	0%	68%	33%	49%	SPLIT %	0%	0%	62%	38%	51%						





FDOT TRAFFIC DATA

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 36 - MARION

SITE: 8058 - CR-318, 450 FT E OF NW 53RD CT - OFF SYSTEM

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2024	4000 F	E	2000	W	2000	9.50	56.10	34.10
2023	3800 C	E	1900	W	1900	9.50	55.40	34.10
2022	3400 S	E	1700	W	1700	9.50	55.10	6.90
2021	3400 F	E	1700	W	1700	9.50	53.20	8.50
2020	3400 C	E	1700	W	1700	9.50	53.40	8.50
2019	4100 S	E	2200	W	1900	9.50	53.80	8.00
2018	4100 F	E	2200	W	1900	9.50	54.30	7.90
2017	4100 C	E	2200	W	1900	9.50	55.50	7.40
2016	3700 R	E	1900	W	1800	9.50	56.10	7.60
2015	3500 T	E	1800	W	1700	9.50	56.30	7.80
2014	3300 S	E	1700	W	1600	9.50	56.80	7.10
2013	3300 F	E	1700	W	1600	9.50	56.70	8.40
2012	3300 C	E	1700	W	1600	9.50	56.70	6.30
2011	4300 C	E	0	W	0	9.50	56.00	7.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



ITE TRIP GENERATION EXCERPTS

Land Use: 932

High-Turnover (Sit-Down) Restaurant

Description

This land use consists of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal. Some facilities offer carry-out for a small proportion of its customers. Some facilities within this land use may also contain a bar area for serving food and alcoholic drinks.

Additional Data

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, California, Florida, Indiana, Kentucky, Massachusetts, Minnesota, New Hampshire, New Jersey, New York, Oregon, Pennsylvania, South Carolina, South Dakota, Texas, Vermont, and Wisconsin.

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.

Source Numbers

338, 340, 341, 358, 384, 432, 437, 438, 444, 507, 555, 577, 589, 617, 618, 728, 868, 884, 885, 903, 927, 939, 944, 961, 962, 1048, 1224, 1267

High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: Seats

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 10

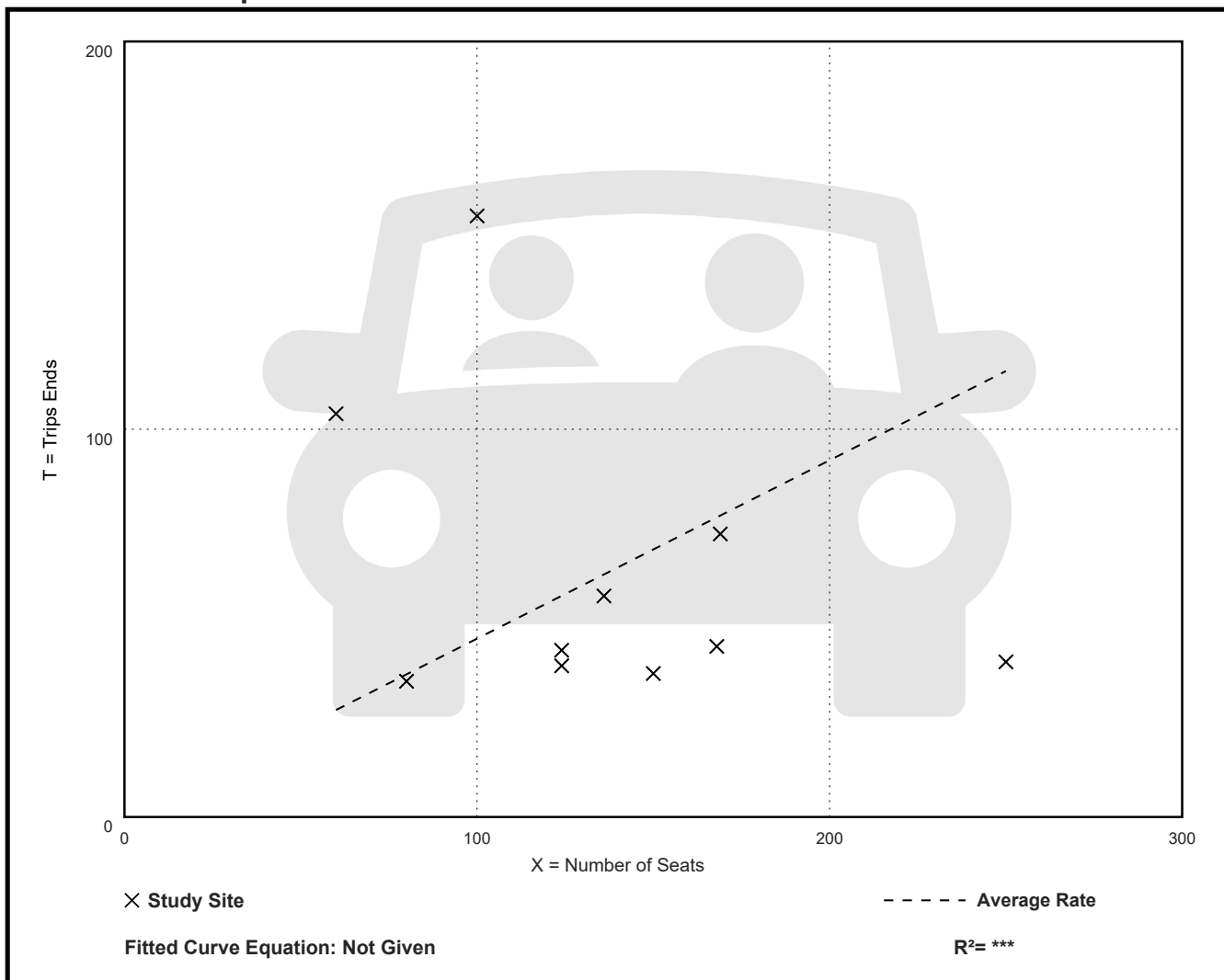
Avg. Num. of Seats: 136

Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.46	0.16 - 1.73	0.46

Data Plot and Equation





PREVIOUSLY APPROVED OAKWATER VILLAGE TIA

3159



Kimley-Horn
and Associates, Inc.

Memorandum

■
Suite 100
1820 East Park Avenue
Tallahassee, Florida
32301

To: Rick Schaub
From: Jon Sewell
Date: October 4, 2006
Subject: Oakwater Villages

Turn lane evaluations have been conducted for the proposed development's access connection on CR 318. CR 318 is a two-lane highway with a posted speed limit of 55 miles per hour. Year 2008 total traffic from the November 2005 traffic impact analysis prepared for Marion 318 Development, LLC was used to determine turn lane requirements and if necessary, dimensions, for both a westbound right-turn lane and an eastbound left-turn lane.

Criteria for examining right-turn lane requirements are provided in "Intersection Channelization Guide," Transportation Research Board (NCHRP) Report Number 279. An estimated 61 westbound vehicles are projected to turn right into the project site during the p.m. peak hour (between 4 p.m. and 6 p.m.). A right-turn taper is warranted based on this turning volume and the projected advancing volume of 204 vehicles.

Criteria for examining left-turn lane requirements are provided in "Aspects of Traffic Control Devices," Highway Research Record Number 211, National Research Council. An estimated 92 eastbound vehicles are projected to turn left into the project site during the p.m. peak hour (between 4 p.m. and 6 p.m.). A left-turn lane is warranted based on this turning volume and the projected advancing and opposing volumes, 306 vehicles and 204 vehicles respectively. The recommended turn lane length is 505 feet based on Florida Department of Transportation (FDOT) guidelines. This length consists of 100 feet for storage, and 405 feet for deceleration including the taper as listed in FDOT Design Standards Index 301.

P:\042713 - Marion 318 Development, LLC\000 - Grand Lake RV Resort\2100 - Traffic Impact Analysis\Memos\SchaubR 061004.doc

■
TEL 850 309 0035
FAX 850 309 0055

RECEIVED

OCT - 5 2006

TRANSPORTATION
DEPARTMENT

TRAFFIC IMPACT ANALYSIS

Oakwater Village Marion County, Florida

Prepared for:

Marion 318 Development, LLC

Prepared by:

**Kimley-Horn and Associates, Inc.
Tallahassee, Florida**

©Kimley-Horn and Associates, Inc.
November 2005
042713000.2

KIMLEY-HORN AND ASSOCIATES, INC.

OAKWATER VILLAGE
TRAFFIC IMPACT ANALYSIS

INTRODUCTION

This analysis summarizes the traffic impacts for an application for binding letter of development of regional impact (DRI) status from the Florida Department of Community Affairs (DCA) for a proposed development in Marion County. This determination is for a parcel located east of US 441, north of County Road 318 in northern Marion County. The proposed land use is Recreational Vehicle Park. The project location is depicted in **Figure 1**. The analysis year assumed for this proposed project is 2008.

TRIP GENERATION

The ITE publication *Trip Generation*, 7th Edition, was used to estimate trip generation for the proposed development. The proposed plan for the subject property is a Recreational Vehicle Park (ITE land use code 416) including 599 recreational vehicle sites with onsite amenities such as a clubhouse with pool for residents.

Table 1 presents the land use assumptions and associated p.m. peak hour trip generation estimate for the proposed development. According to the ITE publication *Trip Generation*, 7th Edition, a Recreational Vehicle Park includes facilities such as the amenities described previously in this report. Therefore, a separate trip generation calculation would not be appropriate for these other facilities. The total project trips estimated for the p.m. peak hour are 222 (153 entering and 69 exiting).

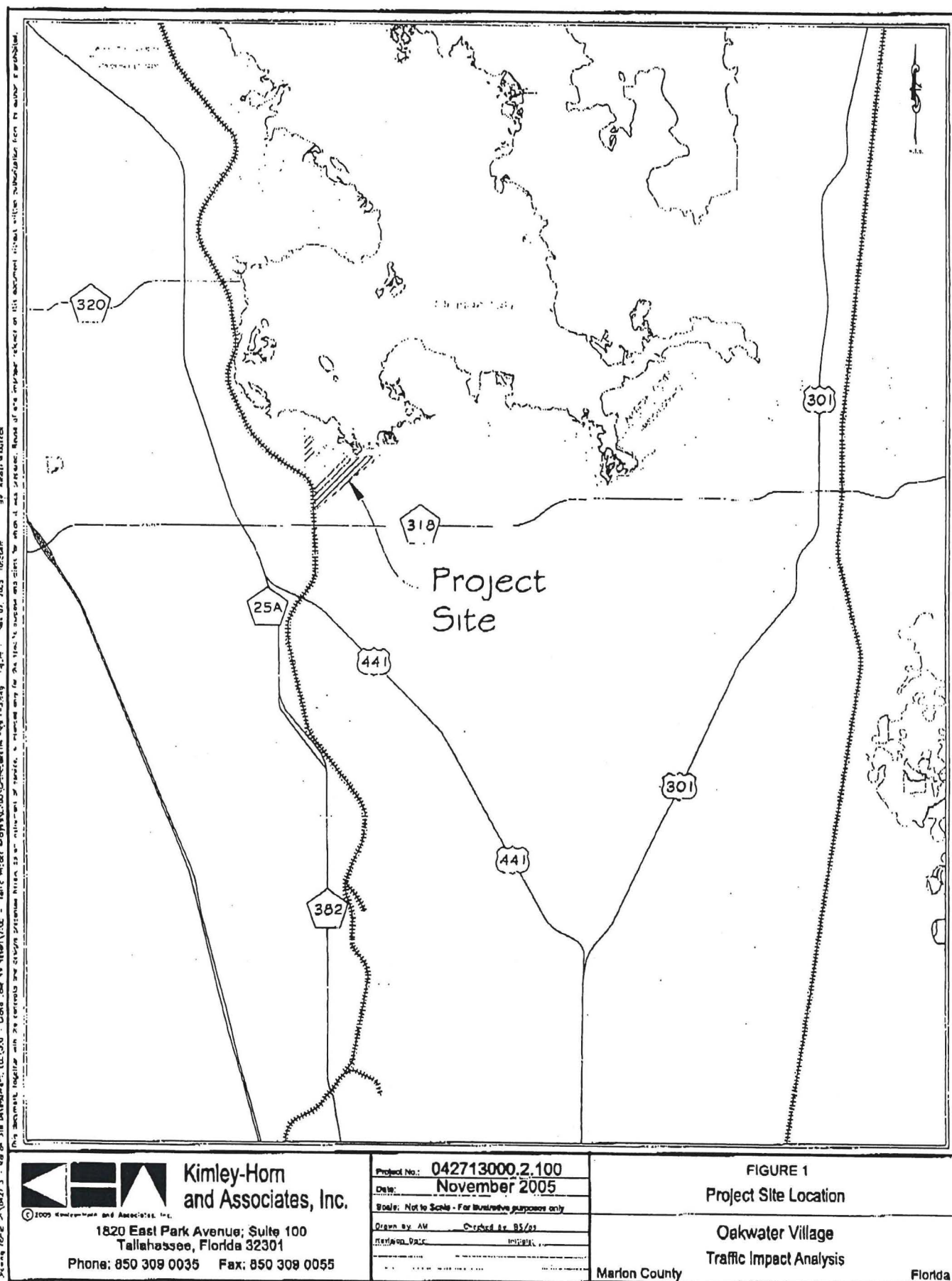


TABLE I OAKWATER VILLAGE TRIP GENERATION							
ITE Land Use #	Land Use Type	Size	Units	Formula	Net New External Trips		
					Total	Enter	Exit
416	Recreational Vehicle Park	599	Occupied Sites	$T=0.37(X)$	222	153	69



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11/7/2005

KIMLEY-HORN AND ASSOCIATES, INC.

OAKWATER VILLAGE
TRAFFIC IMPACT ANALYSIS

TRIP DISTRIBUTION AND ASSIGNMENT

An assignment of project trips to the surrounding area network was based on extensive knowledge of the land uses and traffic patterns in the region.

Table 2 presents the trip distribution by roadway segment and significance test results, with the p.m. peak hour site traffic shown as a percentage of the adopted level of service (LOS) volume (peak direction). A roadway segment is considered to be significantly impacted if the project traffic is four percent or more of the maximum service volume at the adopted level of service. **Figure 2** depicts p.m. peak hour site trip distribution as a percentage of total trip generation. **Figure 3** shows project trips assigned to each roadway segment in the study area.

Roadway segments that are significantly impacted (and one link beyond) define the project study area. Roadway segments that were significantly impacted were analyzed further to determine if they were anticipated to be adversely impacted (significantly impacted and over capacity) by the proposed land use at buildout in 2008.

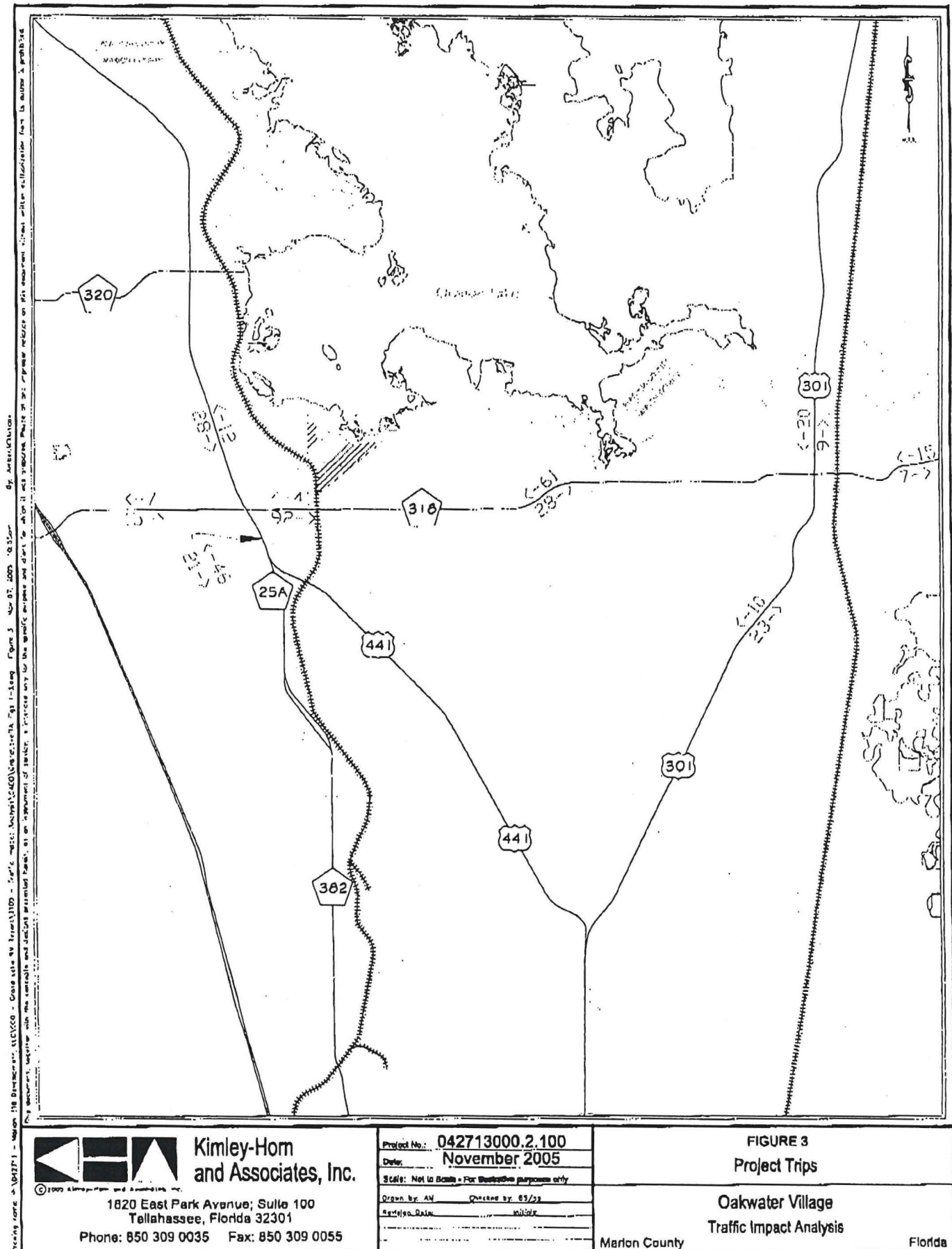
TABLE 2 OAKWATER VILLAGE 2008 TEST FOR SIGNIFICANT IMPACT									
Roadway From	To	Level of Service Standard	Committed		Percent Project Traffic	Net New Project Traffic		Percent Impact	Significant Impact Yes/No
			Number of Lanes	Service Volume		NB/EB	SB/WB		
CR 318									
I-75	US 441	D	2	650	10%	15	7	2.3%	No
US 441	Site Entrance	D	2	650	60%	92	41	14.2%	Yes
Site Entrance	US 301	D	2	650	40%	28	61	4.3%	Yes
US 301	CR 315	D	2	650	10%	7	15	1.1%	No
US 441									
CR 320	CR 318	B	4	1,540	18%	12	28	1.8%	No
CR 318	CR 25A	B	4	1,540	30%	46	21	1.4%	No
US 301									
Alachua-Marion County Line	CR 318	B	4	1,540	13%	9	20	0.6%	No
CR 318	CR 316	B	4	1,540	15%	23	10	1.5%	No



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11/7/2005





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OAKWATER VILLAGE
TRAFFIC IMPACT ANALYSIS

IMPACT ANALYSIS RESULTS

Existing traffic on roadway segments was determined using directional traffic counts from the 2004 Florida Department of Transportation (FDOT) Florida Traffic Information (FTI) CD. For non-FDOT facilities, existing traffic was estimated using the annual average daily traffic (AADT) counts from the Ocala-Marion Transportation Planning Organization (TPO). Background growth rates were based on historical AADT growth over the last five years. However, to be conservative, a minimum background growth rate of two percent was assumed.

Table 3 provides an analysis of project impacts on study area roadway segments that are significantly impacted. The results show that while two roadway links on CR 318 are expected to be significantly impacted, they are not expected to be adversely impacted by the project traffic in 2008. A roadway is adversely impacted when it is significantly impacted and over capacity. Therefore, from a traffic standpoint, this proposed land use change should be approved.

TABLE J
OAKWATER VILLAGE
2001 TEST FOR ADVERSITY ANALYSIS - PM PEAK HOUR

Roadway From	To	Level of Service Standard	Committed Number of Lanes	Service Volume	Existing Traffic		Percent Project Traffic	2003 New Project Traffic		Peak Ground Growth Rate	2003 Background Traffic		2003 Total Traffic		Significant and Adverse Yes/No
					NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	
CRJ18 US 411 Site Entrance	Side Entrance US 301	D	2	650	198	132	60%	92	41	2.0%	214	143	306	134	No
		D	2	650	198	132	40%	78	61	2.0%	214	143	252	204	No

Note: Background growth rate assumed from growth of adjacent roadway segments.



K&H
Engineering
and Associates, Inc.
11/27/05



OCALA MARION TPO CMP AND TRAFFIC COUNT EXCPERTS

Location	Source	Count Type	2020	2021	2022	2023	2024	Ave Annual Growth Rate (%)
CR 315								
S of CR 21 Putnam Co Line	MC	3	4,600	4,100	4,400	4,400	4,200	-2.0%
S of CR 316	MC	3	3,900	4,100	4,300	4,800	4,400	3.3%
N of SR 40	MC	3	3,700	3,900	3,900	4,600	4,500	5.3%
CR 316								
E of CR 200A	MC	3	2,600	2,300	2,300	2,400	2,300	-2.8%
W of CR 315	MC	3	2,400	3,200	2,800	2,900	2,900	6.1%
E of CR 315	MC	3	6,700	4,200	4,300	4,600	4,400	-8.1%
W of SR 19	MC	3	2,400	1,700	1,800	1,800	1,700	-7.2%
W of US 441	MC	3	1,600	1,400	1,300	1,400	1,300	-4.8%
CR 318								
W of US 301	MC	3	3,700	3,300	3,800	3,800	3,700	0.4%
E of CR 335	MC	3	2,200	2,200	2,400	2,500	2,500	3.3%
W of I-75	MC	3	1,100	3,500	4,500	4,100	4,200	60.1%
E of I-75	MC	3	4,000	4,700	5,800	5,800	5,500	8.9%
CR 328								
N of SR 40	MC	3	5,100	5,300	5,600	5,700	5,900	3.7%
CR 329								
E of US 441	MC	3	6,200	5,300	5,200	5,000	5,000	-5.1%
E of CR 200A	MC	3	4,400	5,100	4,100	4,300	3,800	-2.6%
W of CR 25A	MC	3	1,400	1,900	2,100	1,900	1,900	9.2%
CR 464								
E of SR 35	MC	3	35,900	34,400	34,000	34,400	31,100	-3.4%
W of Oak Road	MC	3	12,800	16,000	15,300	15,000	16,000	6.3%
W of SE 108th Terrace Road	MC	3	7,100	8,700	9,100	9,600	10,000	9.2%
N of CR 25	MC	3	3,000	3,000	2,700	2,800	3,000	0.2%

Location	Source	Count Type	2020	2021	2022	2023	2024	Ave Annual Growth Rate (%)
SW 180th Avenue Road								
N of CR 484	MC	2	3,300	3,000	5,200	3,600	4,000	11.1%
US 27								
NW of I-75	FDOT	4	21,000	21,500	21,500	20,200	21,000	0.1%
NW 27th to NW MLK Jr	FDOT	4	22,500	23,500	23,500	22,000	23,000	0.7%
I-75 to NW 27th Avenue	FDOT	4	21,000	21,000	21,000	21,400	22,000	1.2%
MLK Jr Avenue to US 441	FDOT	4	25,000	26,000	26,000	20,500	21,500	-3.1%
S of CR 326	FDOT	4	7,800	8,000	9,900	10,300	10,700	8.6%
E of CR 225	FDOT	4	17,500	17,900	17,900	17,900	18,500	1.4%
W of NW 160th Avenue	FDOT	4	7,600	7,800	8,400	10,300	10,700	9.2%
US 41								
N of SR 40	FDOT	4	11,100	11,300	11,700	12,100	12,500	3.0%
N of Citrus County	FDOT	4	21,500	21,500	21,500	20,800	21,500	0.0%
N of CR 484	FDOT	4	21,000	21,000	21,500	21,500	22,500	1.8%
N of CR 484 - Robinson	FDOT	4	26,000	24,000	24,000	22,500	23,500	-2.4%
US 301								
N of CR 329	FDOT	4	14,700	15,000	9,900	10,300	10,600	-6.3%
N of SE 118th Place	FDOT	4	13,300	13,500	13,100	13,700	14,100	1.5%
N of CR 318	FDOT	4	14,800	15,100	15,100	15,800	14,800	0.1%
N of CR 316	FDOT	4	17,000	19,000	19,000	16,800	17,400	0.9%
N of CR 42	FDOT	4	17,100	17,500	17,500	15,600	16,200	-1.2%
S of CR 42	FDOT	4	19,700	23,000	23,000	29,500	30,500	12.1%
US 441								
0.5 mi N of CR 42	FDOT	4	30,000	31,000	33,000	34,000	35,000	3.9%
S of SR 326	FDOT	4	16,300	16,700	16,500	20,200	21,000	6.9%
S of SR 40	FDOT	4	34,500	35,500	39,500	41,500	41,500	4.8%
S of SR 464	FDOT	4	25,500	26,500	30,000	31,000	32,000	5.9%
N of 92nd Place Road	FDOT	4	28,500	29,500	29,500	28,500	29,500	0.9%

Location	Source	Count Type	2020	2021	2022	2023	2024	Ave Annual Growth Rate (%)
US 441 (cont.)								
S of CR 464A	FDOT	4	30,500	31,500	32,500	29,000	30,000	-0.2%
0.3 mi N of SR 326 (Telemetered)	FDOT	T	29,200	32,500	33,200	32,200	33,200	3.4%
County Line to CR 42	FDOT	4	37,500	38,000	38,000	40,500	41,000	2.3%
N of NW 10th Street	FDOT	4	27,000	28,000	25,500	26,500	27,500	0.6%
S of SR 200	FDOT	4	26,000	32,000	32,000	30,000	31,000	5.0%
W Anthony Road to CR 25A	FDOT	4	19,300	21,200	18,100	18,700	19,500	0.7%
N of NW 100th Street	FDOT	4	22,500	28,500	28,500	29,500	29,000	7.1%
S of CR 320	FDOT	4	8,200	8,400	8,400	8,500	8,800	1.8%
S of CR 318	FDOT	4	9,600	8,400	8,400	8,500	8,800	-1.9%
SE of CR 25A	FDOT	4	7,200	7,400	7,400	7,500	7,700	1.7%
0.7 mi N of US 301	FDOT	4	26,000	27,000	27,000	30,500	31,500	5.0%
S of CR 316	FDOT	4	8,700	8,900	8,500	8,900	9,300	1.8%
1.1 mi N of CR 25A	FDOT	4	22,000	22,000	18,100	NC	NC	N/A
S of SR 40	FDOT	4	34,500	35,500	39,500	41,500	41,500	4.8%
N of SR 40	FDOT	4	28,000	29,000	29,000	31,500	32,500	3.8%
NW of US 301	FDOT	4	29,500	30,500	27,500	28,500	29,500	0.2%
S of Alachua CL	FDOT	4	5,300	5,400	5,400	8,000	8,200	13.1%
0.5 mi SE of US 301	FDOT	4	16,400	16,800	18,000	15,500	16,100	-0.1%
West Anthony Road								
N of NW 35th Street	MC	2	5,500	5,300	5,700	6,100	6,100	2.7%

SEGMENT ID	ROAD NAME	FROM	TO	LANES (2023)	FUNCTIONAL CLASSIFICATION	FLOW	PDOT CLASS	DAILY SERVICE VOLUME (2023)	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2023)	LANES (2028)	DAILY SERVICE VOLUME (2028)	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2028)	URBAN/ RURAL	DIVIDED / UNDIVIDED	MAINTAINING AGENCY	NHS	ADOPTED LOS STANDARD	2023 ADT	2023 DAILY VMSV	2023 DAILY LOS	GROWTH RATE	2028 ADT	2028 DAILY VMSV	2028 DAILY LOS
1010	SE 92 PLACE LOOP	SR 35	US 441	4	ARTERIAL	UNINTERRUPTED		67,770	3,357	4	67,770	3,357	Urban	D	COUNTY	Other CMP Network Roadway	E	12,400	0.18	B	1.00%	13,100	0.19	B
1020	CR 21	CR 315	COUNTY LINE	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	Not Counted	N/A	N/A	1.00%	Not Counted	N/A	N/A
1030.1	CR 225	US 27	CR 326	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	1,500	0.16	B	5.27%	1,900	0.20	B
1030.4	CR 225	CR 326	CR 316	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	1,500	0.16	B	5.27%	1,900	0.20	B
1040.1	CR 225	CR 316	CR 318	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	1,500	0.16	B	5.27%	1,900	0.20	B
1050	CR 225A	US 27	CR 326	2	COLLECTOR	INTERRUPTED		10,224	533	2	10,224	533	Rural	U	COUNTY	Other CMP Network Roadway	D	7,100	0.69	C	1.00%	7,400	0.72	C
1060	CR 225A	CR 326	CR 329	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	3,100	0.33	B	1.00%	3,300	0.36	B
1070	CR 25	COUNTY LINE	CR 42	2	COLLECTOR	INTERRUPTED	1	12,744	634	2	12,744	634	Urban	U	COUNTY	Other CMP Network Roadway	E	11,300	0.89	C	1.11%	12,000	0.94	C
1080.1	CR 25	CR 42	SE 128 PL RD	2	COLLECTOR	UNINTERRUPTED		29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	7,800	0.27	B	1.00%	8,200	0.28	B
1080.3	CR 25	SE 128 PL RD	SE 135 AV	2	COLLECTOR	UNINTERRUPTED		29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	7,800	0.27	B	1.00%	8,200	0.28	B
1090.1	CR 25	SE 135 AV	CR 464	2	COLLECTOR	UNINTERRUPTED		29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	7,800	0.27	B	1.00%	8,200	0.28	B
1100.1	CR 25	CR 464	SE 108 TER RD	2	COLLECTOR	UNINTERRUPTED		29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	6,100	0.21	B	1.00%	6,400	0.22	B
1100.4	CR 25	SE 108 TER RD	SE 92 PL LOOP	2	COLLECTOR	UNINTERRUPTED		29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	7,000	0.24	B	6.27%	9,500	0.32	B
1110.4	CR 25	SE 92 PL LOOP	SE 110 ST	2	COLLECTOR	UNINTERRUPTED		29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	9,900	0.34	B	1.00%	10,400	0.35	B
1120	US 441	NE 28 ST	CR 25A (S)	4	ARTERIAL	INTERRUPTED		40,352	1,996	4	40,352	1,996	Urban	D	STATE	NHS - Non-Interstate Roadway	D	18,300	0.45	C	1.00%	19,200	0.48	C
1130	CR 25A	US 441 (S)	SR 326	2	COLLECTOR	INTERRUPTED	1	12,744	634	2	12,744	634	Urban	U	COUNTY	Other CMP Network Roadway	E	5,400	0.42	C	1.58%	5,800	0.46	C
1150.1	CR 25A	SR 326	URBAN AREA BOUNDARY	2	COLLECTOR	UNINTERRUPTED		29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	8,200	0.28	B	1.00%	8,600	0.29	B
1150.2	CR 25A	URBAN AREA BOUNDARY	CR 329	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	8,200	0.43	B	1.00%	8,600	0.45	B
1160.2	CR 25A	US 441	CR 316	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	3,300	0.36	B	8.45%	4,900	0.53	B
1160.3	CR 25A	CR 329	CR 316	2	COLLECTOR	UNINTERRUPTED		14,130	738	2	14,130	738	Rural	U	COUNTY	Other CMP Network Roadway	C	3,300	0.23	B	8.45%	4,900	0.35	B
1170	CR 25A	US 441	CR 25	2	COLLECTOR	UNINTERRUPTED		29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	Not Counted	N/A	N/A	1.00%	Not Counted	N/A	N/A
1180	CR 314	SE 1 ST	SE 1 ST	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	2,100	0.11	B	1.00%	2,200	0.11	B
1190.1	CR 314	SE 1 ST	SR 40 (E)	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	2,000	0.1	B	3.50%	2,300	0.12	B
1200	CR 314	SR 40 (E)	CR 314A	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	3,100	0.16	B	1.00%	3,300	0.17	B
1210.2	CR 314	CR 314A	SR 19	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	3,400	0.18	B	1.00%	3,600	0.19	B
1220	CR 314A	CR 464C	SE 180 AV	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	5,700	0.3	B	13.97%	11,000	0.57	C
1230.1	CR 314A	SE 180 AV	SR 40	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	4,700	0.25	B	1.00%	5,000	0.26	B
1240	CR 314A	SR 40	CR 314	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	1,800	0.09	B	1.00%	1,900	0.10	B
1250.2	CR 315	CR 316	CR 318	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	Not Counted	N/A	N/A	1.00%	Not Counted	N/A	N/A
1250.3	CR 315	SR 40	NE 90 ST	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	3,800	0.2	B	1.09%	4,100	0.21	B
1250.4	CR 315	NE 90 ST	CR 316	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	4,300	0.22	B	1.00%	4,600	0.24	B
1260	CR 315	CR 318	CR 21	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	4,700	0.25	B	6.58%	6,400	0.33	B
1270	CR 315	CR 21	COUNTY LINE	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	4,700	0.25	B	6.58%	6,400	0.33	B
1280.1	CR 316	CR 329	CR 329	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	1,100	0.12	B	1.00%	1,100	0.12	B
1280.2	CR 316	E OF CR 225	I-75	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	Not Counted	N/A	N/A	1.00%	Not Counted	N/A	N/A
1280.3	CR 316	CR 329	E OF CR 225	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	700	0.08	B	1.00%	700	0.08	B
1280.4	CR 316	CR 25A	CR 25A	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	Not Counted	N/A	N/A	1.00%	Not Counted	N/A	N/A
1290.1	CR 316	CR 25A	NW 38TH AVE	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	1,300	0.14	B	1.00%	1,400	0.15	B
1290.3	CR 316	NW 38TH AVE	US 441	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	1,300	0.14	B	1.00%	1,400	0.15	B
1290.4	CR 316	US 441	JACKSONVILLE RD	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	Not Counted	N/A	N/A	1.00%	Not Counted	N/A	N/A
1300.1	CR 316	JACKSONVILLE RD	NE 110TH AVE RD	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	2,300	0.12	B	1.00%	2,400	0.13	B
1300.2	CR 316	NE 110TH AVE RD	CR 315	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	2,800	0.15	B	1.22%	3,000	0.16	B
1310.1	CR 316	CR 315	NE 203 AV	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	4,600	0.24	B	7.47%	6,600	0.34	B
1320.1	CR 316	NE 203 AV	SR 19	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	1,800	0.09	B	1.00%	1,900	0.10	B
1330	CR 318	COUNTY LINE	I-75	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	5,400	0.58	B	20.11%	13,500	1.46	C
1340.1	CR 318	I-75	NW 40 AVE	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	6,200	0.32	B	7.18%	8,800	0.46	B
1340.2	CR 318	NW 40 AVE	US 441	2	COLLECTOR	INTERRUPTED		10,224	533	2	10,224	533	Rural	U	COUNTY	Other CMP Network Roadway	D	6,200	0.61	C	7.18%	8,800	0.86	C
1350.1	CR 318	US 441	NE 10 AVE	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	3,800	0.41	B	1.00%	4,000	0.43	B
1350.2	CR 318	NE 10 AVE	US 301	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	3,800	0.41	B	1.00%	4,000	0.43	B
1360.1	CR 318	US 301	CR 315	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	3,800	0.2	B	1.00%	4,000	0.21	B
1380	CR 320	COUNTY LINE	CR 329	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	500	0.05	B	1.00%	500	0.05	B
1390.1	CR 320	CR 329	US 441	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	Not Counted	N/A	N/A	1.00%	Not Counted	N/A	N/A
1400	CR 328	US 41	SW 140 AV	2	COLLECTOR	INTERRUPTED		9,288	482	2	9,288	482	Rural	U	COUNTY	Other CMP Network Roadway	C	5,900	0.64	C	5.00%	7,500	0.81	C
1410.1	CR 328	SW 140 AV	E OF NW 125 AV	2	COLLECTOR	UNINTERRUPTED		14,130	738	2	14,130	738	Rural	U	COUNTY	Other CMP Network Roadway	C	5,900	0.42	B	5.00%	7,500	0.53	B
1410.2	CR 328	E OF NW 125 AV	SR 40	2	COLLECTOR	UNINTERRUPTED		14,130	738	2	14,130	738	Rural	U	COUNTY	Other CMP Network Roadway	C	5,900	0.42	B	5.00%	7,500	0.53	B
1420	CR 329	COUNTY LINE	HWY 318	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	2,300	0.25	B	8.45%	3,400	0.37	B
1430.1	CR 329	HWY 318	CR 316	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	2,100	0.23	B	1.00%	2,200	0.24	B
1430.2	CR 329	CR 316	CR 25A	2	COLLECTOR	UNINTERRUPTED		9,270	486	2	9,270	486	Rural	U	COUNTY	Other CMP Network Roadway	B	2,100	0.23	B	1.00%	2,200	0.24	B</

SEGMENT ID	ROAD NAME	FROM	TO	LANES (2023)	FUNCTIONAL CLASSIFICATION	FLOW	FDOT CLASS	DAILY SERVICE VOLUME (2023)	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2023)	LANES (2028)	DAILY SERVICE VOLUME (2028)	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2028)	URBAN/ RURAL	DIVIDED / UNDIVIDED	MAINTAINING AGENCY	NHS	ADOPTED LOS STANDARD	2023 ADT	2023 DAILY VMSV	2023 DAILY LOS	GROWTH RATE	2028 ADT	2028 DAILY VMSV	2028 DAILY LOS
6150	SW 60 AV	SW 95 ST RD	SR 200	4	COLLECTOR	INTERRUPTED	1	35,820	1,800	4	35,820	1,800	Urban	D	COUNTY	Other CMP Network Roadway	E	19,400	0.54	C	2.25%	21,700	0.61	C
6170.1	SW 60 AV	SR 200	SW 38 ST	4	ARTERIAL	INTERRUPTED	1	35,820	1,800	4	35,820	1,800	Urban	D	COUNTY	Other CMP Network Roadway	E	18,300	0.51	C	4.10%	22,400	0.63	C
6180	SW 60 AV	SW 38 ST	SW 20 ST	4	ARTERIAL	INTERRUPTED	1	35,820	1,800	4	35,820	1,800	Urban	D	CITY OF OCALA	Other CMP Network Roadway	E	17,200	0.48	C	4.10%	21,000	0.59	C
6190	SW 60 AV	SW 20 ST	SR 40	4	ARTERIAL	INTERRUPTED	1	35,820	1,800	4	35,820	1,800	Urban	D	COUNTY	Other CMP Network Roadway	E	16,000	0.45	C	4.10%	19,600	0.55	C
6200	SW 66 ST	SR 200	I-75 SB	2	COLLECTOR	INTERRUPTED	1	12,096	598	2	12,096	598	Urban	U	COUNTY	Other CMP Network Roadway	C	8,500	0.7	C	8.45%	12,700	1.05	D
6210	SW 66 ST	I-75	SW 27 AV	2	COLLECTOR	INTERRUPTED	1	12,096	598	2	12,096	598	Urban	U	COUNTY	Other CMP Network Roadway	C	13,400	1.11	F	8.45%	20,200	1.67	F
6220	SW 66 ST	SW 19 AV	SW 19 AV	2	COLLECTOR	INTERRUPTED		9,288	482	2	9,288	482	Rural	U	COUNTY	Other CMP Network Roadway	C	5,800	0.62	C	1.85%	6,400	0.69	C
6230.1	SW 7 AV	SR 464	SR 464	2	LOCAL	UNINTERRUPTED		29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	Not Counted	N/A	N/A	1.00%	Not Counted	N/A	N/A
6240	SW 7 RD	SR 464	SW 10 ST	2	LOCAL	UNINTERRUPTED		29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	Not Counted	N/A	N/A	1.00%	Not Counted	N/A	N/A
6250	SW 80 AV	SW 103 ST	SR 200	2	COLLECTOR	INTERRUPTED	1	12,744	634	2	12,744	634	Urban	U	COUNTY	Other CMP Network Roadway	E	5,000	0.39	C	7.33%	7,200	0.56	C
6260.1	SW 80 AV	SR 200	SW 90 ST	4	COLLECTOR	INTERRUPTED	2	30,420	1,530	4	30,420	1,530	Urban	D	COUNTY	Other CMP Network Roadway	E	13,100	0.43	D	2.52%	14,900	0.49	D
6260.3	SW 80 AV	SW 38 ST	SW 38 ST	2	COLLECTOR	UNINTERRUPTED		29,340	634	4	30,420	1,800	Urban	U	COUNTY	Other CMP Network Roadway	E	11,100	0.87	C	2.94%	12,900	0.36	C
6260.4	SW 80 AV	SW 38 ST	SR 40	2	COLLECTOR	UNINTERRUPTED		29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	8,900	0.3	B	1.67%	9,700	0.33	B
6290	SW 80 ST	SW 19 AV	CR 475	2	COLLECTOR	INTERRUPTED		9,288	482	2	9,288	482	Rural	U	COUNTY	Other CMP Network Roadway	C	4,100	0.44	C	1.00%	4,400	0.47	C
6300	CR 312	CR 475A	CR 475	2	COLLECTOR	UNINTERRUPTED		19,170	999	2	19,170	999	Rural	U	COUNTY	Other CMP Network Roadway	D	3,000	0.16	B	2.21%	3,300	0.17	B
6330	SW 95 ST	SW 80 AV	SR 200	4	COLLECTOR	INTERRUPTED	1	35,820	1,800	4	35,820	1,800	Urban	D	COUNTY	Other CMP Network Roadway	E	10,200	0.28	C	21.29%	26,700	0.75	C
6340	SW 95 ST	SR 200	SW 60 AV	4	COLLECTOR	INTERRUPTED	1	35,820	1,800	4	35,820	1,800	Urban	D	COUNTY	Other CMP Network Roadway	E	11,300	0.32	C	1.00%	11,900	0.33	C
6350	SW 95 ST	SW 60 AV	SW 49 AV	4	COLLECTOR	INTERRUPTED	1	35,820	1,800	4	35,820	1,800	Urban	D	COUNTY	Other CMP Network Roadway	E	11,300	0.32	C	1.00%	11,900	0.33	C
6360	SW 95 ST	SW 49 AV	I-75 SB	2	COLLECTOR	UNINTERRUPTED		29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	11,300	0.39	C	1.00%	11,900	0.41	C
6370	CR 40	SW ROLLING HILLS RD	PENNSYLVANIA AV	2	COLLECTOR	UNINTERRUPTED		29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	3,800	0.13	B	2.86%	4,400	0.15	B
6380	SW MARTIN L KING AVE	SR 464	SR 200	4	COLLECTOR	INTERRUPTED	2	30,420	1,530	4	30,420	1,530	Urban	D	CITY OF OCALA	Other CMP Network Roadway	E	7,500	0.25	C	1.00%	7,900	0.26	C
6390	SW MARTIN L KING AVE	SR 200	SR 40	4	ARTERIAL	INTERRUPTED	2	28,999	720	4	28,999	720	Urban	U	CITY OF OCALA	Other CMP Network Roadway	E	17,000	0.59	D	4.31%	21,000	0.73	D
6400	US 27	COUNTY LINE (W)	CR 464B	4	ARTERIAL	UNINTERRUPTED		45,800	2,390	4	45,800	2,390	Rural	D	STATE	NHS - Non-Interstate Roadway	C	8,500	0.19	B	1.00%	8,900	0.19	B
6410	US 27	CR 464B	NW 80 AV	4	ARTERIAL	UNINTERRUPTED		45,800	2,390	4	45,800	2,390	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,300	0.29	B	1.00%	14,000	0.31	B
6420	US 27	NW 80 AV	CR 225A	4	ARTERIAL	INTERRUPTED		45,800	2,390	4	45,800	2,390	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,300	0.29	B	1.00%	14,000	0.31	B
6430	US 27	CR 225A	NW 60 AV	4	ARTERIAL	INTERRUPTED		55,700	2,910	4	55,700	2,910	Urban	D	STATE	NHS - Non-Interstate Roadway	D	18,100	0.32	B	1.00%	19,000	0.34	B
6440	US 27	NW 60 AV	NW 49 AV	4	ARTERIAL	INTERRUPTED		55,700	2,910	4	55,700	2,910	Urban	D	STATE	NHS - Non-Interstate Roadway	D	18,100	0.32	B	1.00%	19,000	0.34	B
6450	US 27	NW 49 AV	NW 44 AV	4	ARTERIAL	INTERRUPTED		55,700	2,910	4	55,700	2,910	Urban	D	STATE	NHS - Non-Interstate Roadway	D	21,700	0.39	B	1.00%	22,800	0.41	B
6460	US 27	NW 44 AV	I-75	4	ARTERIAL	INTERRUPTED		55,700	2,910	4	55,700	2,910	Urban	D	STATE	NHS - Non-Interstate Roadway	D	21,700	0.39	B	1.00%	22,800	0.41	B
6490	US 27	I-75	NW 27 AV	4	ARTERIAL	INTERRUPTED		38,430	1,901	4	38,430	1,901	Urban	D	STATE	NHS - Non-Interstate Roadway	D	21,200	0.55	C	1.00%	22,300	0.58	C
6500	US 27	NW 27 AV	NW MARTIN L KING AV	4	ARTERIAL	INTERRUPTED		38,430	1,901	4	38,430	1,901	Urban	D	STATE	NHS - Non-Interstate Roadway	D	23,700	0.62	C	1.00%	24,900	0.65	C
6510	US 27	NW MARTIN L KING AV	US 441	4	ARTERIAL	INTERRUPTED		38,430	1,901	4	38,430	1,901	Urban	D	STATE	NHS - Non-Interstate Roadway	D	26,300	0.68	C	1.00%	27,400	0.72	C
6530.1	US 301	COUNTY LINE (S)	CR 42	4	ARTERIAL	INTERRUPTED		55,700	2,910	4	55,700	2,910	Urban	D	STATE	NHS - Non-Interstate Roadway	D	24,100	0.43	B	4.94%	30,700	0.55	B
6540	US 301	CR 42	SE 147 ST	2	ARTERIAL	UNINTERRUPTED		14,000	730	2	14,000	730	Urban	U	STATE	NHS - Non-Interstate Roadway	D	17,700	1.26	E	1.00%	18,600	1.33	E
6550.1	US 301	SE 147 ST	US 441	4	ARTERIAL	UNINTERRUPTED		32,970	987	4	32,970	987	Urban	D	STATE	NHS - Non-Interstate Roadway	D	13,200	0.7	C	1.00%	13,900	0.74	C
6560	US 301	US 441	NE JACKSONVILLE RD	4	ARTERIAL	UNINTERRUPTED		45,800	2,390	4	45,800	2,390	Rural	D	STATE	NHS - Non-Interstate Roadway	C	10,000	0.22	B	1.00%	10,500	0.23	B
6570	US 301	NE JACKSONVILLE RD	CR 318	4	ARTERIAL	UNINTERRUPTED		32,225	1,596	4	32,225	1,596	Rural	D	STATE	NHS - Non-Interstate Roadway	C	15,300	0.47	C	1.00%	16,000	0.50	C
6580	US 301	CR 318	COUNTY LINE (N)	4	ARTERIAL	UNINTERRUPTED		32,225	1,596	4	32,225	1,596	Rural	D	STATE	NHS - Non-Interstate Roadway	C	15,300	0.47	C	1.00%	16,000	0.50	C
6590	US 41	COUNTY LINE (S)	CR 484	4	ARTERIAL	INTERRUPTED		36,100	1,790	4	36,100	1,790	Urban	D	STATE	NHS - Non-Interstate Roadway	D	21,700	0.6	C	1.00%	22,800	0.63	C
6600	US 41	CR 484	SW ROBINSON RD	4	ARTERIAL	INTERRUPTED		37,905	1,880	4	37,905	1,880	Urban	D	STATE	NHS - Non-Interstate Roadway	D	24,200	0.64	C	1.00%	25,500	0.67	C
6620	US 41	SW ROBINSON RD	SW 111 PL LN	4	ARTERIAL	INTERRUPTED		38,430	1,901	4	38,430	1,901	Urban	D	STATE	NHS - Non-Interstate Roadway	D	21,800	0.57	C	1.46%	23,500	0.61	C
6640	US 41	SW 111 PL LN	SW 110 ST	4	ARTERIAL	INTERRUPTED		40,352	1,996	4	40,352	1,996	Urban	D	STATE	NHS - Non-Interstate Roadway	D	21,800	0.54	C	1.46%	23,500	0.58	C
6650	US 41	SW 110 ST	SW 99 PL	2	ARTERIAL	INTERRUPTED		17,360	856	4	40,352	1,358	Urban	U	STATE	NHS - Non-Interstate Roadway	D	21,800	1.26	F	1.46%	23,500	0.86	D
6660	US 41	SW 99 PL	SW 80 PL	2	ARTERIAL	UNINTERRUPTED		17,920	888	4	27,450	1,388	Urban	U	STATE	NHS - Non-Interstate Roadway	D	11,800	0.66	C	1.24%	12,600	0.45	C
6670	US 41	SW 80 PL	SR 40	2	ARTERIAL	INTERRUPTED		17,920	888	4	27,975	1,388	Urban	U	STATE	NHS - Non-Interstate Roadway	D	11,800	0.66	C	1.24%	12,600	0.45	C
6680.1	US 41	SR 40	URBAN AREA BOUNDARY	2	ARTERIAL	UNINTERRUPTED		14,000	730	2	14,000	730	Urban	U	STATE	NHS - Non-Interstate Roadway	D	11,800	0.84	D	1.24%	12,600	0.90	D
6680.2	US 41	URBAN AREA BOUNDARY	SW 36 ST	2	ARTERIAL	UNINTERRUPTED		8,200	430	2	8,200	430	Rural	U	STATE	NHS - Non-Interstate Roadway	C	11,800	1.44	D	1.24%	12,600	1.54	D
6690	US 41	SW 36 ST	COUNTY LINE (N)	2	ARTERIAL	UNINTERRUPTED		8,200	430	2	8,200	430	Rural	U	STATE	NHS - Non-Interstate Roadway	C	5,400	0.66	C	1.00%	5,600	0.68	C
6700	US 441	COUNTY LINE (S)	CR 42	4	ARTERIAL	INTERRUPTED		40,352	1,996	4	40,352	1,996	Urban	D	STATE	NHS - Non-Interstate Roadway	D	38,400	0.95	D	1.00%	40,300	1.00	D
6730	US 441	CR 42	SE 147 PL	4	ARTERIAL	INTERRUPTED		38,430	1,901	4	38,430	1,901	Urban	D	STATE	NHS - Non-Interstate Roadway	D	33,900	0.88	D	2.62%	38,500	1.00	F
6740	US 441	SE 147 PL	SE 92 PLACE LOOP	4	ARTERIAL	INTERRUPTED		38,430	1,901	4	38,430	1,901	Urban	D	STATE	NHS - Non-Interstate Roadway	D	33,300	0.87	D	1.00%	35,000	0.91	D
6750.2	US 441	CR 25A	US 301	4	ARTERIAL	INTERRUPTED		38,430	1,901	4	38,430	1,901	Urban	D	STATE	NHS - Non-Interstate Roadway	D	18,300	0.48	C	1.00%	19,200	0.50	C
6750.4	US 441	SE 92 PLACE LOOP	CR 25A	4	ARTERIAL	UNINTERRUPTED		38,430	1,901	4	38,430	1,901	Urban	D	STATE	NHS - Non-Interstate Roadway	D	18,200	0.47	C	1.00%	19,100	0.50	C
6770	US 441	US 301	CR 484	4	ARTERIAL	INTERRUPTED		38,430	1,901	4	38,430	1,901	Urban	D	STATE	NHS - Non-Interstate Roadway	D	27,800	0.72	C	1.00%	29,200	0.76	C
6780	US 441	CR 484	SE 110 ST	4	ARTERIAL	INTERRUPTED		38,430	1,901	4	38,430	1,901	Urban	D	STATE	NHS - Non-Interstate Roadway	D	27,800	0.72	C	1.00%	29,200	0.76	C
6790	US 441	SE 110 ST	SE 92 PL RD	4	ARTERIAL	INTERRUPTED		38,430	1,901	4	38,430	1,901	Urban	D	STATE	NHS - Non-Interstate Roadway	D	27,800	0.72	C	1.00%	29,200	0.76	C
6840	US 441	SE 92 PL RD	SE 73 ST	4	ARTERIAL	INTERRUPTED		38,430	1,901	4	38,430	1,901	Urban	D	STATE	NHS - Non-Interstate Roadway	D	27,800	0.72					



CONCEPT PLAN

G-40

SCALE:
1" = 200'

JOB#: 20-25

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C3 OF 28

1/19/26, 5:53 PM

Marion County, FL Code of Ordinances

Chapter 13 - NOISE AND VIBRATION CONTROL

Footnotes:

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Editor's note— Ord. No. 99-2, § 1, adopted January 19, 1999, amended Ch. 13, Noise, to read as herein set out. Prior to such amendment, Ch. 13 contained §§ 13-1—13-8, derived from Ord. No. 78-7, §§ 1—8, adopted August 1, 1978. It should also be noted that § 3 of Ord. No. 99-2 provides that "...This Ordinance specifically supercedes the provisions in the Marion County Land Development Code, Article 5.5.15(d) & (e)."

Sec. 13-1. - Title.

This chapter shall be known and may be cited as the "Noise and Vibration Control Ordinance of Marion County, Florida."

(Ord. No. 99-2, § 1, 1-19-99)

Sec. 13-2. - Authority.

This chapter is enacted pursuant to Fla. Const. Art. II Section 7, which provides that adequate provision shall be made by law for the abatement of excessive and unnecessary noise, and under the home rule power of Marion County, Florida, specifically, F.S. section 125.01(1).

(Ord. No. 99-2, § 1, 1-19-99)

Sec. 13-3. - Scope.

This chapter shall be effective throughout the unincorporated area of the county.

(Ord. No. 99-2, § 1, 1-19-99)

Sec. 13-4. - Purpose.

The purpose of this chapter is to prevent, prohibit and provide for the abatement of excessive and unnecessary noise and vibration in order to protect the health, safety, and general welfare of people of the county.

(Ord. No. 99-2, § 1, 1-19-99)

Sec. 13-5. - Terminology, standards, and definitions.

- (a) *Terminology and standards.* All technical acoustical terminology and standards used in this chapter which are not defined in subsection (b) shall be read or construed in conformance with the American National Standards Institute, Inc. ("ANSI") publication entitled "Acoustical Terminology," designated as ANSI S1.1-1960, or its successor publication.

- (b) *Definitions.* The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, unless the context clearly indicates a different meaning:
- (1) *A-weighted sound pressure level* shall mean the sound pressure level, in decibels, as measured on a sound level meter using the A-weighting network. The level so read shall be designated as dB(A).
 - (2) *Ambient sound level* or *background sound level* shall mean the background sound pressure level at a given location, normally specified as a reference level to study a new intrusive sound source. Ambient sound levels may be measured to provide a reference point for analyzing an intrusive sound to a given environment.
 - (3) *ANSI* shall mean the American National Standards Institute.
 - (4) *Construction* shall mean any site preparation, assembly, erection, substantial repair, alteration, or similar action, for or on public or private thoroughfares, structures, utilities or similar property.
 - (5) *Decibel* or *dB* shall mean a unit for describing the amplitude of sound, equal to twenty (20) times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is twenty (20) micropascals per square meter.
 - (6) *Demolition* shall mean any dismantling, destructing or razing of structures, utilities, public or private thoroughfares, or similar property.
 - (7) *Emergency* shall mean any occurrence or circumstance involving actual or imminent physical death or trauma, or property damage, demanding immediate emergency work or service.
 - (8) *Emergency work* or *emergency service* shall mean any labor performed for the purpose of preventing or alleviating, or attempting to prevent or alleviate, an emergency.
 - (9) *Equivalent sound pressure level (Leq)* shall mean a sound level descriptor based on the average acoustic intensity over time. Leq is intended as a single number indicator to describe the mean energy or intensity level over a specified period of time during which the sound level fluctuated. Leq is measured in dB and must be A-weighted.
 - (10) *Leq*, see definition for "equivalent sound pressure level."
 - (11) *Motor vehicle* shall mean any vehicle defined as "motor vehicle" by F.S. § 320.01(1).
 - (12) *Multifamily residential dwelling* shall mean a building designed or used exclusively for residential occupancy by two (2) or more families.
 - (13) *Multifamily residential dwelling unit* shall mean the portion of a multifamily residential dwelling designed or used exclusively for residential occupancy by only one family.
 - (14) *Noise* shall mean any sound produced in such quantity and for such duration that it annoys, disturbs or may injure a man or woman of normal sensitivities.
 - (15) *Noise-sensitive zone* shall mean a quiet zone where serenity and quiet are of extraordinary significance, which is open or in session, and which is demarcated by conspicuous signage identifying it as a noise-sensitive or quiet zone. Noise-sensitive zones may include schools, public libraries, churches, hospitals, nursing homes, and other areas defined as such pursuant to a resolution adopted by the board of county commissioners.

- (16) *Person* shall mean an individual, association, partnership, or corporation, including any officer, employee, department, agency or instrumentality of the United States, the state or any political subdivision thereof.
- (17) *Plainly audible* means any electronically amplified music or sound that can be clearly heard by an officer using his normal hearing faculties not enhanced by any device such as a microphone or hearing aid. Where distance measurements are required by this section to determine whether sound is plainly audible for purposes of this article, measurements shall be taken in accordance with the following requirements:
- a. The officer must have a direct line of sight to the relevant location (i.e., the location of the noise, real property line, or motor vehicle), so that the officer can readily identify the distance involved.
 - b. The officer need not determine the particular words or phrases being produced or the name of any song or artist producing the sound. The detection of a rhythmic bass reverberating type sound is sufficient to constitute a plainly audible sound.
- (18) *Public right-of-way* shall mean any street, avenue, boulevard, highway, sidewalk, alley, or similar place normally accessible to the public which is owned or controlled by the county.
- (19) *Pure tone* shall mean any sound which can be distinctly heard as a single pitch or a set of single pitches.
- (20) *Real property line* means either: (i) the imaginary line including its vertical extension that separates one parcel of real property from another; or (ii) the vertical and horizontal boundaries of a dwelling unit that is part of a multifamily dwelling unit such as a condominium, townhouse or apartment building.
- (21) *Residential areas* means recorded and unrecorded subdivisions and those areas in which there is a concentration of residential dwelling units on lots or tracts of less than five (5) acres.
- (22) *RMS sound pressure* shall mean the square root of the time averaged square of the sound pressure.
- (23) *Single-family residential dwelling* shall mean a detached dwelling containing complete housekeeping facilities for only one family, designed for or occupied exclusively by one family for usual domestic purposes, and having no enclosed space or cooking facilities or sanitary facilities in common with any other dwelling.
- (24) *Single-family residential dwelling lot* shall mean the parcel of land upon which a single family residential dwelling is located.
- (25) *Sound* shall mean an oscillation in pressure, stress, particle displacement, particle velocity or other physical parameter, in a medium (typically air). The description of sound may include any characteristic of such sound, including duration, intensity, and frequency.
- (26)

Sound level shall mean the sound pressure level obtained by the use of a sound level analyzer using weighting A, B, or C as specified in American National Standards Institute specifications for sound level analyzers (ANSI S1.4-1971), or successor publications. If the weighting employed is not indicated, the A-weighting shall apply.

- (27) *Sound level analyzer* shall mean an instrument which includes a microphone, amplifier, RMS detector, integrator or time averager, output meter, and weighting network used to measure sound pressure levels. The output analyzer reads sound pressure level when properly calibrated. The sound level analyzer shall be of Type 2 or better, as specified in the American National Standards Institute publication entitled "Specifications for Sound-Level Meters," designated as ANSI S1.4-1971 or successor publications.
- (28) *Sound pressure* shall mean the instantaneous difference between the actual pressure and the average or barometric pressure at a given point in space, as produced by the presence of sound energy.
- (29) *Sound pressure level* shall mean twenty (20) times the logarithm to the base ten (10) of the ratio of the RMS sound pressure to the reference pressure of twenty (20) micropascals per square meter. The sound pressure level is denoted L_p (or SPL) and is expressed in decibels.
- (30) *Vibration measuring device (VMD)* means a three (3) component vibration measuring device.
- (31) *Vibration* shall mean a periodic motion of the particles of an elastic body or medium in alternatively opposite directions from the position of equilibrium when that equilibrium has been disturbed; the action of vibrating; the state of being vibrated. As applied in this chapter shall mean ground-borne vibration.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Sec. 13-6. - Findings of fact.

- (a) Sound or vibration that exceeds the thresholds provided for herein interferes with the quality of life and can interfere with the health, safety and general welfare of the public.
- (b) In particular, sound or vibration that exceeds the thresholds provided for herein can cause adverse psychological and physiological effects on humans.
- (c) A substantial body of science and technology exists by which noise may be measured and substantially abated.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Sec. 13-7. - Maximum permissible sound levels; land use acoustic categories; times; measurement descriptors; and adjustment for character of sound.

- (a) Table 1 lists land use acoustic categories described by the letter symbol A, B, C, and D. These land use acoustic categories are to be used for the correlating times set forth in Table 2, the Sound Level Limits. Subject to subsections (b), (c), and (d) of this section, the sound level limits set forth in Table 2 by the land use acoustic categories described in Table 1, shall not be exceeded at the receiving property line by noise emanating from either the same land use acoustic category or by a different land use acoustic

category. (For example, the sound level limit for a noise sensitive zone at any time is 55 dB(A) as shown in Table 2. This sound level limit of fifty-five (55) dB shall not be exceeded by sound emanating from a residential area at any time although the sound level limit of the residential use property is sixty-five (65) dB(A) from 7:00 a.m. until 10:00 p.m.).

TABLE 1—LAND USE ACOUSTIC

CATEGORIES

Letter Symbol for Land Use Acoustic Category	Description of Land Use Acoustic Category
A	Noise-sensitive zone.
B	Residential areas, hotels, motels, time share condominiums, picnic areas, recreation areas, playgrounds, active sports areas, or parks.
C	Commercial or professional/office areas where commerce, e.g. retail sales, and/or professional services are offered, or areas zoned as such, excluding commercial areas used for industrial uses.
D	Industrial or commercial areas where manufacturing, production/shipping, or other industrial uses occur.

TABLE 2—TIME AVERAGED (LEQ)

A-WEIGHTED SOUND PRESSURE

LEVEL LIMITS

Land Use Acoustic Category*	Time	Sound Level db(A)
A	Any time	55
B	7:00 a.m. to 10:00 p.m.	65
B	10:00 p.m. to 7:00 a.m.	55
C	7:00 a.m. to 10:00 p.m.	65
C	10:00 p.m. to 7:00 a.m.	60
D	Any time	75

*See Table 1 above for correlation of letter symbol with description of land use acoustic category.

(b) The sound level limits set forth in Table 2 shall be exceeded when the either of the following occur:

- (1) The Leq value for the required measurement period is greater than the established land use acoustic category limits in Table 2; or
- (2)

The sound at any one point in time exceeds the established land use acoustic category limits in Table 2 by a measured sound level of fifteen (15) decibels or more.

- (c) For any source of sound which emits a pure tone, the sound level limits set forth in Table 2 shall be reduced by five (5) dB(A).
- (d) The land use acoustic categories set forth in subsection (a) shall be subject to existing special use permits, special exceptions, conditional zoning, nonconforming uses, and variances.
- (e) Existing commercial uses as of the adoption date of this ordinance [from which this section derives] shall comply with the noise and vibration standards no later than six (6) months from said adoption date.
- (f) Existing industrial uses as of the adoption date of this Ordinance No. 99-2 shall comply with the noise and vibration standards no later than one year from said adoption date.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Sec. 13-8. - Measurement of sound.

- (a) Sound shall be measured with a sound level analyzer.
- (b) The sound level shall be measured at a distance no closer than the real property line of the parcel or lot from which the sound is emanating.
- (c) A measurement period shall not be less than five (5) minutes, must be continuous, must be taken at the time when any noise source is occurring, and must report the Leq value for the time period.
- (d) A measurement shall be recorded so as to secure and ensure an accurate representation of the sound.
- (e) A measurement should be taken at approximately five (5) feet above the ground or surface away from any obstructing or reflecting surface.
- (f) A microphone windscreen shall be required to avoid wind noise biasing of a measurement.
- (g) All manufacturer's directions on the operation of the sound level analyzer shall be followed (e.g., proper microphone angle).
- (h) All sound level analyzers used for measurement shall be in conformance with ANSI S1.4-1983 or successor publications.
- (i) Instrumentation for sound level measurements shall be type 2 or better (ANSI S1.4-1971) and must be capable of reporting values for the equivalent sound level (Leq) in the units of dB, A-weighted (dB(A)).
- (j) All octave and third octave band filter sets of the sound level analyzer shall be in conformance with ANSI S1.11-1976 or successor publications.
- (k) Calibration of all instruments, components, and attachments shall conform to the latest ANSI standards.
- (l) Measurements for sound shall be made by individuals trained and certified in a noise measurement program.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Sec. 13-9. - Enforcement based on plainly audible sound.

In addition to those general standards set forth in section 13-7, and unless otherwise exempted in this article, the following acts, and the causing thereof, are declared to be a violation of this section:

- (1) The use, operation or playing of any radio, television, phonograph, stereo set, tape player, sound amplifier, musical instrument or similar device which produces or reproduces sound in a manner as to be plainly audible at a distance, herein prescribed in Table 3, away from the real property line of the source of the sound, to any person in a residential area.

TABLE 3—RESIDENTIAL DENSITY

Lot Width in Feet for Receiving Party	Distance in Feet from the Real Property Line
150 or more	50
85 to 149	35
75 to 84	25
45 to 74	15
Under 45	One-third of the lot width

- (2) The use, operation or playing of any radio, television, phonograph, stereo set, tape player, sound amplifier, musical instrument or similar device which produces or reproduces sound in a manner as to be plainly audible to any person inside a multifamily dwelling unit, or the interior of a single family dwelling unit within a P-MH or P-RV zoning classification, other urban density residential dwelling, or the interior of an occupied building in a noise-sensitive zone.
- (3) The use, operation or playing of any radio, television, phonograph, stereo set, tape player, sound amplifier, musical instrument or similar device which produces or reproduces sound in a manner as to be plainly audible at a distance of fifty (50) feet away from the real property line of the source of the sound, to any person in a commercial, industrial, or public space.

(Ord. No. 15-08, § 1, 6-16-2015)

Sec. 13-10. - Prohibited acts.

- (a) Subject to the provisions of sections 13-11 and 13-12, no person shall produce, cause to be produced, or allow to be produced, by any means, any sound within any private or public property, including a right-of-way, which sound, when measured pursuant to section 13-8, exceeds the applicable sound

level limits set forth in section 13-7.

- (b) Subject to the provisions of sections 13-11 and 13-12, no person shall produce, cause to be produced, or allow to be produced, by any means set forth in section 13-9, any sound within any private or public property, including a right-of-way, which sound, is plainly audible.
- (c) Subject to the provisions of sections 13-11 and 13-12, no person shall produce, cause to be produced, or allow to be produced, by any means, any ground-borne vibration at or beyond the property line of the parcel or lot from which the vibration is emanating in excess of that indicated in Table 4 as measured by the V.M.D.

TABLE 4—MAXIMUM ALLOWABLE GROUND-BORNE VIBRATION DISPLACEMENT

Frequency (Cycles per Second)	Vibration Displacement (In Inches)	
	Steady State	Impact
Under 10	.0005	.0010
10—19	.0004	.0008
20—29	.0003	.0006
30—39	.0002	.0004
40 and over	.0001	.0002

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Editor's note— Section 1 of Ord. No. 15-08, adopted June 16, 2015, amended and renumbered former § 13-9 as § 13-10.

Sec. 13-11. - Exemptions.

The provisions of section 13-10 shall not apply to the following sounds or vibrations:

- (1) Railway locomotives or cars activity conducted in accordance with federal laws and regulations;
- (2) Household or farming tools, appliances and equipment meeting applicable manufacturer's specifications as to sound, from 7:00 a.m. until 10:00 p.m.;
- (3) Aircraft and airport activity conducted in accordance with federal laws and regulations;

- (4) Law enforcement activities, including training;
- (5) Emergency signals during emergencies;
- (6) Emergency testing between 7:00 a.m. and 7:00 p.m.;
- (7) Motor vehicles operating on a public right-of-way subject to F.S. § 316.293, and applicable federal criteria;
- (8) Refuse collection vehicles not exceeding eighty-six (86) dB(A) from 7:00 a.m. to 7:00 p.m.;
- (9) Construction activities for which the county has issued a development permit, as defined in F.S. § 163.3164, provided such activity occurs between 7:00 a.m. and 10:00 p.m.;
- (10) Scheduled organized athletic contest at a publicly or privately owned or operated facility;
- (11) The supervised public display of fireworks by fair associations, amusement parks, and other organizations or groups of individuals or other lawful use of fireworks;
- (12) Agricultural and agricultural related activities on agriculturally zoned land; and
- (13) Activities allowed by existing special use permits, special exceptions, conditional zoning, non-conforming uses, or variances at existing noise levels.
- (14) Sound associated with activities allowed by right in a permitted and conforming commercial or industrial zoning classification shall be subject to section 13-7 (measured sound levels) and exempt from section 13-9 (enforcement based on plainly audible sound).
- (15) Noises from motor vehicles engaged in a professional or amateur sanctioned, competitive sports event for which admission or entry fee is charges, including practice or time trials for such event, if otherwise permitted hereunder.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Editor's note— Section 1 of Ord. No. 15-08, adopted June 16, 2015, amended and renumbered former § 13-10 as § 13-11.

Sec. 13-12. - Variances.

- (a) The board of adjustment may grant a variance from any provision of section 13-7 or 13-10.
- (b) Any person seeking a variance shall submit an application with the zoning department containing information which demonstrates that bringing the sound or vibration for which the variance is sought into compliance with this chapter would constitute an unreasonable hardship on the applicant, community, or on other persons. At a minimum, the applicant shall provide the following information:
 - (1) Identification of applicant;
 - (2) Applicant's mailing address;
 - (3) Legal description of property from which the sound or vibration will emanate;
 - (4) Description of source of sound or vibration;
 - (5) Description of sound or vibration;
 - (6) Names and addresses of all abutting property owners; and

- (7) Facts and reasons justifying a variance.
- (c) The applicant for a variance shall tender an application fee in an amount determined by the board of county commissioners.
- (d) The zoning department shall schedule a hearing on the variance application with the board of adjustment. The department shall notify the applicant for a variance and all abutting property owners within three hundred (300) feet no less than ten (10) days before the hearing of the time, date, and place of the hearing. If department records show that the variance application stems from a complaint, the department shall also so notify the complainant.
- (e) At the hearing, the applicant may submit any relevant evidence or testimony. In deciding whether to grant or deny the application, the board of adjustment shall balance the hardship which will result to the applicant, the community, and other persons if the variance is not granted, versus the adverse impact on the health, safety, and general welfare of persons if the variance is granted. The board of adjustment shall grant or deny the variance application no later than ten (10) days after the date of the hearing. In granting or denying a variance application, the board of adjustment shall state in writing on the application, the reasons for their decision. If the board of adjustment's decision is to grant the application, they shall set forth the terms and conditions of the variance, including the effective date of the variance, the period of the variance, the time of day the variance may be used, the location where the sound or vibration may be created or caused, and the sound or vibration level limits.
- (f) No variance may exceed three hundred sixty-five (365) days.
- (g) If the board of adjustment grants the variance application, a written variance shall be issued to the applicant. However, the variance shall not be issued until the time for filing a notice of appeal pursuant to subsection (j) has expired. If a notice of appeal is filed, the variance shall not be issued unless the circuit court upholds the board of adjustment's decision.
- (h) The variance shall contain all the terms and conditions of the variance. A copy of the variance shall be retained by the zoning department. This copy shall be available for inspection upon request by the general public.
- (i) In the event of noncompliance with any term or condition of the variance, the board of adjustment shall provide notice of a public hearing as provided in paragraph (d), above, for consideration of the nature of the noncompliance and the possible revocation of the variance, and the right of all interested parties to present evidence at such hearing. If the board of adjustment determines that the noncompliance has not been eliminated within seven (7) calendar days following receipt of the notice of noncompliance, the board of adjustment shall revoke the variance, and shall so advise the variance holder by mail.
- (j) Any variance applicant or abutting property owner within three hundred (300) feet may appeal a decision of the board of adjustment on a variance application by submitting a notice of appeal with the clerk of the circuit court within thirty (30) calendar days after the decision is entered. The appeal shall be by certiorari to the circuit court in and for the 5th Judicial Circuit, Marion County, Florida, and shall be limited to a review of the record evidence presented at the public hearing conducted pursuant to paragraph (i), above.

- (k) Any variance holder may appeal a decision of the board of adjustment revoking a variance pursuant to subsection (i) by submitting a notice of appeal to the clerk of the circuit court within thirty (30) calendar days after the revocation. The appeal shall be by certiorari to the circuit court in and for the 5th Judicial Circuit, Marion County, Florida, and shall be limited to a review of the record evidence presented at the public hearing conducted pursuant to paragraph (i), above.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Editor's note— Section 1 of Ord. No. 15-08, adopted June 16, 2015, amended and renumbered former § 13-11 as § 13-12.

Sec. 13-13. - Enforcement.

- (a) The code enforcement department is empowered to investigate any situation where a person is alleged to be violating section 13-10.
- (b) (1) If a code enforcement officer encounters a circumstance which reasonably indicates that a person is violating subsection 13-10(a), he shall measure the sound pressure level with a sound level analyzer to determine if the sound pressure level exceeds the level permitted under section 13-7. If the results of the test indicate that a violation of subsection 13-10(a) is occurring, the code enforcement officer is thereupon authorized to issue a citation to the person producing, causing to be produced, or allowing to be produced, the sound.
- (2) If a code enforcement officer encounters a circumstance which reasonably indicates that a person is violating subsection 13-10 (c), he shall measure the vibration at ground level with a V.M.D. If the results of the test indicate that a violation of subsection 13-10(c) is occurring the code enforcement officer is thereupon authorized to issue a citation to the person producing, causing to be produced, or allowing to be produced, the vibration.
- (c) Code enforcement officers and law enforcement officers are empowered to investigate any situation where a person is alleged to be violating subsection 13-10(b) and issue civil citations for the violation of any provision of said section, when based upon personal investigation, the officer has reasonable and probable grounds to believe that a plainly audible violation has occurred.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Editor's note— Section 1 of Ord. No. 15-08, adopted June 16, 2015, amended and renumbered former § 13-12 as § 13-13.

Sec. 13-14. - Penalty.

- (a) A violation of section 13-10 shall be punished as provided in section 2-211 of the Marion County Code, as it may be amended.
- (b) A person who has been issued a citation shall be subject to a civil penalty.
- (1) For the first violation, a warning to eliminate or abate the violation within a reasonable time.
- (2) For the second violation, by a civil penalty of one hundred dollars (\$100.00).

(3) For third and subsequent violations, by a civil penalty of five hundred dollars (\$500.00).

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Editor's note— Section 1 of Ord. No. 15-08, adopted June 16, 2015, amended and renumbered former § 13-13 as § 13-14.

Sec. 13-15. - Other remedies.

The board of county commissioners or any substantially affected person may bring suit in the circuit court of the county to restrain, enjoin or otherwise prevent the violation of this chapter.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Editor's note— Section 1 of Ord. No. 15-08, adopted June 16, 2015, renumbered former § 13-14 as § 13-15.

Sec. 13-16. - No liability for reasonable, good faith trespass by enforcement officer.

The sheriff and the county shall be immune from prosecution, civil or criminal, for reasonable, good faith trespass upon private property while in the discharge of duties under this chapter.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Editor's note— Section 1 of Ord. No. 15-08, adopted June 16, 2015, renumbered former § 13-15 as § 13-16.

Sec. 13-17. - Administration.

The board of county commissioners may adopt such resolutions as are necessary to effectively administer this chapter.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Editor's note— Section 1 of Ord. No. 15-08, adopted June 16, 2015, renumbered former § 13-16 as § 13-17.

Sec. 13-18. - Regulations on vessels.

(a) Adoption of regulations. Pursuant to the authority F.S. § 327.65(2)(a), Marion County imposes the following noise pollution and exhaust regulations on vessels.

- (1) No person shall operate or give permission for the operation of any vessel on the waters of Marion County in such a manner as to exceed the following sound level at a distance of fifty (50) feet from the vessel: for all vessels, a maximum sound level of ninety (90) dBA.
- (2) Any person who refuses to submit to a sound level test when requested to do so by a law enforcement officer is guilty of a misdemeanor of the second degree, punishable as provided in F.S. § 775.082 or § 775.083.

(b) *Definitions.* The following words and phrases, when used in this section shall have the meanings respectively assigned to them in this subsection.

- (1) *dBA* means the composite abbreviation for the A-weighted sound level and the unit of sound level, the decibel.
- (2) *Sound level* means the A-weighted sound pressure level measured with fast response using an instrument complying with the specification for sound level meters of the American National Standards Institute, Inc., or its successor bodies, except that only a weighting and fast dynamic response need be provided.
- (c) *Enforcement and penalties.* This section shall be enforced pursuant to F.S. §§ 327.70 through 327.74, as the same may be amended from time to time.

(Ord. No. 02-31, §§ 1—3, 12-3-2002; Ord. No. 15-08, § 1, 6-16-2015)

Editor's note— Section 1 of Ord. No. 15-08, adopted June 16, 2015, renumbered former § 13-17 as § 13-18.

TABLE OF CONTENTS

SHEET #	SHEET TITLE	LATEST REVISION DATE	NO.
S1.0	SITE PLAN & COVER SHEET		
S2.0	BLOW UP SITE PLAN	01.16.25	1.
S3.0	SLIDE COLUMN DIMENSION LAYOUT	01.16.25	1.
S3.1	SLIDE FOOTER LAYOUT	01.16.25	1.
S3.2	SLIDE FOOTER DETAILS	01.16.25	1.
S4.0	SLIDE INTERSECTION LAYOUT		
S4.1	SLIDE ARM & YOKE LAYOUT	01.16.25	1.
S6.0	SLIDE 'A' PLANS		
S6.0	SLIDE 'B' PLANS		
S7.0	SLIDE 'C' PLANS		
S8.0	SLIDE 'D' PLANS		
S9.0	SLIDE DETAILS & SECTIONS	01.16.25	1.
S9.1	SLIDE DETAILS & SECTIONS 1		
S9.2	SLIDE DETAILS & SECTIONS 2		
S9.3	SLIDE DETAILS & SECTIONS 3		
S9.4	SLIDE DETAILS & SECTIONS 4		
ST1.0	SLIDE TOWER LAYOUT & FRAMING PLAN	01.16.25	1.
ST2.0	SLIDE TOWER FRAMING ELEVATION PLAN	01.16.25	1.
ST3.0	SLIDE TOWER LOK PLANS		
ST4.0	SLIDE TOWER DETAILS & SECTIONS		
ST4.1	SLIDE TOWER DETAILS & SECTIONS 1		
ST4.2	SLIDE TOWER DETAILS & SECTIONS 2		
ST4.3	SLIDE TOWER DETAILS & SECTIONS 3		
ST4.4	SLIDE TOWER DETAILS & SECTIONS 4		
ST5.0	SLIDE TOWER ELEVATIONS	01.16.25	1.

MARGARITAVILLE - SLIDES & TOWER

WATER BODIES	sq. ft.
SLIDE POOL	2,500.00
TOTAL	2,500.00

USE OF POOL (sq. ft.)	WATER RESTROOMS	W.C.	LAUNDRY	W.C.	LAUNDRY	W.C.	LAUNDRY
REQUIRED	1	1	1	1	1	1	1
PROVIDED	1	1	1	1	1	1	1

FLORIDA PLUMBING CODE 8TH EDITION (2023), SECTION 403 SANITARY FACILITIES FOR PUBLIC SWIMMING POOLS

RESTROOMS SHALL INCLUDE A WATER CLOSET, A WIPER CHANGING TABLE, AND A LAUNDRY. WIPER CHANGING TABLES ARE NOT REQUIRED AT RESTROOMS WHERE ALL POOLS SERVED ARE RESTRICTED TO ADULT USE ONLY. THE ENTRY DOORS OF ALL RESTROOMS SHALL BE LOCATED WITHIN A 20-FOOT WALKING DISTANCE OF THE NEAREST WATER'S EDGE OF EACH POOL SERVED BY THE FACILITIES.

FLOORINGS SHALL BE PROVIDED AS INDICATED ON TABLE 403.6, ROUNDED UP TO THE NEXT WHOLE NUMBER. THE FUTURE COUNT ON THIS CHART DESIGNED TO BE ADEQUATE FOR THE POOL AND POOL DECK AREA THAT IS UP TO THREE TIMES THE AREA OF THE POOL SURFACE PROVIDED.

WHERE RESTROOMS ARE LOCATED WITHIN AN ADJACENT BUILDING AND THE RESTROOM DOORS DO NOT OPEN TO THE OUTSIDE, THE RESTROOM DOORS SHALL BE WITHIN 50 FT. OF THE BUILDING'S EXTERIOR WALL.

IF THE RESTROOMS ARE NOT VISIBLE FROM ANY PORTION OF THE POOL DECK, SIGNS SHALL BE POSTED SHOWING DIRECTIONS TO THE FACILITIES. DIRECTIONS SHALL BE LEGIBLE & VISIBLE FROM VACUUM BREAKERS LOCATED 10' OR WITHIN 50 FT. OF EACH RESTROOM.

RESTROOM FLOORS SHALL SLOPE TO FLOOR DRAIN.

IF RESTROOMS WITHIN FLOOR AND WALLS SHALL BE COVERED.

IN EACH BATHROOM OR TOILET ROOM, URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 10% OF THE REQUIRED WATER CLOSETS IN ASSEMBLY AND EDUCATIONAL OCCUPANCIES. URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 10% OF THE REQUIRED WATER CLOSETS IN ALL OTHER OCCUPANCIES.

W.C.	WATER RESTROOM	LAUNDRY	W.C.	WATER RESTROOM	LAUNDRY
1 PER 1,000 FOR FIRST 10,000, 1 PER 1,000 FOR REMAINDER EXCEEDING 10,000	1 PER 1,000 FOR FIRST 10,000, 1 PER 1,000 FOR REMAINDER EXCEEDING 10,000	1 PER 1,000 FOR FIRST 10,000, 1 PER 1,000 FOR REMAINDER EXCEEDING 10,000	1 PER 1,000 FOR FIRST 10,000, 1 PER 1,000 FOR REMAINDER EXCEEDING 10,000	1 PER 1,000 FOR FIRST 10,000, 1 PER 1,000 FOR REMAINDER EXCEEDING 10,000	1 PER 1,000 FOR FIRST 10,000, 1 PER 1,000 FOR REMAINDER EXCEEDING 10,000

TABLE 403.6 PUBLIC SWIMMING POOL - REQUIRED FUTURE COUNT

WATER BODIES	sq. ft.
SLIDE POOL	1,000.00
TOTAL	1,000.00

USE OF POOL (sq. ft.)	WATER RESTROOMS	W.C.	LAUNDRY	W.C.	LAUNDRY	W.C.	LAUNDRY
REQUIRED	1	1	1	1	1	1	1
PROVIDED	1	1	1	1	1	1	1

FLORIDA PLUMBING CODE 8TH EDITION (2023), SECTION 403 SANITARY FACILITIES FOR PUBLIC SWIMMING POOLS

RESTROOMS SHALL INCLUDE A WATER CLOSET, A WIPER CHANGING TABLE, AND A LAUNDRY. WIPER CHANGING TABLES ARE NOT REQUIRED AT RESTROOMS WHERE ALL POOLS SERVED ARE RESTRICTED TO ADULT USE ONLY. THE ENTRY DOORS OF ALL RESTROOMS SHALL BE LOCATED WITHIN A 20-FOOT WALKING DISTANCE OF THE NEAREST WATER'S EDGE OF EACH POOL SERVED BY THE FACILITIES.

FLOORINGS SHALL BE PROVIDED AS INDICATED ON TABLE 403.6, ROUNDED UP TO THE NEXT WHOLE NUMBER. THE FUTURE COUNT ON THIS CHART DESIGNED TO BE ADEQUATE FOR THE POOL AND POOL DECK AREA THAT IS UP TO THREE TIMES THE AREA OF THE POOL SURFACE PROVIDED.

WHERE RESTROOMS ARE LOCATED WITHIN AN ADJACENT BUILDING AND THE RESTROOM DOORS DO NOT OPEN TO THE OUTSIDE, THE RESTROOM DOORS SHALL BE WITHIN 50 FT. OF THE BUILDING'S EXTERIOR WALL.

IF THE RESTROOMS ARE NOT VISIBLE FROM ANY PORTION OF THE POOL DECK, SIGNS SHALL BE POSTED SHOWING DIRECTIONS TO THE FACILITIES. DIRECTIONS SHALL BE LEGIBLE & VISIBLE FROM VACUUM BREAKERS LOCATED 10' OR WITHIN 50 FT. OF EACH RESTROOM.

RESTROOM FLOORS SHALL SLOPE TO FLOOR DRAIN.

IF RESTROOMS WITHIN FLOOR AND WALLS SHALL BE COVERED.

IN EACH BATHROOM OR TOILET ROOM, URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 10% OF THE REQUIRED WATER CLOSETS IN ASSEMBLY AND EDUCATIONAL OCCUPANCIES. URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 10% OF THE REQUIRED WATER CLOSETS IN ALL OTHER OCCUPANCIES.

W.C.	WATER RESTROOM	LAUNDRY	W.C.	WATER RESTROOM	LAUNDRY
1 PER 1,000 FOR FIRST 10,000, 1 PER 1,000 FOR REMAINDER EXCEEDING 10,000	1 PER 1,000 FOR FIRST 10,000, 1 PER 1,000 FOR REMAINDER EXCEEDING 10,000	1 PER 1,000 FOR FIRST 10,000, 1 PER 1,000 FOR REMAINDER EXCEEDING 10,000	1 PER 1,000 FOR FIRST 10,000, 1 PER 1,000 FOR REMAINDER EXCEEDING 10,000	1 PER 1,000 FOR FIRST 10,000, 1 PER 1,000 FOR REMAINDER EXCEEDING 10,000	1 PER 1,000 FOR FIRST 10,000, 1 PER 1,000 FOR REMAINDER EXCEEDING 10,000

TABLE 403.6 PUBLIC SWIMMING POOL - REQUIRED FUTURE COUNT

ELECTRICAL NOTES:

- BONDING OF ALL STEEL SLIDE SUPPORTS AND FOOTER REINFORCING SHALL BE PER THE 2020 N.E.C. (N.F.P.A. - 70) AND 2023 LIFE SAFETY CODE (N.F.P.A. - 101) FLORIDA EDITION OR THE LOCALLY ADOPTED AND ENFORCED EDITION OF THE ELECTRICAL AND LIFE SAFETY CODES.

STRUCTURAL NOTES:

10% GENERAL STRUCTURAL DRAWINGS ARE TO BE USED IN SPECIFICATIONS, ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS AS A PART OF THE CONTRACT DOCUMENTS. CONSULT THESE DRAWINGS FOR FEATURES AND DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS. DRAWING DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING. ENGINEERING AND CONSTRUCTION SHALL BE VERIFIED IN THE FIELD. THE STRUCTURE IS DESIGNED TO BE STABLE AND SELF-SUPPORTING WHEN COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE MEANS AND METHODS OF CONSTRUCTION TO PROVIDE STABILITY FOR THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES ANY TEMPORARY BRACING, SHORING, GUYS, OR TIE DOINGS. (PER ATCM 2020 EDITION F2378-2.14, STANDARDS)

10% DESIGN LOADS

THE STRUCTURAL DESIGN FOR THIS BUILDING IS IN ACCORDANCE WITH THE FLORIDA STATE BUILDING CODE EIGHTH EDITION (2023), AND ASTM F2378-2.14. THE FOLLOWING LOADINGS HAVE BEEN USED: SPINAL SLIDE SECTIONS SHALL BE TREATED AS SOLID SECTIONS.

LOAD TYPE	LOAD VALUE
DECK FLOOR LOAD	250 LB/FT ²
ROOF WEIGHT	300 LB/FT ²
ROOF WIND	2.14 LB/FT ²
ROOF VERTICAL	15 FT/FT
CONCRETE FLOOR	210 LB/FT ²
DECK WEIGHT	210 LB/FT ²

LOAD TYPE	LOAD VALUE
DECK FLOOR LOAD	250 LB/FT ²
ROOF WEIGHT	300 LB/FT ²
ROOF WIND	2.14 LB/FT ²
ROOF VERTICAL	15 FT/FT
CONCRETE FLOOR	210 LB/FT ²
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LOAD TYPE	LOAD VALUE
DECK FLOOR LOAD	250 LB/FT ²
ROOF WEIGHT	300 LB/FT ²
ROOF WIND	2.14 LB/FT ²
ROOF VERTICAL	15 FT/FT
CONCRETE FLOOR	210 LB/FT ²
DECK WEIGHT	210 LB/FT ²

LOAD TYPE	LOAD VALUE
DECK FLOOR LOAD	250 LB/FT ²
ROOF WEIGHT	300 LB/FT ²
ROOF WIND	2.14 LB/FT ²
ROOF VERTICAL	15 FT/FT
CONCRETE FLOOR	210 LB/FT ²
DECK WEIGHT	210 LB/FT ²

LOAD TYPE	LOAD VALUE
DECK FLOOR LOAD	250 LB/FT ²
ROOF WEIGHT	300 LB/FT ²
ROOF WIND	2.14 LB/FT ²
ROOF VERTICAL	15 FT/FT
CONCRETE FLOOR	210 LB/FT ²
DECK WEIGHT	210 LB/FT ²

LOAD TYPE	LOAD VALUE
DECK FLOOR LOAD	250 LB/FT ²
ROOF WEIGHT	300 LB/FT ²
ROOF WIND	2.14 LB/FT ²
ROOF VERTICAL	15 FT/FT
CONCRETE FLOOR	210 LB/FT ²
DECK WEIGHT	210 LB/FT ²

LOAD TYPE	LOAD VALUE
DECK FLOOR LOAD	250 LB/FT ²
ROOF WEIGHT	300 LB/FT ²
ROOF WIND	2.14 LB/FT ²
ROOF VERTICAL	15 FT/FT
CONCRETE FLOOR	210 LB/FT ²
DECK WEIGHT	210 LB/FT ²

LOAD TYPE	LOAD VALUE
DECK FLOOR LOAD	250 LB/FT ²
ROOF WEIGHT	300 LB/FT ²
ROOF WIND	2.14 LB/FT ²
ROOF VERTICAL	15 FT/FT
CONCRETE FLOOR	210 LB/FT ²
DECK WEIGHT	210 LB/FT ²

LOAD TYPE	LOAD VALUE
DECK FLOOR LOAD	250 LB/FT ²
ROOF WEIGHT	300 LB/FT ²
ROOF WIND	2.14 LB/FT ²
ROOF VERTICAL	15 FT/FT
CONCRETE FLOOR	210 LB/FT ²
DECK WEIGHT	210 LB/FT ²

LOAD TYPE	LOAD VALUE
DECK FLOOR LOAD	250 LB/FT ²
ROOF WEIGHT	300 LB/FT ²
ROOF WIND	2.14 LB/FT ²
ROOF VERTICAL	15 FT/FT
CONCRETE FLOOR	210 LB/FT ²
DECK WEIGHT	210 LB/FT ²

LOAD TYPE	LOAD VALUE
DECK FLOOR LOAD	250 LB/FT ²
ROOF WEIGHT	300 LB/FT ²
ROOF WIND	2.14 LB/FT ²
ROOF VERTICAL	15 FT/FT
CONCRETE FLOOR	210 LB/FT ²
DECK WEIGHT	210 LB/FT ²

LOAD TYPE	LOAD VALUE
DECK FLOOR LOAD	250 LB/FT ²
ROOF WEIGHT	300 LB/FT ²
ROOF WIND	2.14 LB/FT ²
ROOF VERTICAL	15 FT/FT
CONCRETE FLOOR	210 LB/FT ²
DECK WEIGHT	210 LB/FT ²

LOAD TYPE	LOAD VALUE
DECK FLOOR LOAD	250 LB/FT ²
ROOF WEIGHT	300 LB/FT ²
ROOF WIND	2.14 LB/FT ²
ROOF VERTICAL	15 FT/FT
CONCRETE FLOOR	210 LB/FT ²
DECK WEIGHT	210 LB/FT ²

LOAD TYPE	LOAD VALUE
DECK FLOOR LOAD	250 LB/FT ²
ROOF WEIGHT	300 LB/FT ²
ROOF WIND	2.14 LB/FT ²
ROOF VERTICAL	15 FT/FT
CONCRETE FLOOR	210 LB/FT ²
DECK WEIGHT	210 LB/FT ²

START TO SECTION #1 HAS A SLOPE OF 0%
SECTIONS #2-25 HAVE A SLOPE OF 14.5% OR 8.25°
SECTIONS #26-37 ENTER THE POOL AT WATER LEVEL WITH A





S3.1



THIS ENGINEERING DRAWING IS GIVEN IN CONFIDENCE. NO USE OR DISSEMINATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. ALL RIGHTS ARE HEREBY RESERVED.

WRITTEN DIMENSIONS ON DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSION. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE PROJECT. SCOTT R. VAUGHN, P.E. MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, WHERE REQUIRED. SHOP DETAILS AND DRAWINGS MUST BE SUBMITTED TO SCOTT R. VAUGHN, P.E. FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

PLANS ARE DESIGNED PER FLORIDA BUILDING CODE 8TH EDITION (2002), AND 2020 NATIONAL ELECTRIC CODE, UNLESS NOTED OTHERWISE.

MARGARITAVILLE
18365 NW 45TH AVE. ROAD
CITRA, FL 32113


 This document has been electronically signed and sealed by Scott R. Vaughn, State of Virginia Professional Engineer, Lic. No. 55005, using a digital signature.

Digitally signed by Scott R. Vaughn
 DN: CN=Scott R. Vaughn,
 E=svaughn@yahoo.com,
 G=Scott R. Vaughn,
 OU=VA,
 Date: 2025.04.29
 11:19:05-05'00'

Printed copies of this document are considered signed and sealed if the digital signature must be filed on any electronic copies.

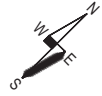
ENGINEER OF RECORD:

COTT R. VAUGHN, P.E.

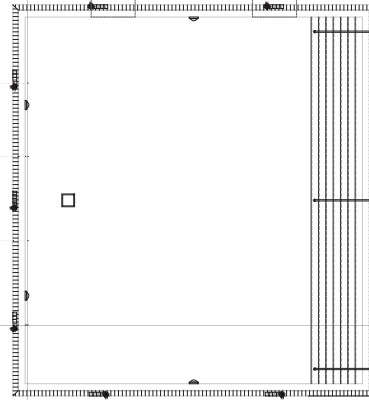
FL. LICENSE # 59631
116 SE 23rd TER
CAPE CORAL, FLORIDA 33990
PH: 239-494-2806

DATE	11.21.24
SCALE	AS SHOWN
DRAWN BY	AM
CHECKED BY	SRV
INT. JOB NO.	P60.001

S4.0



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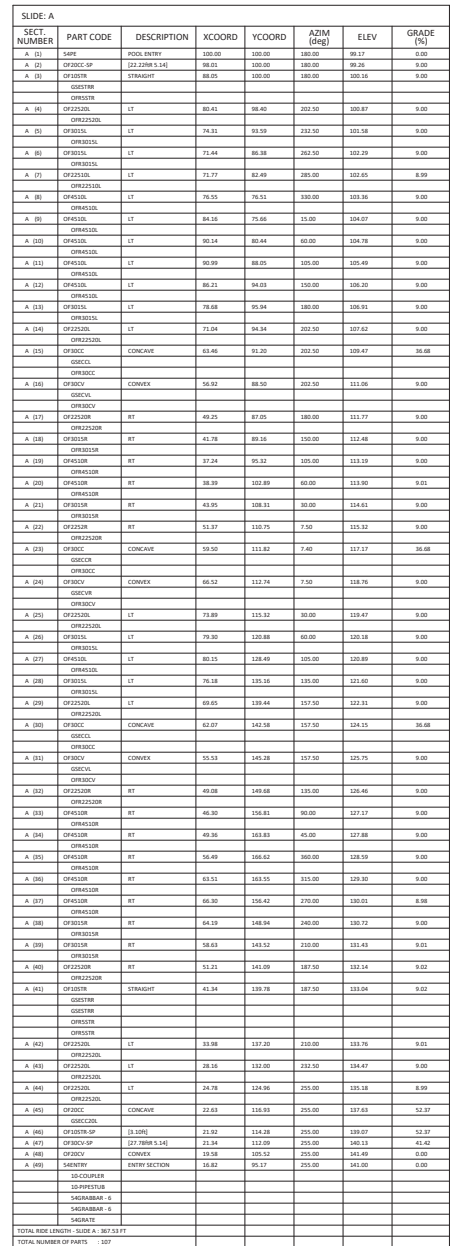


X

SLIDE ARM LAYOUT PLAN
SCALE: 1" = 1'-0"

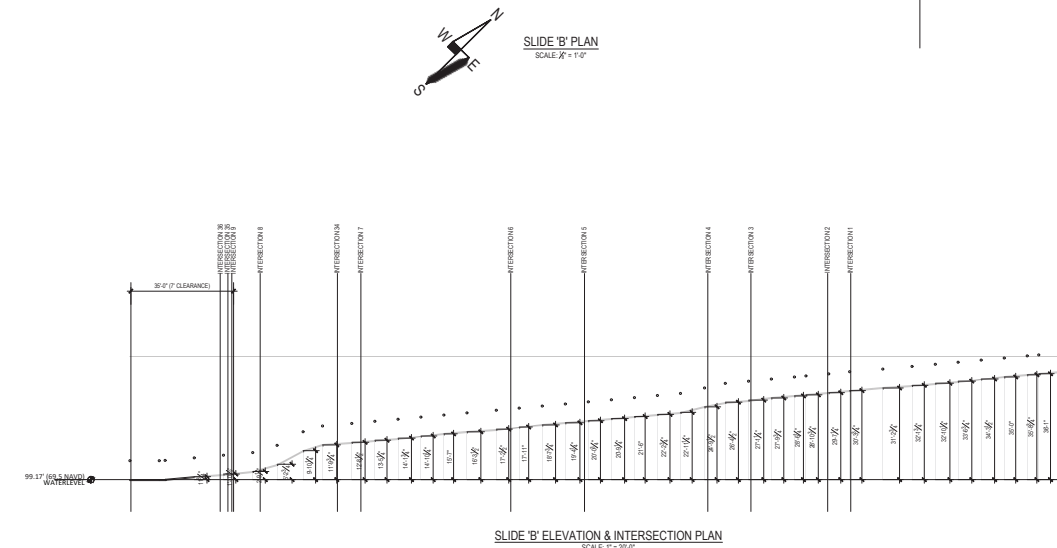


ARM AND YOKE TABLE									
COL. NO.	ARM NO.	ARM ELEV. (FINISH)	ARM ELEV. (BATCH)	ARM LENGTH	ARM SECTION	SUPPORTED SECTION			
P1					AS14				
P2					AS16				
P3					AS18				
P4					AS19				
P5					AS112				
P11					BS18				
P12					BS19				
P13					BS20				
P14					BS21				
P15					BS22				
P21					CS14				
P22					CS15				
P23					CS16				
P24					CS17				
P25					CS18				
P31					DS14				
P32					DS15				
P33					DS16				
P34					DS17				
P41	SP41	106.45	77.78	104.33	9.21	TS 5X5X0.25	AS14/14		
P42	SP41	107.18	78.49	102.50	12.33	TS 5X5X0.25	AS16/16		
P43	SP41	113.82	85.15	72.38	7.07	TS 5X5X0.25	CS17/17		
P44	SP41	115.24	86.57	102.50	9.54	TS 5X5X0.25	CS18/18		
P45	SP41	116.54	87.87	101.76	12.33	TS 5X5X0.25	CS19/19		
P46							CS20/20		
P47							CS21/21		
P48							CS22/22		
P49							CS23/23		
P50							CS24/24		
P51	SP42	111.3	82.83	83.77	12.8	TS 5X5X0.25	AS17/18		
P52	SP42	110.42	81.75	110.28	9.04	TS 5X5X0.25	CS22/22		
P53	SP42	111.83	83.16	209.28	9.04	TS 5X5X0.25	CS23/23		
P54	SP42	113.25	104.58	209.27	9.04	TS 5X5X0.25	CS24/24		
P55	SP42	114.66	105.99	20.28	9.04	TS 5X5X0.25	CS25/25		
P56	SP42	116.08	107.41	103.24	13.71	TS 5X5X0.25	CS26/26		
P57							AS19/19		
P58	SP45	108.95	85.38	104.1	11.18	TS 5X5X0.25	AS19/19		
P59	SP45	DET. 1/4/10					CS27/27		
P60	SP45	112.25	83.55	4.08	10.25	TS 5X5X0.25	CS28/28		
P61	SP45	114.15	85.48	151	14.12	TS 5X5X0.25	AS19/19		
P62	SP45	115.86	86.29	115.83	10.46	TS 5X5X0.25	AS19/19		
P63	SP45	117.45	87.88	233.22	9.29	TS 5X5X0.25	CS29/29		
P64	SP45	118.87	89.30	143.22	9.29	TS 5X5X0.25	CS30/30		
P65	SP45	119.28	90.71	93.22	9.29	TS 5X5X0.25	CS31/31		
P66	SP45	120.69	92.12	103.22	9.29	TS 5X5X0.25	CS32/32		
P67	SP45	122.11	93.54	103.22	9.29	TS 5X5X0.25	CS33/33		
P68	SP45	123.52	94.95	103.22	9.29	TS 5X5X0.25	CS34/34		
P69	SP45	124.93	96.36	103.22	9.29	TS 5X5X0.25	CS35/35		
P70	SP45	126.34	97.77	103.22	9.29	TS 5X5X0.25	CS36/36		
P71	SP45	127.75	99.18	103.22	9.29	TS 5X5X0.25	CS37/37		
P72	SP45	129.16	100.59	103.22	9.29	TS 5X5X0.25	CS38/38		
P73	SP45	130.57	102.00	103.22	9.29	TS 5X5X0.25	CS39/39		
P74	SP45	131.98	103.41	103.22	9.29	TS 5X5X0.25	CS40/40		
P75	SP45	133.39	104.82	103.22	9.29	TS 5X5X0.25	CS41/41		
P76	SP45	134.80	106.23	103.22	9.29	TS 5X5X0.25	CS42/42		
P77	SP45	136.21	107.64	103.22	9.29	TS 5X5X0.25	CS43/43		
P78	SP45	137.62	109.05	103.22	9.29	TS 5X5X0.25	CS44/44		
P79	SP45	139.03	110.46	103.22	9.29	TS 5X5X0.25	CS45/45		
P80	SP45	140.44	111.87	103.22	9.29	TS 5X5X0.25	CS46/46		
P81	SP45	141.85	113.28	103.22	9.29	TS 5X5X0.25	CS47/47		
P82	SP45	143.26	114.69	103.22	9.29	TS 5X5X0.25	CS48/48		
P83	SP45	144.67	116.10	103.22	9.29	TS 5X5X0.25	CS49/49		
P84	SP45	146.08	117.51	103.22	9.29	TS 5X5X0.25	CS50/50		
P85	SP45	147.49	118.92	103.22	9.29	TS 5X5X0.25	CS51/51		
P86	SP45	148.90	120.33	103.22	9.29	TS 5X5X0.25	CS52/52		
P87	SP45	150.31	121.74	103.22	9.29	TS 5X5X0.25	CS53/53		
P88	SP45	151.72	123.15	103.22	9.29	TS 5X5X0.25	CS54/54		
P89	SP45	153.13	124.56	103.22	9.29	TS 5X5X0.25	CS55/55		
P90	SP45	154.54	125.97	103.22	9.29	TS 5X5X0.25	CS56/56		
P91	SP45	155.95	127.38	103.22	9.29	TS 5X5X0.25	CS57/57		
P92	SP45	157.36	128.79	103.22	9.29	TS 5X5X0.25	CS58/58		
P93	SP45	158.77	130.20	103.22	9.29	TS 5X5X0.25	CS59/59		
P94	SP45	160.18	131.61	103.22	9.29	TS 5X5X0.25	CS60/60		
P95	SP45	161.59	133.02	103.22	9.29	TS 5X5X0.25	CS61/61		
P96	SP45	163.00	134.43	103.22	9.29	TS 5X5X0.25	CS62/62		
P97	SP45	164.41	135.84	103.22	9.29	TS 5X5X0.25	CS63/63		
P98	SP45	165.82	137.25	103.22	9.29	TS 5X5X0.25	CS64/64		
P99	SP45	167.23	138.66	103.22	9.29	TS 5X5X0.25	CS65/65		
P100	SP45	168.64	140.07	103.22	9.29	TS 5X5X0.25	CS66/66		
P101	SP45	170.05	141.48	103.22	9.29	TS 5X5X0.25	CS67/67		
P102	SP45	171.46	142.89	103.22	9.29	TS 5X5X0.25	CS68/68		
P103	SP45	172.87	144.30	103.22	9.29	TS 5X5X0.25	CS69/69		
P104	SP45	174.28	145.71	103.22	9.29	TS 5X5X0.25	CS70/70		
P105	SP45	175.69	147.12	103.22	9.29	TS 5X5X0.25	CS71/71		
P106	SP45	177.10	148.53	103.22	9.29	TS 5X5X0.25	CS72/72		
P107	SP45	178.51	149.94	103.22	9.29	TS 5X5X0.25	CS73/73		
P108	SP45	179.92	151.35	103.22	9.29	TS 5X5X0.25	CS74/74		
P109	SP45	181.33	152.76	103.22	9.29	TS 5X5X0.25	CS75/75		
P110	SP45	182.74	154.17	103.22	9.29	TS 5X5X0.25	CS76/76		
P111	SP45	184.15	155.58	103.22	9.29	TS 5X5X0.25	CS77/77		
P112	SP45	185.56	156.99	103.22	9.29	TS 5X5X0.25	CS78/78		
P113	SP45	186.97	158.40	103.22	9.29	TS 5X5X0.25	CS79/79		
P114	SP45	188.38	159.81	103.22	9.29	TS 5X5X0.25	CS80/80		
P115	SP45	189.79	161.22	103.22	9.29	TS 5X5X0.25	CS81/81		
P116	SP45	191.20	162.63	103.22	9.29	TS 5X5X0.25	CS82/82		
P117	SP45	192.61	164.04	103.22	9.29	TS 5X5X0.25	CS83/83		
P118	SP45	194.02	165.45	103.22	9.29	TS 5X5X0.25	CS84/84		
P119	SP45	195.43	166.86	103.22	9.29	TS 5X5X0.25	CS85/85		
P120	SP45	196.84	168.27	103.22	9.29	TS 5X5X0.25	CS86/86		
P121	SP45	198.25	169.68	103.22	9.29	TS 5X5X0.25	CS87/87		
P122	SP45	199.66	171.09	103.22	9.29	TS 5X5X0.25	CS88/88		
P123	SP45	201.07	172.50	103.22	9.29	TS 5X5X0.25	CS89/89		
P124	SP45	202.48	173.91	103.22	9.29	TS 5X5X0.25	CS90/90		
P125	SP45	203.89	175.32	103.22	9.29	TS 5X5X0.25	CS91/91		
P126	SP45	205.30	176.73	103.22	9.29	TS 5X5X0.25	CS92/92		
P127	SP45	206.71	178.14	103.22	9.29	TS 5X5X0.25	CS93/93		
P128	SP45	208.12	179.55	103.22	9.29	TS 5X5X0.25	CS94/94		
P129	SP45	209.53	180.96	103.22	9.29	TS 5X5X0.25	CS95/95		
P130	SP45	210.94	182.37	103.22	9.29	TS 5X5X0.25	CS96/96		
P131	SP45	212.35	183.78	103.22	9.29	TS 5X5X0.25	CS97/97		
P132	SP45	213.76	185.19	103.22	9.29	TS 5X5X0.25	CS98/98		
P133	SP45	215.17	186.60	103.22	9.29	TS 5X5X0.25	CS99/99		
P134	SP45	216.58	188.01	103.22	9.29	TS 5X5X0.25	CS100/100		
P135	SP45	217.99	189.42	103.22	9.29	TS 5X5X0.25	CS101/101		
P136	SP45	219.40	190.83	103.22	9.29	TS 5X5X0.25	CS102/102		
P137	SP45	220.81	192.24	103.22	9.29	TS 5X5X0.25	CS103/103		
P138	SP45	222.22	193.65	103.22	9.29	TS 5X5X0.25	CS104/104		
P139	SP45	223.63	195.06	103.22	9.29	TS 5X5X0.25	CS105/105		
P140	SP45	225.04	196.47	103.22	9.29	TS 5X5X0.25	CS106/106		
P141	SP45	226.45	197.88	103.22	9.29	TS 5X5X0.25	CS107/107		
P142	SP45	227.86	199.29	103.22	9.29	TS 5X5X0.25	CS108/108		
P143	SP45	229.27	200.70	103.22	9.29	TS 5X5X0.25	CS109/109		
P144	SP45	230.68	202.11	103.22	9.29	TS 5X5X0.25	CS110/110		
P145	SP45	232.09	203.52	103.22	9.29	TS 5X5X0.25	CS111/111		
P146	SP45	233.50	204.93	103.22	9.29	TS 5X5X0.25	CS112/112		
P147	SP45	234.91	206.34	103.22	9.29	TS 5X5X0.25	CS113/113		
P148	SP45	236.32	207.75	103.22	9.29	TS 5X5X0.25	CS114/114		
P149	SP45	237.73	209.16	103.22	9.29	TS 5X5X0.25	CS115/115		
P150	SP45	239.14	210.57	103.22	9.29	TS 5X5X0.25	CS116/116		
P151	SP45	240.55	211.98	103.22	9.29	TS 5X5X0.25	CS117/117		
P152	SP45	241.96	213.39	103.22	9.29	TS 5X5X0.25	CS118/118		
P153	SP45	243.37	214.80	103.22	9.29	TS 5X5X0.25	CS119/119		
P154	SP45	244.78	216.21	103.22	9.29	TS 5X5X0.25	CS120/120		
P155	SP45	246.19	217.62	103.22	9.29	TS 5X5X0.25	CS121/121		
P156	SP45	247.60	219.03	103.22	9.29	TS 5X5X0.25	CS122/122		
P157	SP45	249.01	220.44	103.22	9.29	TS 5X5X0.25	CS123/123		
P158	SP45	250.42	221.85	103.22	9.29	TS 5X5X0.25	CS124/124		
P159	SP45	251.83	223.26	103.22	9.29	TS 5X5X0.25	CS125/125		
P160	SP45	253.24	224.67	103.22	9.29	TS 5X5X0.25	CS126/126		
P161	SP45	254.65	226.08	103.22	9.29	TS 5X5X0.25	CS127/127		
P162	SP45	256.06	227.49	103.22	9.29	TS 5X5X0.25	CS128/128		
P163	SP45	257.47	228.90	103.22	9.29	TS 5X5X0.25	CS129/129		
P164	SP45	258.88	230.						



SLIDE 'A' PLANS
MARGARITAVILLE
18365 NW 45TH AVE. ROAD
CITRA, FL 32113

DATE	11.21.24
SCALE	AS SHOWN
DRAWN BY	AM
CHECKED BY	SRV
INT. JOB NO.	P60.001



SIDE INTERSECTION CLEARANCE			
INTERSECTION NUMBER	SIDE (ELEVATION)	SIDE (ELEVATION)	INTERSECTION CLEARANCE
INTERSECTION 1	A 160' (3.41%)	D 100' (4.14%)	10' 3"
INTERSECTION 2	A 100' (3.41%)	D 100' (4.14%)	9' 3"
INTERSECTION 3	A 107' (3.7%)	D 100' (4.14%)	8' 3.125"
INTERSECTION 4	A (10-14) 30%	D 100' (4.14%)	9' 0.344"
INTERSECTION 5	B 119' (11.12%)	D 100' (4.14%)	9' 0"
INTERSECTION 6	A 119' (11.12%)	D 112' (5.37%)	6' 4.344"
INTERSECTION 7	A 104' (3.38%)	D 113%	29' 3.344"
INTERSECTION 8	A 131' (6.12%)	D 104' (3.41%)	13' 4.244"
INTERSECTION 9	A 122' (5.17%)	D 112' (5.37%)	11' 2"
INTERSECTION 10	A (10-10) 12%	D 122' (5.17%)	11' 2"
INTERSECTION 11	A 120' (5.17%)	D 119' (5.17%)	11' 3.125"
INTERSECTION 12	A 100' (3.41%)	D 100' (4.14%)	10' 3"
INTERSECTION 13	A 107' (3.7%)	D 100' (4.14%)	25' 5.144"
INTERSECTION 14	A 127' (5.12%)	D 121' (4.344%)	8' 11.344"
INTERSECTION 15	A 100' (3.41%)	D 100' (4.14%)	10' 3"
INTERSECTION 16	A 100' (3.41%)	D 100' (4.14%)	10' 3.144"
INTERSECTION 17	A (10-12) 3.4%	D 101' (3.62%)	10' 9.444"
INTERSECTION 18	A 100' (3.41%)	D 100' (4.14%)	9' 2.344"
INTERSECTION 19	A 122' (5.17%)	D 112' (5.37%)	11' 2"
INTERSECTION 20	A 100' (3.41%)	D 101' (3.62%)	10' 3"
INTERSECTION 21	A 121' (5.08%)	D 100' (4.14%)	29' 8.844"
INTERSECTION 22	A 121' (5.08%)	D 100' (4.14%)	24' 8"
INTERSECTION 23	A 111' (3.14%)	D 100' (4.14%)	17' 4.122"
INTERSECTION 24	A 107' (3.64%)	D 104' (3.46%)	6' 0"
INTERSECTION 25	A 100' (3.41%)	D 107' (3.64%)	25' 8.844"
INTERSECTION 26	A 101' (3.52%)	D 104' (3.46%)	12' 5.122"
INTERSECTION 27	C 124' (8.34%)	D 100' (3.41%)	19' 3"
INTERSECTION 28	C 114' (3.44%)	D 101' (3.62%)	21' 2.122"
INTERSECTION 29	C 114' (3.44%)	D 100' (4.14%)	21' 2.122"
INTERSECTION 30	A 124' (8.34%)	D 104' (3.46%)	19' 9.444"
INTERSECTION 31	C 101' (3.08%)	D 100' (4.14%)	13' 13.544"
INTERSECTION 32	C 141' (10.14%)	D 100' (4.14%)	13' 12"
INTERSECTION 33	A 121' (5.08%)	D 101' (3.62%)	5' 11.844"
INTERSECTION 34	B 112' (3.14%)	D 100' (3.41%)	20' 11.122"
INTERSECTION 35	B 112' (3.14%)	D 100' (3.41%)	20' 8"
INTERSECTION 36	B 111' (3.07%)	D 101' (3.62%)	20' 4"
INTERSECTION 37	B 111' (3.07%)	D 101' (3.62%)	21' 3.344"

NOTE: CHANNELS 16' & ABOVE & BELOW SLODES INCLUDING SUPPORT (1')

SIDE: B							
SECT. NUMBER	PART CODE	DESCRIPTION	XCOORD	YCOORD	AZIM (DEG)	ELEV	GRADE [%]
B (1)	SAFE	POS: ENTRY	100.00	111.90	180.00	99.17	0.00
B (2)	OP1010L	STRAIGHT	80.00	111.90	180.00	99.17	0.00
B (3)	OP1020L	122.20x1.5 L4E	80.00	111.90	180.00	99.26	0.00
B (4)	OP1030L	STRAIGHT	70.00	111.90	180.00	100.15	8.99
B (5)	OP1010L	STRAIGHT	60.00	111.90	180.00	101.05	8.99
B (6)	OP1020L	STRAIGHT	50.00	111.90	180.00	101.94	8.99
B (7)	OP1030L	CONCAVE	48.81	111.90	180.00	104.39	52.37
B (8)	OP1010L	STRAIGHT	40.00	111.90	180.00	109.03	52.37
B (9)	OP1020L	STRAIGHT	34.80	111.90	180.00	110.90	8.99
B (10)	OP1010L	STRAIGHT	22.34	111.90	180.00	111.88	8.99
GSE101L							
OP1010L							
B (11)	OP1210L	RT	16.70	113.50	157.50	112.00	0.00
OP1210L							
B (12)	OP1010L	RT	10.60	117.01	137.50	113.01	0.00
OP1010L							
B (13)	OP1010L	RT	8.77	125.34	82.50	114.00	0.00
OP1010L							
B (14)	OP1010L	RT	11.84	132.47	52.50	114.75	0.00
OP1010L							
B (15)	OP1210L	RT	17.75	127.58	30.00	115.40	0.00
OP1210L							
B (16)	OP1010L	STRAIGHT	18.18	142.54	30.00	116.07	0.00
GSE101R							
GSE101R							
OP1010L							
B (17)	OP1210L	LT	10.20	147.74	52.50	117.00	0.00
OP1210L							
B (18)	OP1010L	LT	14.03	155.17	97.50	117.83	0.00
OP1010L							
B (19)	OP1010L	LT	10.07	161.73	142.50	118.52	0.00
OP1010L							
B (20)	OP1010L	LT	12.64	168.86	187.50	119.24	0.00
OP1010L							
B (21)	OP1010L	LT	10.00	169.00	232.50	119.00	0.00
OP1010L							
B (22)	OP1010L	LT	14.25	152.17	277.50	120.67	0.00
OP1010L							
B (23)	OP1010L	LT	17.12	145.04	307.50	121.30	0.00
OP1010L							
B (24)	OP1210L	LT	18.24	139.95	360.00	122.10	0.00
OP1210L							
B (25)	OP1010L	CONCAVE	10.14	135.85	330.00	123.36	16.60
GSE101L							
OP1010L							
B (26)	OP1010L	CONCAVE	10.47	133.31	330.00	125.35	0.01
GSE101L							
OP1010L							
B (27)	OP1210L	RT	40.28	133.20	307.50	130.27	0.00
OP1210L							
B (28)	OP1010L	RT	44.12	118.67	262.50	126.90	0.00
OP1010L							
B (29)	OP1010L	RT	40.16	113.12	217.50	127.70	0.00
OP1010L							
B (30)	OP1210L	RT	36.63	111.46	195.00	128.06	8.99
OP1210L							
B (31)	OP1010L	RT	28.86	111.57	165.00	128.76	8.99
OP1010L							
B (32)	OP1210L	RT	21.90	110.09	142.50	129.49	8.99
OP1210L							
B (33)	OP1010L	CONVEX	14.00	121.15	142.50	130.40	8.99
GSE101R							
OP1010L							
B (34)	OP1010L	STRAIGHT	6.10	127.21	142.50	131.31	8.99
GSE101R							
OP1010L							
B (35)	OP1210L	RT	1.01	133.13	120.00	132.02	0.00
OP1210L							
B (36)	OP1010L	RT	0.16	140.74	75.00	132.74	0.00
OP1010L							
B (37)	OP1010L	CONVEX	4.94	140.72	30.00	133.46	0.00
OP1010L							
B (38)	OP1010L	RT	12.55	147.57	365.00	134.17	0.00
OP1010L							
B (39)	OP1010L	RT	18.13	142.79	300.00	134.89	0.00
OP1010L							
B (40)	OP1210L	RT	19.71	139.07	277.50	135.25	0.00
OP1210L							
B (41)	OP1010L	RT	19.12	131.28	250.00	135.87	0.00
OP1010L							
B (42)	OP1010L	(7.40x)	17.20	124.12	255.00	136.63	0.00
GSE101R							
OP1010L							
B (43)	OP1010L	CONCAVE	15.00	118.09	255.00	139.08	52.37
OP1010L							
B (44)	OP1010L	[27.70x1.5 L4E]	14.46	113.91	250.00	140.13	41.42
B (45)	OP1010L	CONVEX	12.79	107.33	250.00	141.49	0.00
B (46)	ENTRY	ENTRY SECTION	9.83	96.99	250.00	141.00	0.00
SD-CUTUP/L							
SD-SPUR/L							
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NO.	DATE	REVISIONS	E
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SLIDE 'B' PLANS
MARGARITAVILLE
18365 NW 45TH AVE. R
CITRA, FL 32113

This form has been electronically signed and sealed by Scott R. Vaughn, State of Illinois, Professional Engineer, No. 000000000 using a digital signature.



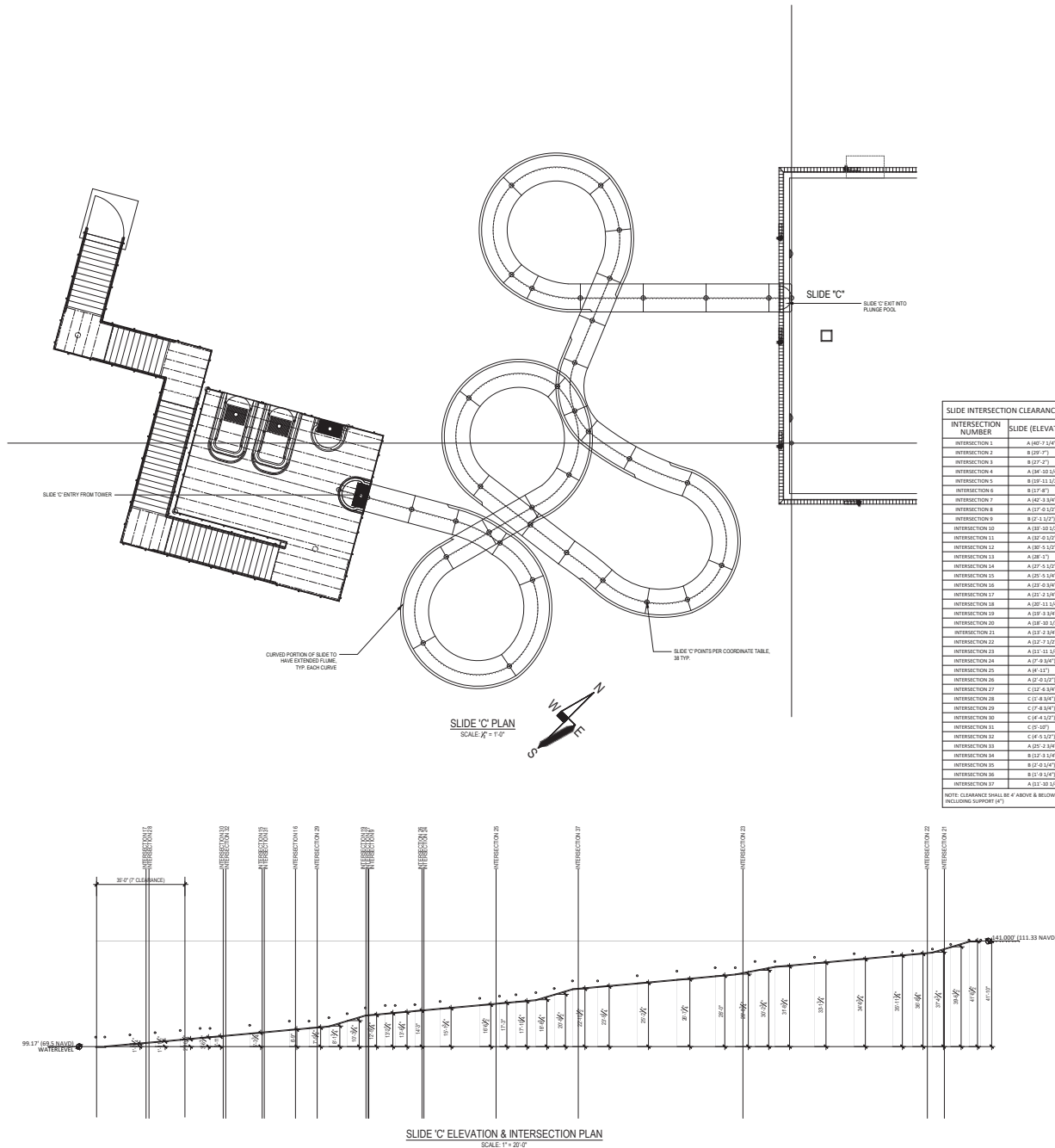
Digitally signed by Scott R. Vaughn
 DN: cn=Scott R. Vaughn,
 o=Scott R. Vaughn, c=US
 Date: 2025.04.29 11:12:10-0500

Printed copies of this document are not considered signed and sealed and the digital signature must be

ENGINEER OF RECORD:
SCOTT R. VAUGHN, P.E.
FL. LICENSE # 59531
116 SE 23rd TER
CAPE CORAL, FLORIDA 33990
Tel: 214.404.2806

DATE	11.21.24
SCALE	AS SHOWN
DRAWN BY	AM
CHECKED BY	SRV
INT. JOB NO.	P60.001

S6.0



INTERSECTION NUMBER	SLIDE (ELEVATION)	SLIDE (ELEVATION)	INTERSECTION CLEARANCE
INTERSECTION 1	A (40'-7.5' L)	B (38'-4.5' L)	10'-3"
INTERSECTION 2	B (38'-4.5' L)	C (38'-4.5' L)	8'-7.5' L
INTERSECTION 3	B (38'-4.5' L)	D (38'-4.5' L)	8'-7.5' L
INTERSECTION 4	A (34'-10' L)	B (38'-4.5' L)	8'-7.5' L
INTERSECTION 5	B (38'-4.5' L)	C (38'-4.5' L)	8'-7.5' L
INTERSECTION 6	B (38'-4.5' L)	D (38'-4.5' L)	8'-7.5' L
INTERSECTION 7	A (34'-10' L)	B (38'-4.5' L)	8'-7.5' L
INTERSECTION 8	A (34'-10' L)	C (38'-4.5' L)	8'-7.5' L
INTERSECTION 9	A (34'-10' L)	D (38'-4.5' L)	8'-7.5' L
INTERSECTION 10	A (34'-10' L)	E (38'-4.5' L)	8'-7.5' L
INTERSECTION 11	A (34'-10' L)	F (38'-4.5' L)	8'-7.5' L
INTERSECTION 12	A (34'-10' L)	G (38'-4.5' L)	8'-7.5' L
INTERSECTION 13	A (34'-10' L)	H (38'-4.5' L)	8'-7.5' L
INTERSECTION 14	A (34'-10' L)	I (38'-4.5' L)	8'-7.5' L
INTERSECTION 15	A (34'-10' L)	J (38'-4.5' L)	8'-7.5' L
INTERSECTION 16	A (34'-10' L)	K (38'-4.5' L)	8'-7.5' L
INTERSECTION 17	A (34'-10' L)	L (38'-4.5' L)	8'-7.5' L
INTERSECTION 18	A (34'-10' L)	M (38'-4.5' L)	8'-7.5' L
INTERSECTION 19	A (34'-10' L)	N (38'-4.5' L)	8'-7.5' L
INTERSECTION 20	A (34'-10' L)	O (38'-4.5' L)	8'-7.5' L
INTERSECTION 21	A (34'-10' L)	P (38'-4.5' L)	8'-7.5' L
INTERSECTION 22	A (34'-10' L)	Q (38'-4.5' L)	8'-7.5' L
INTERSECTION 23	A (34'-10' L)	R (38'-4.5' L)	8'-7.5' L
INTERSECTION 24	A (34'-10' L)	S (38'-4.5' L)	8'-7.5' L
INTERSECTION 25	A (34'-10' L)	T (38'-4.5' L)	8'-7.5' L
INTERSECTION 26	A (34'-10' L)	U (38'-4.5' L)	8'-7.5' L
INTERSECTION 27	A (34'-10' L)	V (38'-4.5' L)	8'-7.5' L
INTERSECTION 28	A (34'-10' L)	W (38'-4.5' L)	8'-7.5' L
INTERSECTION 29	A (34'-10' L)	X (38'-4.5' L)	8'-7.5' L
INTERSECTION 30	A (34'-10' L)	Y (38'-4.5' L)	8'-7.5' L
INTERSECTION 31	A (34'-10' L)	Z (38'-4.5' L)	8'-7.5' L
INTERSECTION 32	A (34'-10' L)	AA (38'-4.5' L)	8'-7.5' L
INTERSECTION 33	A (34'-10' L)	AB (38'-4.5' L)	8'-7.5' L
INTERSECTION 34	A (34'-10' L)	AC (38'-4.5' L)	8'-7.5' L
INTERSECTION 35	A (34'-10' L)	AD (38'-4.5' L)	8'-7.5' L
INTERSECTION 36	A (34'-10' L)	AE (38'-4.5' L)	8'-7.5' L
INTERSECTION 37	A (34'-10' L)	AF (38'-4.5' L)	8'-7.5' L

NOTE: CLEARANCE SHALL BE 4' ABOVE & BELOW SLIDES INCLUDING SUPPORT (S).

SECT. NUMBER	PART CODE	DESCRIPTION	XCOORD	YCOORD	AZIM (Deg)	ELEV	GRADE (%)
C (1)	GRPE	POOL ENTRY	100.00	100.00	180.00	99.17	0.00
C (2)	GR4000C-SP	GR4000R 5.5%	96.42	121.00	180.00	99.31	0.00
C (3)	GR1007R	STRAIGHT	86.46	121.00	180.00	100.23	0.00
C (4)	GR1007R	STRAIGHT	76.50	121.00	180.00	101.12	0.00
C (5)	GR1007R	STRAIGHT	66.54	121.00	180.00	102.02	0.00
C (6)	GR12320R	R1	108.08	124.52	157.50	100.75	0.00
C (7)	GR12320R	R1	55.84	126.89	135.00	101.08	0.00
C (8)	GR12320R	R1	55.84	140.83	45.00	101.49	0.00
C (9)	GR12320R	R1	69.78	140.83	315.00	101.91	0.00
C (10)	GR12320R	R1	72.71	153.76	270.00	106.02	0.01
C (11)	GR12320R	R1	71.29	126.11	247.50	107.52	0.00
C (12)	GR12320R	CONCAVE	68.42	119.42	247.50	109.48	10.11
C (13)	GR12320R	CONCAVE	65.85	113.74	247.50	111.64	0.00
C (14)	GR12320R	CONCAVE	65.85	105.09	252.50	112.85	0.01
C (15)	GR12320R	CONCAVE	67.82	101.84	315.00	112.70	0.01
C (16)	GR12320R	CONCAVE	74.01	97.51	337.50	113.43	0.01
C (17)	GR12320R	STRAIGHT	85.51	95.70	337.50	114.51	0.01
C (18)	GR12320R	R1	86.92	86.83	247.50	115.72	0.00
C (19)	GR12320R	R1	85.51	75.22	252.50	116.41	0.00
C (20)	GR12320R	CONCAVE	77.50	74.80	165.00	117.02	0.00
C (21)	GR12320R	R1	77.50	78.25	142.50	117.73	0.00
C (22)	GR12320R	CONCAVE	64.30	62.65	142.50	118.88	10.10
C (23)	GR12320R	CONCAVE	58.02	67.08	142.50	120.08	0.00
C (24)	GR12320R	STRAIGHT	50.72	65.13	142.50	122.94	0.00
C (25)	GR12320R	R1	48.87	107.15	57.50	124.01	0.00
C (26)	GR12320R	R1	62.00	108.99	322.50	125.77	0.01
C (27)	GR12320R	R1	64.74	94.97	232.50	127.18	0.00
C (28)	GR12320R	R1	58.87	89.92	232.50	127.89	0.00
C (29)	GR12320R	CONCAVE	52.08	85.00	232.50	128.40	10.11
C (30)	GR12320R	CONCAVE	45.29	81.08	232.50	130.00	0.00
C (31)	GR12320R	CONCAVE	45.63	68.92	300.00	132.32	0.00
C (32)	GR12320R	CONCAVE	55.29	64.66	30.00	133.73	0.00
C (33)	GR12320R	CONCAVE	58.95	78.32	120.00	135.15	0.00
C (34)	GR12320R	CONCAVE	55.80	84.19	142.50	135.85	0.00
C (35)	GR12320R	CONCAVE	46.00	87.64	165.00	136.56	0.00
C (36)	GR12320R	CONCAVE	38.81	89.51	165.00	138.72	10.10
C (37)	GR12320R	CONCAVE	32.83	91.39	165.00	140.88	0.00
C (38)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (39)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (40)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (41)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (42)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (43)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (44)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (45)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (46)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (47)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (48)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (49)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (50)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (51)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (52)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (53)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (54)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (55)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (56)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (57)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (58)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (59)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (60)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (61)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (62)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (63)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (64)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (65)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (66)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (67)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (68)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (69)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (70)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (71)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (72)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (73)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (74)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (75)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (76)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (77)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (78)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (79)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (80)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (81)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (82)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (83)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (84)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (85)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (86)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (87)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (88)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (89)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (90)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (91)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (92)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (93)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (94)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (95)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (96)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (97)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (98)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (99)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00
C (100)	GR12320R	CONCAVE	28.27	92.61	165.00	141.00	0.00

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NO.	DATE	REVISIONS	BY
1			
2			
3			
4			
5			
6			

SLIDE 'C' PLANS
MARGARITAVILLE
18365 NW 45TH AVE. ROAD
CITRA, FL 32113

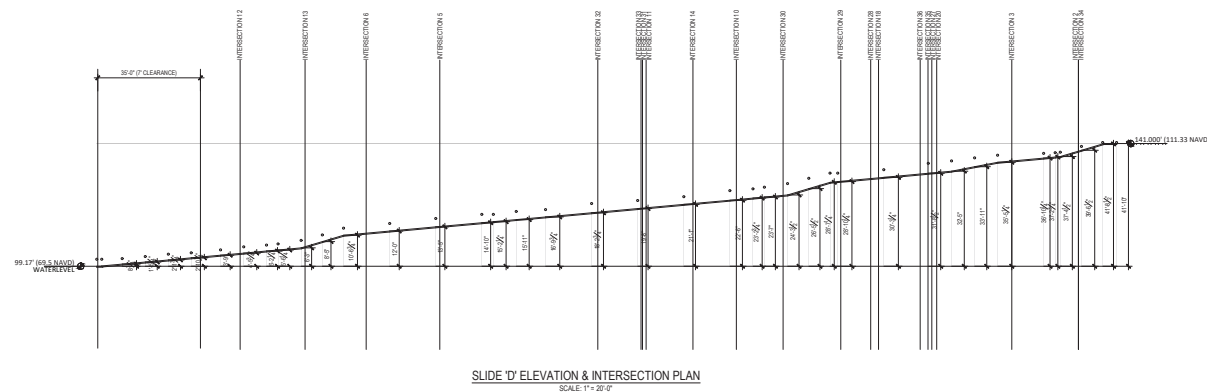
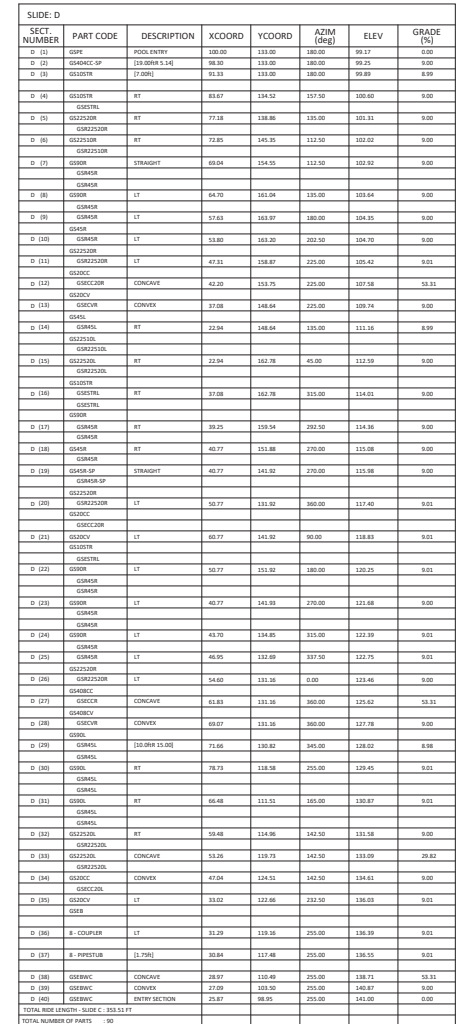


ENGINEER OF RECORD:
SCOTT R. VAUGHN, P.E.

FL LICENSE # 11113.33
116 SE 23rd TER
CAPE CORAL, FL 33909
PH: 239-464-2806

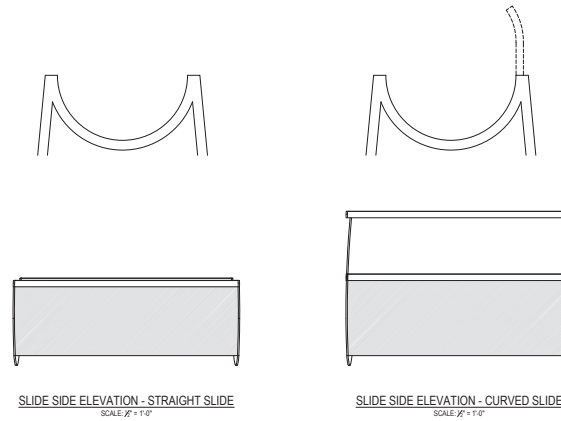
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INT. JOB NO.	P601.001

S7.0

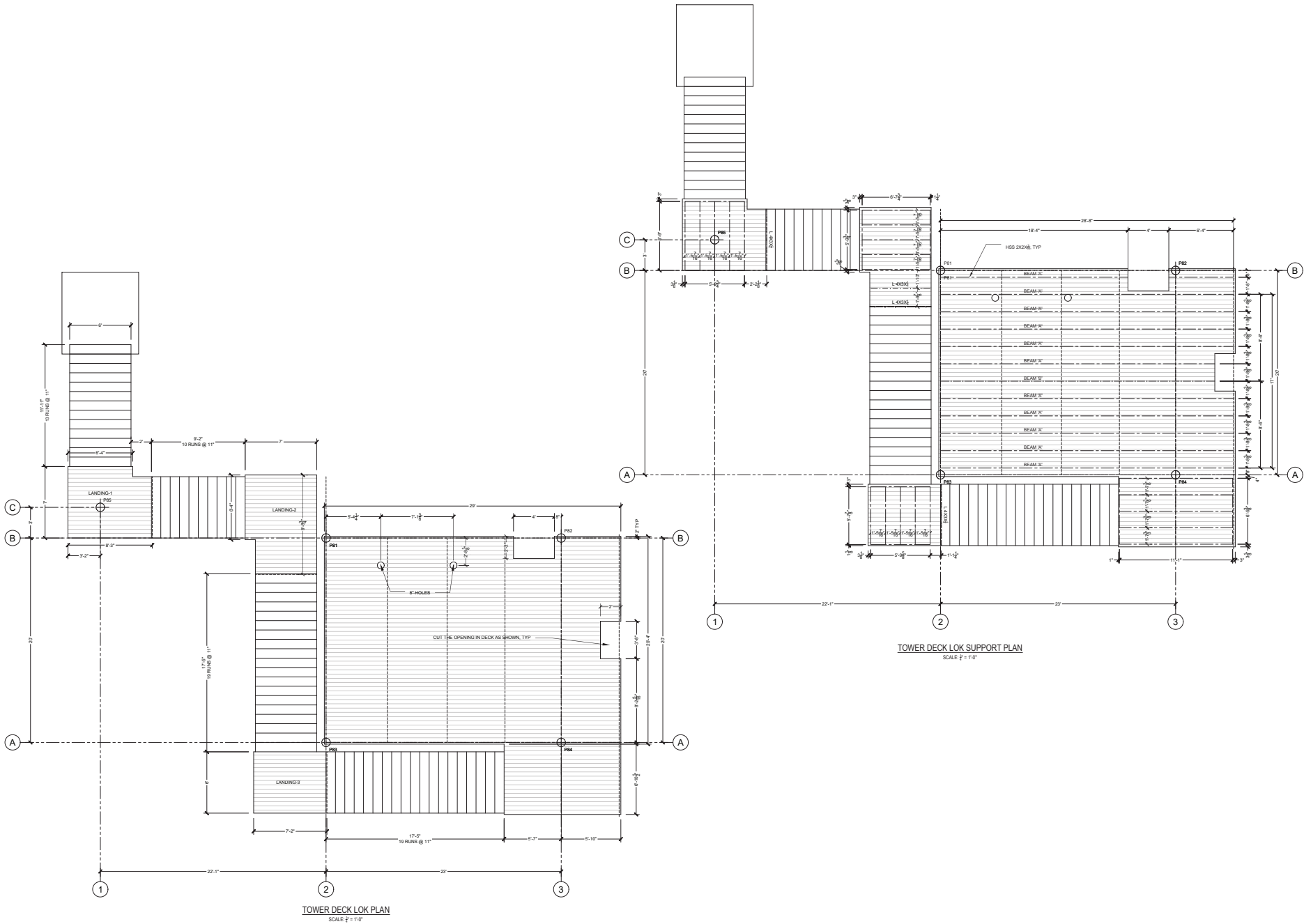


SLIDE 'D' PLANS
MARGARITAVILLE
18365 NW 45TH AVE. ROAD
CITRA, FL 32113

S8.0

S9.0





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NO.	DATE	REVISIONS	BY
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SLIDE TOWER LOK PLANS

MARGARITAVILLE
18365 NW 45TH AVE. ROAD
CITRA, FL 32113



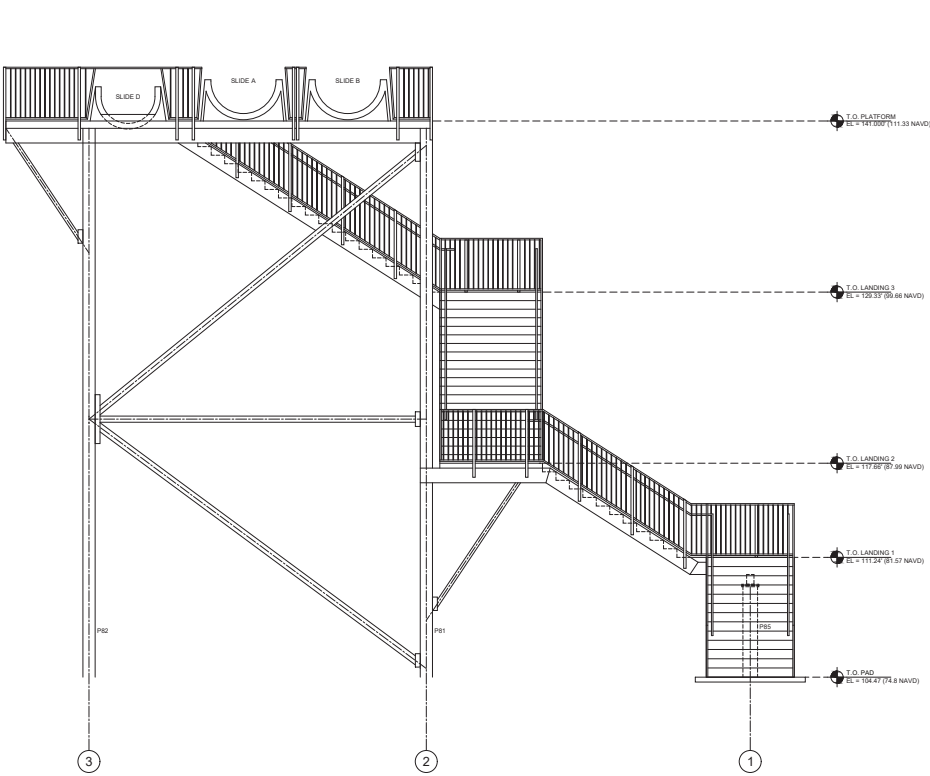
ENGINEER OF RECORD:

SCOTT R. VAUGHN, P.E.

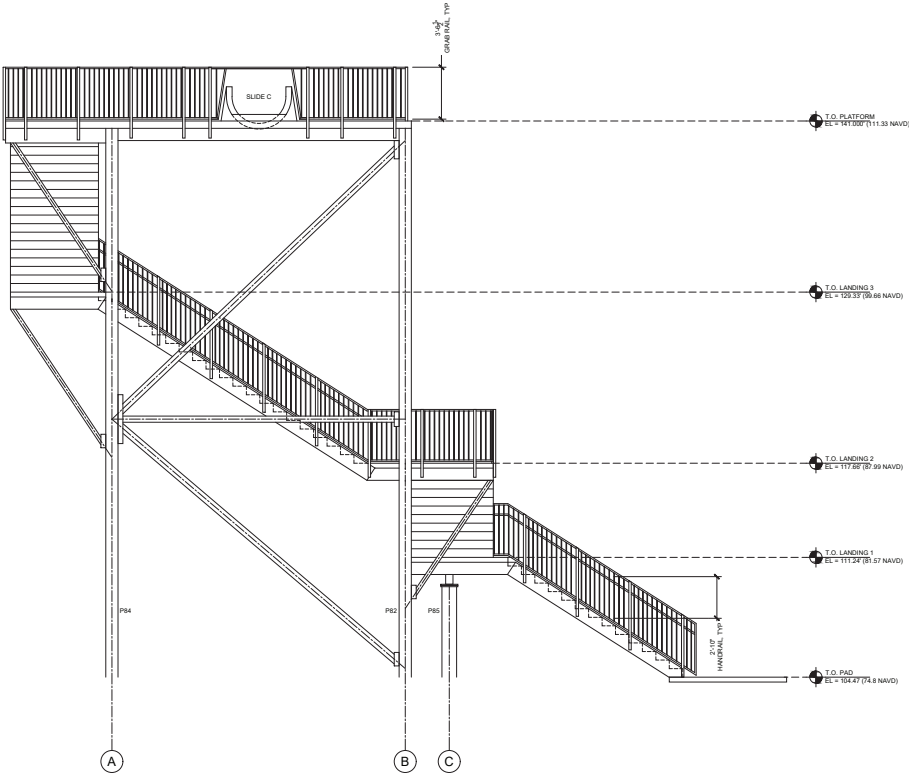
FL LICENSE # 59931
110 SE 23rd TERN
CAPE CORRAL, FL 33904 33990
PH: 239-494-2866

DATE	11.06.24
SCALE	AS SHOWN
DRAWN BY	TJA
CHECKED BY	SRV
INT. JOB NO.	P60.001

ST3.0



TOWER ELEVATION
SCALE: 1/4" = 1'-0"



TOWER ELEVATION
SCALE: 1/4" = 1'-0"

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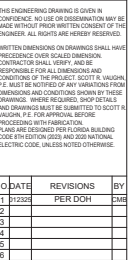
SLIDE TOWER ELEVATIONS
MARGARITAVILLE
18365 NW 45TH AVE. ROAD
CITRA, FL 32113



ENGINEER OF RECORD:
SCOTT R. VAUGHN, P.E.
FL LICENSE # 59931
110 SE 22nd TERR
CAPE CORRAL, FL 33904-3399
PH: 239-494-2806

DATE	11.06.24
SCALE	AS SHOWN
DRAWN BY	TJA
CHECKED BY	SRV
INT. JOB NO.	P50.001

ST5.0



DATE	REVISIONS	BY
01/23/25	PER DOH	CMB

POOL SITE PLAN

OCALA MARGARITAVILLE PLUNGE POOL
18365 NW 45TH AVE RD
CITRA, FL 32113



ENGINEER OF RECORD:

SCOTT R. VAUGHN, P.E. LLC
C.A. 330002
SCOTT R. VAUGHN, P.E.
FL. # 59531
116 SE 23RD TER
CAPE CORAL, FL 33990
PH: 239-494-2806

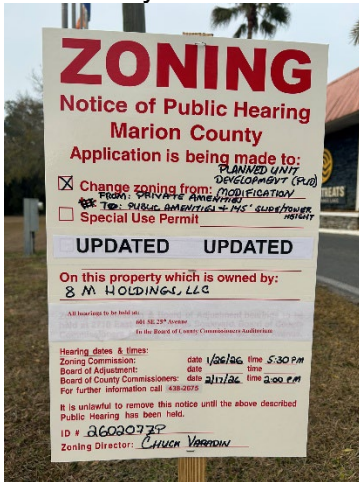
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CHECKED BY	SRV
INT. JOB NO.	P14.023

CP1.0



January 21, 2026

1. Hwy 318



2. Internal Site Frontage



January 15, 2026

1. Internal Site Frontage



2. Views northwest to south.





Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-21812

Agenda Date: 1/26/2026

Agenda No.: 2.1.

SUBJECT:

25-S14 - Pecan Hollow Farms LLC, 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 (CASE WITHDRAWN)

DESCRIPTION/BACKGROUND:

The case has been withdrawn. This is for information purposes only.



Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-21814

Agenda Date: 1/26/2026

Agenda No.: 2.2.

SUBJECT:

251208ZC - Pecan Hollow Farms LLC, 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, ±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 (CASE WITHDRAWN)

DESCRIPTION/BACKGROUND:

The case has been withdrawn. This for information purposes only.



Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-21811

Agenda Date: 1/26/2026

Agenda No.: 2.3.

SUBJECT:

260204SU - Carla L. Garcia, Special Use Permit to Allow for A Permanent Food Truck Park, in a Neighborhood Business (B-1) Zone, 2.02 Acre Parcel, Parcel Account Number 41577-001-00, No Address Assigned

DESCRIPTION/BACKGROUND:

Walter Pimentel, on behalf of Carla Garcia, has filed a Special Use Permit for a permanent food truck park in a 2.02-acre property with a Neighborhood Business (B-1) zoning classification in Belleview, 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 inside the Urban Growth Boundary (UGB) and in the County's Secondary Springs Protection Overlay Zone (SSPOZ).



**Marion County
Board of County Commissioners**

Growth Services

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

**PLANNING & ZONING SECTION
STAFF REPORT**

P&Z Date: 1/26/2026	BCC Date: 2/17/2026
Case Number	260204SU
EPL Number	PL SUP-000013-2025
Type of Case	Special Use Permit for permanent food truck park
Owner	Carla Garcia
Applicant	Walter Pimentel
Street Address/Site Location	No Address Assigned
Parcel Number(s)	41577-001-00
Property Size	±2.02 AC
Future Land Use	Commercial (COM)
Existing Zoning Classification	Neighborhood Business (B-1)
Overlays Zones/Special Areas	Urban Growth Boundary (UGB) & Secondary Springs Protection Zone (SSPZ)
Staff Recommendation	APPROVAL WITH CONDITIONS
P&Z Recommendation	TBD
Project Planner	Jared Rivera-Cayetano
Related Cases	Rezoning Case No. 110501Z – General Agriculture (A-1) to Neighborhood Business (B-1)

I. ITEM SUMMARY

Walter Pimental, on behalf of Carla Garcia, filed a Special Use Permit (SUP) application for a ±2.02-acre property with a zoning classification of Neighborhood Business (B-1). The Parcel Identification Numbers for the subject property is 41577-001-00; the site has not been assigned an address. The subject property is not part of an existing subdivision, the legal descriptions are provided within the SUP application (see Attachment A). The site is located inside the Urban Growth Boundary (UGB) and within the Secondary Springs Protection Zone (SSPZ). The intention of this Special Use Permit request is to allow a permanent food truck park. The Special Use Permit request is *not* in response to an on-going code case.

Figure 2 (and Attachment A) provides a preliminary site plan for the requested use. The submitted concept plan currently indicates twenty-four (24) food trucks and approximately 120 seats within an open-air pavilion to serve as a central dining hall. Hand-washing stations and ceiling fans are proposed within the pavilion hall. The submitted SUP concept plan provides parking around the dining hall/food trucks. Permanent bathrooms consistent with the Florida Building Code are provided. Buffers are provided along SE Highway 484, along a drainage retention area (DRA) to the east, and along residential lots to the north. A six-foot vinyl fence is provided/requested along the latter in lieu of a buffer wall. Additional waivers are requested related to access and utilities.

II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS**. Staff finds that the approval of this application would allow a commercial use that is not dissimilar from other uses (in terms of food service, etc.) explicitly listed as permitted uses or special uses for B-1 zoning. The project must still undergo formal development review processes and must meet County standards related to utilities, access, signage, landscaping, and other zoning standards. 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.

Figure 1

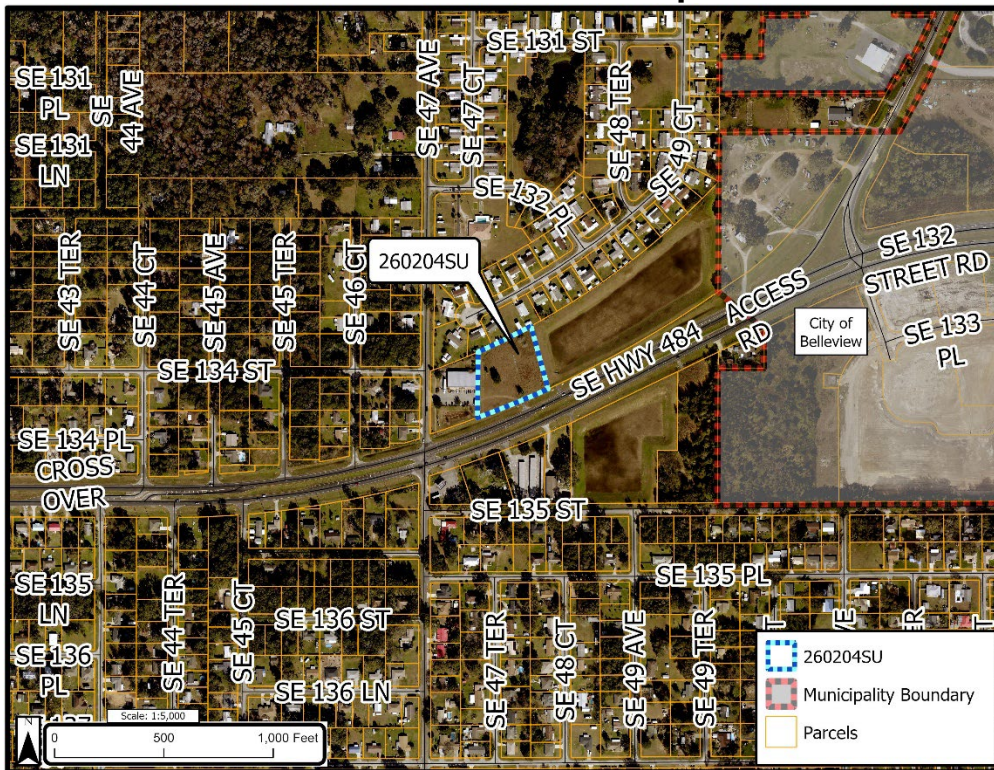
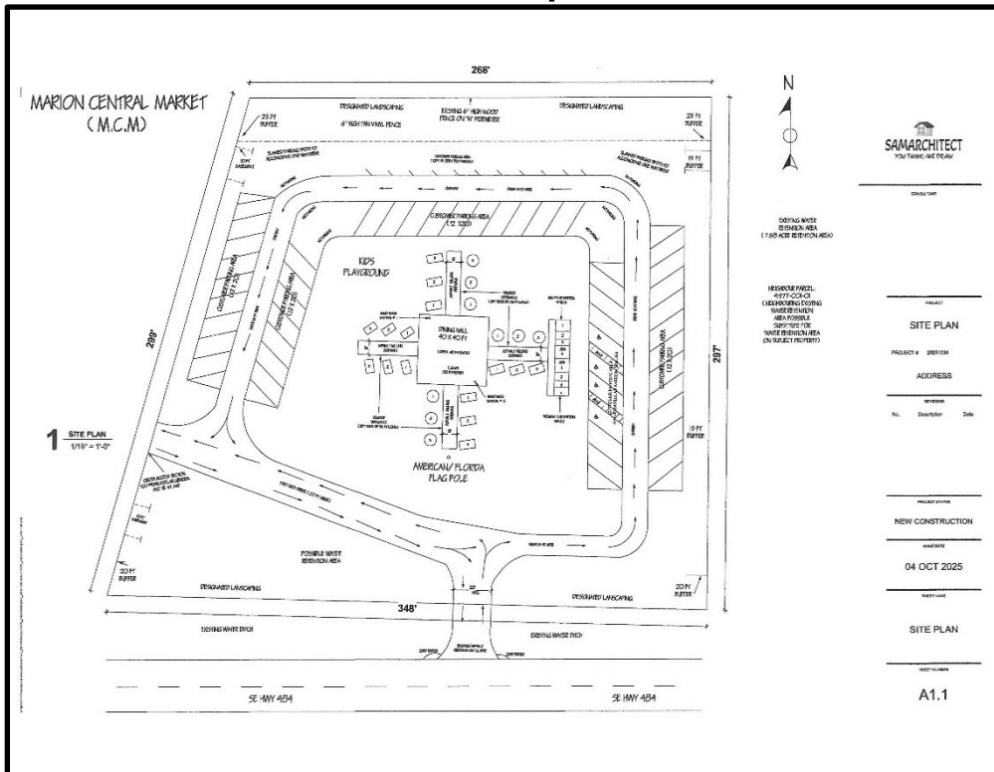


Figure 2 Concept Plan



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 (47 owners) within 300 feet of the subject property on January 9, 2025. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on January 6, 2025, and consistent with LDC Section 2.7.3.E., due public notice was published in the Ocala Star-Banner on January 12, 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, one (1) letter of opposition 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 3 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

In general, properties to the east of the intersection between SE 47th Avenue and SE Highway 484 are characterized as non-residential, including commercial, industrial, and institutional properties. Select institutional properties are specifically used as drainage retention areas (DRAs).

Properties to the north, south, and west of the SE 47th Avenue/SE Highway 484 intersection are predominantly residential. Notably, properties to the west and south of the intersection are within the pre-existing Belleview Heights Estates subdivision. Properties directly to the north of the subject property are within the Tropicana Village subdivision.

Staff conducted a site visit with on January 6, 2026. Staff found that the subject property, along SE Highway 484, is located to the east of an existing Dollar General store and to the west of an existing DRA. The subject property itself is vacant, with a limited number of trees on-site. The property contains stormwater culverts and an existing apron along SE Highway 484. Notably, the Dollar General store has access to SE 47th Avenue.

B. *Zoning Classification.*

Figure 4 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 east of the SE 47th Avenue/SE Highway 484 intersection are zoned for commercial uses, including select properties within Belleview city limits located at the intersection of Highway 484 and SE 132nd Street Road. Staff notes several rezonings to commercial zoning classifications have been previously approved along SE Highway 484, including for the subject property itself. Staff notes select DRA properties are currently zoned for General Agriculture (A-1).

Properties directly to the north of the subject property within the Tropicana Village subdivision are currently zoned Mixed Residential (R-4), while properties within the existing Belleview Heights Estates subdivision are currently zoned Single Family Dwelling (R-1).

C. *FLUM Designation.*

Figure 5 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—with the exception of DRA properties designated as Public (P)—to the east of the SE 47th Avenue/SE Highway 484 intersection are designated as Commercial (COM), including properties within Belleview city limits at the intersection of Highway 484 and SE 132nd Street Road.

Properties within the Tropicana Village and the Belleview Heights Estates subdivisions are designated as Medium Residential (MR), with the exception of homeowners' association (HOA) properties designated as Public (P).

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

Table 1, below, assembles the information in Figures 3, 4, and 5 in tabular form. Site photos are attached to this report (see Attachment C).

TABLE 1.
ADJACENT PROPERTY CHARACTERISTICS

Direction	FLUM Designation	Zoning Classification	MCPA Existing Use
Subject Property	Commercial (COM)	Neighborhood Business (B-1)	Vacant Commercial
North	Medium Residential (MR)	Mixed Residential (R- 4)	Mobile Home Residential
South	Right-of-Way & Commercial (COM)	Right-of-Way, Community Business (B-2) & Regional Business (B-4)	Right-of-Way, Commercial, Industrial & Private Institutional
East	Public (P)	General Agriculture (A-1)	Government Institutional
West	Commercial (COM)	Neighborhood Business (B-1)	Commercial

Figure 3
Existing Use per Property Appraiser Property Code

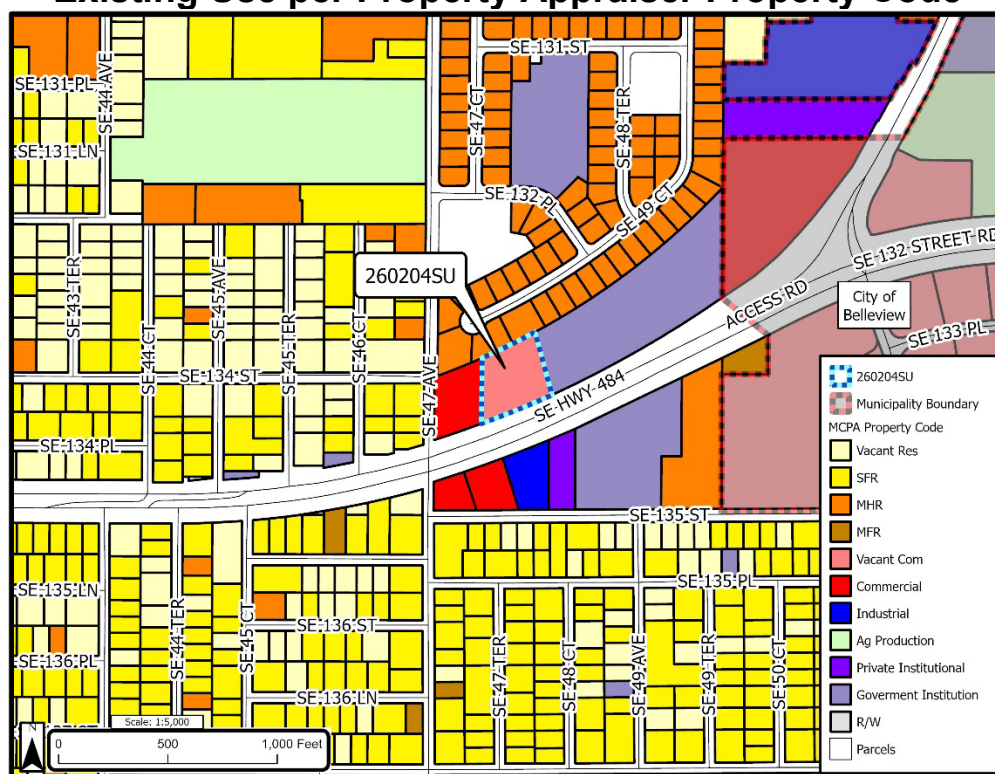


Figure 4
Zoning Classification

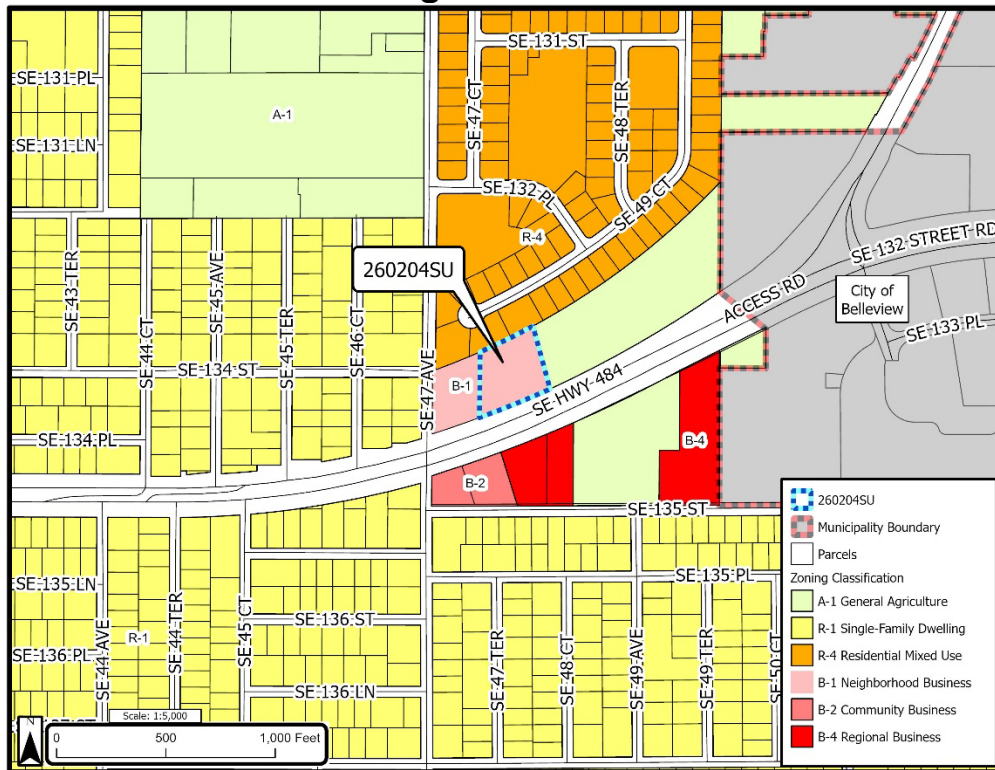
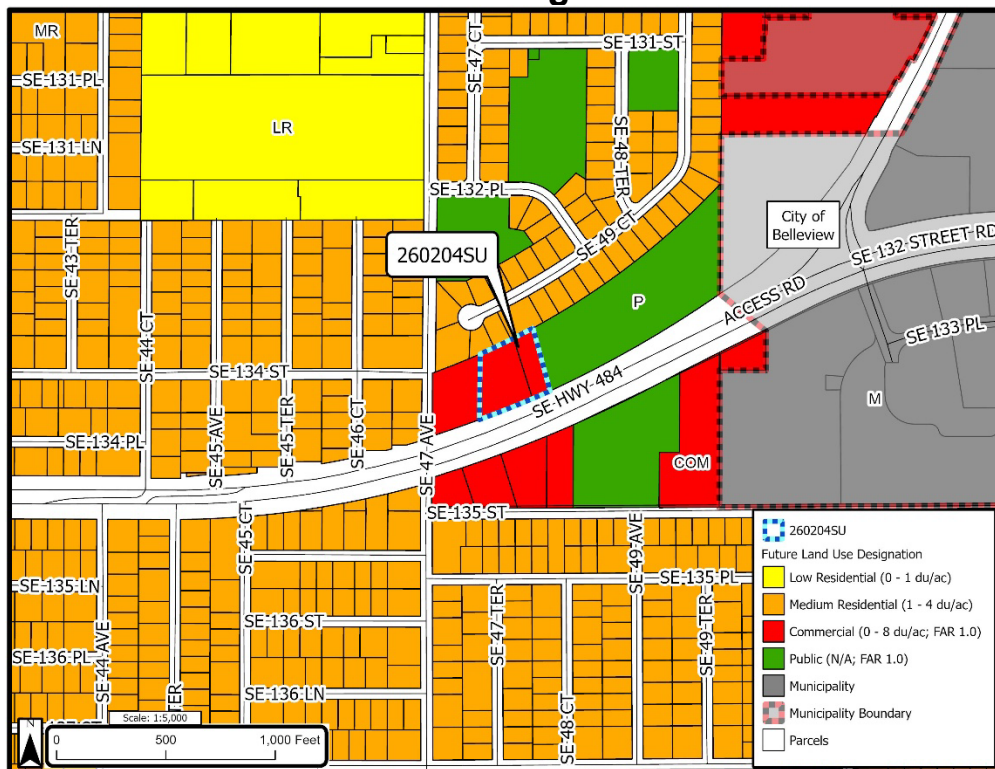


Figure 5
FLUMS Designation



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.

- 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 apron along SE Highway 484, an arterial road maintained by Marion County. SE 47th Avenue is a major local road maintained by Marion County. Staff notes the subject property may or may not meet driveway spacing standards to allow the existing apron during the formal development review process; however, the project would still have cross access through the Dollar General property to the west. Sidewalks along SE Highway 484 are required by code.

No traffic analysis was provided; however, the special use as proposed could allow up to 160 peak-hour trips if twenty-six (26) food trucks are proposed. Staff notes that a traffic study would therefore be required during the formal development review process to identify and coordinate necessary road improvements based on the number of food trucks proposed. The developer will be able to adjust the number of food trucks during development review; a greater number of food trucks will require additional roadway improvements at the developer's expense. Staff notes the SE Highway 484 currently meets County Level of Service (LOS) standards for Urban Arterial roads.

Staff therefore finds the application **is consistent** with provisions for ingress and egress, provided that the following condition(s) are met:

- *A site plan shall be submitted for approval through the development review process. The number of food trucks allowed on-site shall remain consistent with the approved site plan.*
- *Access shall be provided consistent with County standards.**

**Given that the subject property may or may not meet driveway spacing standards, the applicant is requesting a waiver from the LDC to allow a driveway along SE Highway 484.*

TABLE 2. LAND USE TRANSPORTATION IMPACTS			
Use	Units**	Trip Rate (per unit)*	Estimated Daily Trips
High-Turnover (Sit-Down) Restaurant	142 seats	0.39 PM peak-hour trips (ITE code 932) x 142	± 55.38 PM peak-hour trips
Fast Food Restaurant with Drive-Through	103 seats	0.97 PM peak-hour trips (ITE code 934) x 103	± 99.91 PM peak-hour trips
Food Cart Pod	24 food carts	6.16 PM peak-hour trips x 24	± 147.84 PM peak-hour trips

*Peak hour of adjacent street traffic, one hour between 4 and 6 PM.

**Based on average number of seats in ITE-cited studies, per ITE Trip Generation Manual, 12th Edition.

Source: ITE Trip Generation Manual, 12th Edition, LU Code 932-High-Turnover (Sit-Down) Restaurant, LU Code 934-Fast-Food Restaurant with Drive-Through Window, LU Code 926-Food Cart Pod

- 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: The submitted SUP concept plan currently indicates twenty-four (24) food trucks and approximately 120 seats within the subject property. Section 6.11.8 of the Marion County Land Development Code (LDC) requires one (1) parking space for every four (4) seats for restaurants. The Marion County LDC would thus require approximately 30 parking spaces.

That said, Office of the County Engineer (OCE) staff has indicated concerns with the number of parking spaces indicated in the SUP concept plan, as food truck parks may have higher turnover compared to traditional site-down restaurants.

Where land use types are not listed by the Marion County LDC, documentation from professional sources including the Institute of Transportation Engineers (ITE) or the American Planning Association (APA) would typically be required. However, Staff notes there is limited data related to parking generation specifically from food truck parks. Furthermore, few municipalities have established parking standards specifically for food truck parks. Within central Florida, Osceola County has established a standard of four (4) parking spaces for the first food truck, with an

additional two (2) spaces for each additional food truck—for a total of fifty (50) spaces for twenty-four (24) food trucks. The SUP concept plan currently proposes fifty-six (56) parking spaces.

Given that the subject property is surrounded by clearly-delineated commercial development to the west, residential development to the north, and a water retention area (WRA) to the east, there are limited spaces for food trucks to “spillover” into adjacent properties. 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:

- *The site shall provide four (4) parking spaces for the first food truck with two (2) parking spaces per each additional food truck. The size and material of the parking spaces shall be provided consistent with the Marion County Land Development Code (LDC).*

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

Analysis: The applicant intends to provide several garbage bins, with a main garbage collection area—required to meet LDC Section 6.8.7—to be located within the subject property. The applicant indicates that waste removal (both solid waste and grease removal) will be provided through a private contractor.

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 SECO Energy for electricity. Any electrical work will need to meet applicable County standards at the time of permitting.

The subject property is within the City of Belleview Utilities service area. Staff notes the nearest central potable water and wastewater lines are between 900 and 1,600 feet from subject property boundaries. Marion County Utilities Department staff has indicated that the subject property, as currently proposed, will likely trigger connection requirements based on current County standards.

Regardless of connection to central utilities, grease traps will need to be provided to County and/or City of Belleview standards. Staff therefore concludes that the application **is consistent** with LDC provisions for utilities, provided that the following condition(s) are met:

- *Potable water and wastewater shall be provided consistent with County standards.***

- *Grease traps shall be provided to County standards, as determined during development review.*

***Given the distance between the subject property and existing water/wastewater lines, the applicant is requesting a waiver from County standards. If approved, Staff notes that any wells and septic systems would be required to meet Department of Health (DOH) and Department of Environmental Protection (DEP) standards at the time of permit review.*

- 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 during the development review process. As a commercial use, Section 6.8.6 of the Marion County LDC does not require buffers on all property boundaries abutting commercially-zoned properties, the submitted concept plan provides a six-foot security fence around the proposed food truck area/dining hall.

As a commercial use, 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 SE Highway 484 to the south and along the existing DRA to the east. The submitted concept plan provides a twenty-foot landscaping strip along SE Highway 484 and a fifteen-foot landscaping strip along the DRA property to the east.

That said, 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 a residential parcel. The submitted concept plan provides a 25-foot landscaping strip along residential lots in the existing Tropicana Village subdivision to the north. Although landscaping is required by code to be installed on the public view side of the wall, the submitted concept plan instead provides a six-foot vinyl fence along the subject property perimeter.

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

- *Buffer widths shall be provided consistent with the submitted concept plan. Required plantings and buffer wall shall be provided consistent with County standards, including placement. ****

****The applicant requests a six-foot vinyl fence along the subject property perimeter be provided in lieu of a buffer wall.*

- 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: The applicant may construct one (1) free-standing sign along SE Highway 484. Staff notes such sign will require approval through the permitting process and will need to meet County standards within LDC Article 4, Division 4 on advertising signs.

Given the requested use, a photometric plan will need be provided during the formal development review process and the exact location and design of exterior lighting shall be determined. Furthermore, Staff conditions related to Buffers have been proposed to further mitigate spillover concerns, especially along the rear of the subject property.

Staff therefore concludes that the application **is consistent** with LDC provisions for signs and exterior lighting, provided that the subject property undergoes formal development review and permitting processes.

- *A photometric plan shall be provided during the development review process.*

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

Analysis: The subject property, as proposed by the applicant, will likely contain more than 9,000 square feet, or at least thirty-five (35) percent of the gross site area. Thus, the subject property will likely be subject to the Major Site Plan review process. Open space, tree preservation, stormwater management, and other zoning requirements (setbacks, floor area ratio, etc.) will be evaluated during such 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 above provides a general location aerial displaying existing and surrounding site conditions. Figure 2 above displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

First, properties to the north, south, and west of the SE 47th Avenue/SE Highway 484 intersection are predominantly residential, primarily within the pre-existing Belleview Heights Estates and Tropicana Village subdivisions. The latter is located directly to the north of the subject property.

Second, properties to the east of the intersection between SE 47th Avenue and SE Highway 484 are generally characterized as non-residential. The subject property is located directly to the east of an existing Dollar General store and to the west of an existing DRA.

In both cases, staff conditions related to Buffers have been proposed. Staff therefore finds the application **is consistent** with provisions for compatibility, provided that the following additional condition(s) are met:

- *The site shall be developed and operated consistent with the concept plan.*
- *The Special Use Permit shall expire on February 17, 2029; 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: Section 4.3.12 of the Marion County Land Development Code allows food trucks by right on properties zoned Neighborhood Business (B-1), such roadside vendors are required to remove all signs after operations cease for the day. Permanent structures are prohibited. LDC Section 4.2.17 allows sit-down restaurants by right on properties zoned Neighborhood Business (B-1); however, any commercial activity is required to take place in a completely enclosed building by code.

As such, a food truck park as a type of restaurant with an outdoor “kitchen” and seating would require a SUP on a property with a zoning classification of B-1. To further mitigate issues specific to the proposed special use, Staff recommends the following condition(s):

- *The Special Use Permit shall run with the property owner, Carla Garcia. Should the subject property change in property ownership, approval shall be required through a new Special Use Permit.*

- *The business shall be limited to the hours of 7:00 AM and 10:00 PM each day.*
- *Permanent bathrooms shall be provided consistent with Florida Building Code standards for commercial bathrooms.*
- *Concrete pads shall be provided to accommodate all food trucks. Food trucks shall not park on open ground.*
- *The on-site sales and consumption of alcoholic beverages shall be prohibited, unless approved through a new Special Use Permit.*
- *Amplified noise shall be prohibited.*

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: Section 4.3.12 of the Marion County Land Development Code allows food trucks by right on properties zoned Neighborhood Business (B-1)—albeit at a limited capacity. Meanwhile, LDC Section 4.2.17 allows sit-down restaurants by right on properties zoned Neighborhood Business (B-1), whereby people can order and consume food on-site. Furthermore, Staff notes fast-food restaurants and restaurants with drive-through, which are more intensive in terms of trip and parking generation compared to sit-down restaurants, are explicitly listed as a special use for B-1 zoning.

Therefore, a food truck park as a type of restaurant with outdoor “kitchens” and seating is an eligible special use on a property with a zoning classification of B-1. 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 an outdoor food truck park. Staff finds that a food truck park, although a use with outdoor “kitchens” and seating, is similar in operations to other uses explicitly allowed by right or by special use in B-1 zoning, which is specifically intended to “provide for neighborhood retail and

shopping facilities that would be appropriate with surround residential areas,” per LDC Section 4.2.17.

The proposed uses thus align with the intent of the Commercial land use designation and **is consistent** with Policy 2.1.22.

3. **FLUE 3.1.2** on Planning Principles within UGB provides, "The County shall implement long-term planning principles to guide the creation of land use policy and development regulations within the County, which shall be implemented through the policies contained in the County Comprehensive Plan and as further defined in the LDC. These principles shall include:

- (1) Preserve open space, natural beauty and critical environmental areas.
- (2) Allow for a mix of land uses to create compact residential, commercial, and employment hubs.
- (3) Strengthen and direct development towards existing communities and development.
- (4) Encourage compact and mixed use building design.
- (5) Foster distinctive, attractive communities with a strong sense of place.
- (6) Create walkable and linked neighborhoods.
- (7) Create a range of housing opportunities and choices.
- (8) Provide a variety of transportation choices.
- (9) Encourage community and stakeholder collaboration.
- (10) Make development decisions predictable, fair and cost effective.
- (11) Encourage interconnected development, multi-modal transportation opportunities.
- (12) Links to the surrounding neighborhoods, and alternative transportation routes.
- (13) Establish priority areas for public facility and service infrastructure."

Analysis: The subject property is within an existing Urban Area (as designated by the Marion County Comprehensive Plan) and would likely be within connection distance to City of Belleview central water and wastewater facilities.

Although a use with outdoor “kitchens” and seatings, a food truck park is similar in operations to other uses explicitly allowed by right or by special use in B-1 zoning. Furthermore, the subject property is located within an existing portion of SE Highway 484 designated for commercial development and is in close proximity to existing residential development (see existing Belleview Heights Estates and Tropicana Village subdivisions).

Staff notes that the site will need to undergo formal site plan review processes and will thus need to meet LDC standards related to signage, landscaping, and other zoning standards including setbacks, floor area ratio, and building height. This special use would therefore meet Criteria 2 ,

3, and 5 of FLUE Policy 3.1.2, and **is thus consistent** with FLUE Policy 3.1.2.

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 WITH CONDITIONS** the Special Use Permit based on compatibility in the area, compliance with the Comprehensive Plan, and 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.*
2. *The Special Use Permit shall run with the property owner, Carla Garcia. Should the subject property change in management, approval shall be required through a new Special Use Permit.*
3. *A site plan shall be submitted for approval through the development review process. The number of food trucks allowed on-site shall remain consistent with the approved site plan.*
4. *The business shall be limited to the hours of 7:00 AM and 10:00 PM each day.*

5. *The on-site sales and consumption of alcoholic beverages shall be prohibited, unless approved through a new Special Use Permit.*
6. *Amplified noise shall be prohibited.*
7. *Concrete pads shall be provided to accommodate all food trucks. Food trucks shall not park on open ground.*
8. *Permanent bathrooms shall be provided consistent with Florida Building Code standards for commercial bathrooms.*
9. *Access shall be provided consistent with County standards.**
10. *The site shall provide four (4) parking spaces for the first food truck with two (2) parking spaces per each additional food truck. The size and material of the parking spaces shall be provided consistent with the Marion County Land Development Code (LDC).*
11. *Potable water and wastewater shall be provided consistent with County standards.***
 - a. *Grease traps shall be provided to County standards, as determined during development review.*
12. *Buffer widths shall be provided consistent with the submitted concept plan. Required plantings and buffer wall shall be provided consistent with County standards, including placement.****
13. *A photometric plan shall be provided during the development review process.*
14. *The Special Use Permit shall expire on February 17, 2029; 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).*

**The applicant requests waivers to LDC standards related to buffers, utilities, and access.*

VIII. PLANNING & ZONING COMMISSION RECOMMENDATION

To be determined. Scheduled for January 26, 2026 at 5:30 PM.

IX. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined. Scheduled for February 17, 2026 at 2:00 PM.

X. LIST OF ATTACHMENTS

- A. Application
- B. DRC Comments Letter
- C. Site Photos
- D. Rezoning Case No. 110501Z



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.:	
AR No.:	
PA:	

☐ 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: A permanently constructed food truck park that follows code, health and safety regulations.

Property/Site Address: N.A., undeveloped property
 Property Dimensions: 299/297ft width by 348/268ft length Total Acreage: 2.01
 Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: B-1
 Parcel Account Number(s): 41577-001-00

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.

Carla L. Garcia

Property Owner Name (please print)

9804 N 53rd St.

Mailing Address

Temple Terrace, Fla, 33617

City, State, Zip Code

813-410-2851

Phone Number (include area code)

donseguindoc@msn.com

E-Mail Address (include complete address)

Carla Garcia

Signatures*

Walter A. Pimentel

Applicant or Agent Name (please print)

5466 Blue Azure Dr.

Mailing Address

Wimauma, Fla 33598

City, State, Zip Code

813-850-3640

Phone Number (include area code)

walterpimentel12@gmail.com

E-Mail Address (include complete address)

W.A.P.

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.:	Code Case No.:	Application No.:	
Rcvd by: <u>Erik</u>	Rcvd Date: <u>/ /</u>	FLUM:	AR No.: <u>Rev: 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

marionfl.org

Special Use Permit Written Findings and Facts; Marion Central Market (M.C.M)

Site Address: T.B.D.

Parcel #: 41577-001-00

Proposed Hours of Operation: Mon-Thurs 10am-9pm

Fri-Sat 10am-9:30pm

Sunday 10am-8pm

Our intent is to develop a properly designed and managed space for our local cuisine artists to showcase a taste of our homegrown American flavors and varied international menu selections. A food park that is designed following our local development and sanitary codes, an establishment that is permanent in nature, appealing and managed professionally. We, with the County's support, intend on bringing this idea to fruition.

- 1) We propose permanent fixed restroom facilities for the use of our regional patrons. Four restroom stalls for women and two restroom stalls for men accompanied by two urinals. Both women and men restrooms shall have a designated amount of ADA Compliant Stalls.
- 2) We intend on housing a parking spot for every four dining seats, with each parking spot measuring 12 ft by 20 ft. We intend to have four designated handicap parking spots, with all four of them being nearest to our restroom facilities for added convenience.
- 3) Proper pole lighting shall be installed in all common areas, parking areas and driveways. All pole lighting shall not exceed light spillage levels onto neighboring properties. We will make sure to point light lamps away or use light shields where appropriate. To fit well within our community, we will maintain proper decibel levels throughout the day's operation. No more than 55-65 decibels contingent on time of day.
- 4) We intend to install, per code, proper traffic and pedestrian signage to maintain a safe and efficient flow on premises.
- 5) Garbage disposal bins are to be strategically located throughout property with a main dumpster(s) located on site.

- 6) We envision our main dining hall being a centrally located 40 ft by 40 ft open air pavilion with two hand washing stations. The proposed dining hall is intended to comfortably seat 120 patrons. In the pursuit of making our establishment as enjoyable as possible, we intend on installing plenty of air fans in the main dining hall to keep our patrons cool during our warmer months. With its central location its upkeep, sanitation and safekeeping will be made easier. Above all, our main goal with its singular and centralized location will be to bring our community together; well-fed and joyous under one roof.
- 7) Our main ingress and egress driveway shall have 22 ft at its neck and a 25 ft turning radius. The one-way drive inside the property shall have a 15 ft width with the aim of easier access, if a situation shall ever arise, requiring an emergency vehicle anywhere on our grounds.
- 8) All of our exclusively designated food truck vendor pads are to be of concrete and shall be of the dimensions of 10 ft in width by 22 ft in length. We intend on having 24-26 food vendor pads and approximately 56 parking spaces.
- 9) We will require our food trucks; per lease contract, to have a waste management company remove and pump out all of the grease, water and oil at an established periodic schedule. Our property's management company shall choose a reputable and specialized pumping company to make sure we are always operating at a high standard.
- 10) To ensure professional maintenance of our premises, we intend on having a portable management office on site run by a team of trusted members. We look forward to hiring a crew of on-site full-time janitors to make sure our dining hall, restroom facilities and premises are always kept clean.
- 11) As a special request and to be transparent from the very get-go; we ask that our food vendor trucks be allowed to stay overnight on a permanent basis. It would make our sizeable investment into our permanent grounds a safer bet. Not to mention the logistical nightmare and liability that having 24-26 food trucks coming in every morning and leaving every evening will bring about. We also ask that we may provide our very own water to our food trucks in an effort to guarantee clean water use for all cookware and the rinsing of fresh produce. Anything we can do to help in guaranteeing safe food handling will always be a priority for us. As a third and final request; we ask that we may fence off our premises, with the exclusion of the cross-access, with a 6 ft high chain link fence for safekeeping during off hours. If in your better judgement you see our requests as beneficial, we humbly ask that you please consider them. Our gratitude and thanks in advance.

- 12) Of all the features and improvements that we look forward in providing to our community; our biggest pride and honor will be to hoist our big beautiful American Flag flying high and proud with our Florida State's Flag flying right along beneath it. While it is awesome that we will be hosting and highlighting cuisines from all around the world; it is of the upmost importance to showcase the two flags responsible for bringing it all together. It would be an honor working alongside our County to bring this concept forth to our one-of-a kind community. We thank you for your time and consideration. Best wishes as always!

-Walter P.

MARION CENTRAL MARKET (M.C.M.)



CONSULTANT

EXISTING WATER
RETENTION AREA
(1798 ACCE RETENTION AREA)

NEIGHBOR PLOT:
41577-001-01
(NEIGHBORING EXISTING
WATER RETENTION
AREA POSSIBLE
WATER RETENTION AREA
ON SUBJECT PROPERTY)

SITE PLAN

PROJECT # 20231004

ADDRESS

REVISIONS
No. Description Date

PROJECT STATUS

NEW CONSTRUCTION

ISSUE DATE

04 OCT 2025

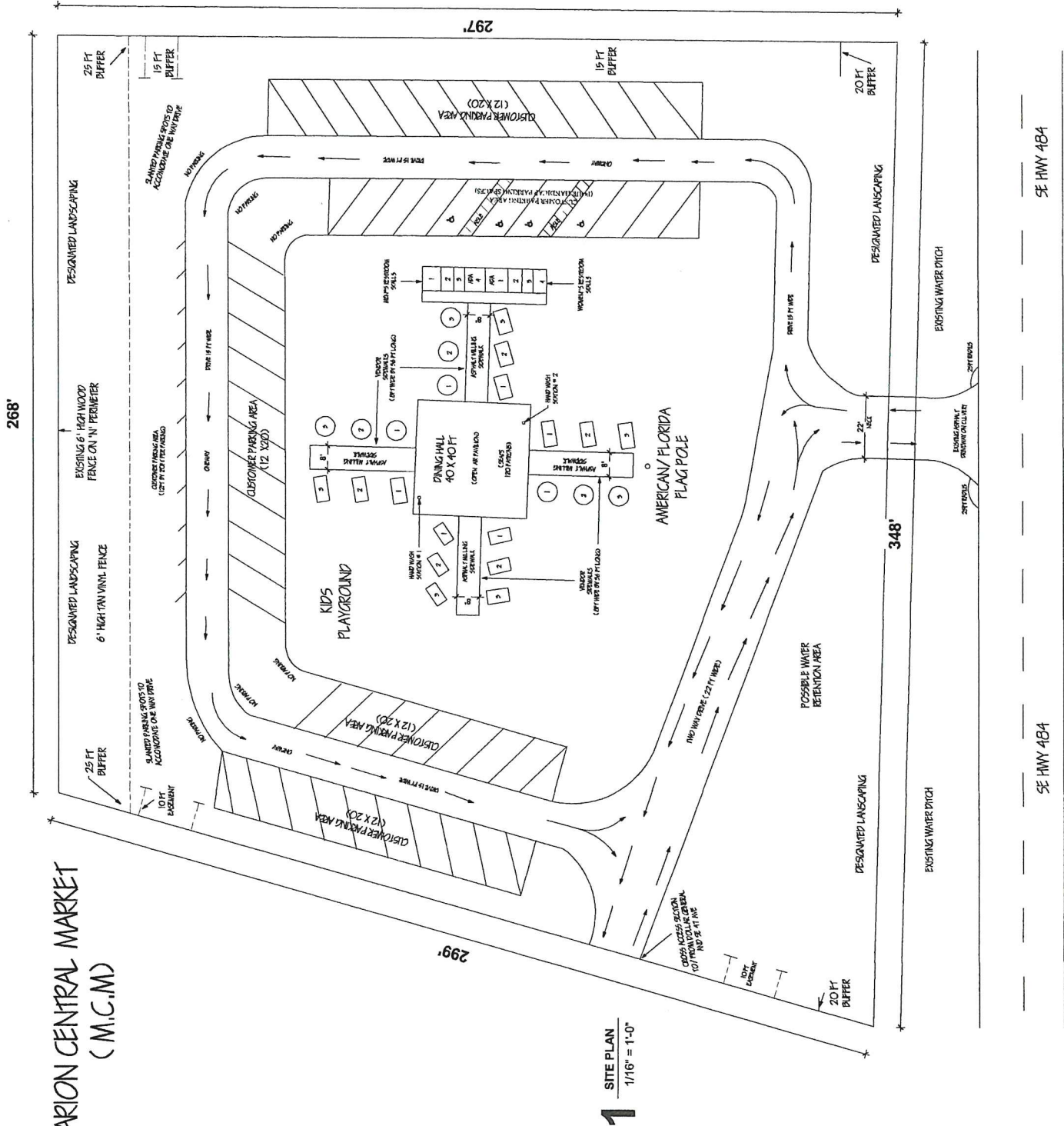
SHEET NAME

SITE PLAN

SHEET NUMBER

A1.1

330



PROPERTY ADDRESS:
XXXX SE HWY 484,
BELLEVUE, FL 34420
(FLUID NO. 41577-001-00)

BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 12, TOWNSHIP 17S, RANGE 22E. MARION COUNTY

LEGEND

- CENTER LINE
- PROPERTY CORNER
- PROPERTY LINE
- ✱ PALM & TRUNK TREE
- ✱ CANOPY & TRUNK TREE
- ⊙ MANHOLE (SANITARY SEWER)
- ⊙ GROUND ELEVATION
- ⊙ PAVEMENT ELEVATION
- ⊙ CATCH BASIN
- ⊙ UTILITY POLE
- ⊙ GAS LINE SIGNAL
- ⊙ TELECOMMUNICATIONS

ABBREVIATIONS

- BC-BLOCK CORNER
- (C)-CALCULATED
- (M)-MEASURED
- (R)-RECORDED
- (P)-PROBATION
- TYP.= TYPICAL
- P.B.= PLAT BOOK
- P.G.= PAGE
- F.I.R.= FOUND IRON ROD
- F.I.P.= FOUND IRON PIPE
- S.I.R.= SET IRON ROD
- L.D.= IDENTIFICATION
- F.-FENCE CORNER
- B.M.= BENCHMARK
- N.F.= NOT FOUND

DESCRIPTION:
COMMENCE AT THE SOUTHEASTERN MOST CORNER OF TROPICANA VILLAGE II[®] AS RECORDED IN PLAT BOOK 3, PAGES 26 AND 27 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID POINT LYING ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12 TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA AND THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3369.83 FEET AND A CHORD BEARING OF S 52°19'10" W; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 114° 11' 14" TO A DISTANCE OF 1090.79 FEET THE POINT OF BEGINNING; THENCE S 15°11'14" E, 297.57 FEET TO A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 4921.25 FEET AND A CHORD BEARING OF S 69°11'05" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 114° 11' 14" TO A DISTANCE OF 578.19 FEET TO THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SOUTHEAST 47TH AVENUE AND THE END OF SAID CURVE; SAID POINT LYING 250.00 FEET EASTERLY OF AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID SECTION 12; THENCE N 02°14'46" E PARALLEL WITH SAID WEST LINE AND ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY LINE 305.85 FEET TO THE SOUTHWESTERN MOST CORNER OF SAID TROPICANA VILLAGE II AND THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3369.83 FEET AND A CHORD BEARING OF N 69°42'21" E; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 98°30'22" TO A DISTANCE OF 503.26 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND SITUATED IN SECTION 12 TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING A PORTION OF THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 430, PAGES 1754 AND 1755 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID TRACT OF LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERN MOST CORNER OF TROPICANA VILLAGE II[®] AS RECORDED IN PLAT BOOK 3, PAGES 26 AND 27 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID POINT LYING ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, AND THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3369.83 FEET AND A CHORD BEARING OF SOUTH 52°19'10" WEST, 1090.79 FEET (RESPECTIVELY) THENCE ALONG THE ARC OF SAID CURVE AND LONG THE SOUTHERLY LINE OF SAID TROPICANA VILLAGE II THROUGH A CENTRAL ANGLE OF 114° 11' 14" AND A DISTANCE OF 1090.41 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 430, PAGES 1754 AND 1755; THENCE SOUTH 15°11'14" EAST, ALONG THE EASTERLY LINE OF SAID LANDS A DISTANCE OF 297.79 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND OF THE POINT OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 4921.25 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 69°11'05" WEST, 578.19 FEET (RESPECTIVELY) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND A LONG THE SOUTHERLY LINE OF SAID LANDS, THROUGH A CENTRAL ANGLE OF 98°30'22" AN ARC DISTANCE OF 503.26 FEET THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY LINE OF SAID LANDS, THROUGH A CENTRAL ANGLE OF 20°40'47" AN ARC DISTANCE OF 230.00 FEET, (SAID CURVE HAVING A BEARING AND DISTANCE OF SOUTH 17°11'29" WEST, 229.98 FEET (RESPECTIVELY) TO THE SOUTHWEST CORNER OF SAID LANDS AND THE EASTERLY RIGHT OF WAY LINE OF S.E. 47TH AVENUE 50 FOOT WIDE RIGHT OF WAY; THENCE NORTH 02°14'46" EAST, ALONG THE WEST LINE OF SAID LANDS AND A LONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 255.99 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE SOUTHWESTERN MOST CORNER OF THE AFOREMENTIONED TROPICANA VILLAGE II; SAID CORNER BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3369.83 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 69°42'21" EAST, 503.26 FEET (RESPECTIVELY) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE ALONG THE NORTHERLY LINE OF SAID LANDS AND ALONG THE SOUTHERLY LINE OF SAID TROPICANA VILLAGE II, AN ARC DISTANCE OF 230.00 FEET, THENCE DEPARTING SAID CURVE TO THE NORTHERLY LINE AND SAID SOUTHERLY LINE, SOUTH 02°30'05" WEST, A DISTANCE OF 299.90 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE INFORMATION:
COMMUNITY: MARION COUNTY - 120100
MAP/PALE NO. 120830740D
SUFFIX: D
FIRM DATE: 06/26/2008
FLOOD ZONE: X

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A TOPOGRAPHIC SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/10 FOOT FOR HARDSHIP SURFACES INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

BENCHMARK: GPS NAIL ELEVATION 67.93 FEET (NAVD83)

NOT FOUND PROPERTY CORNERS WERE CALCULATED USING BOUNDARY PRINCIPLES AND PRACTICES. PHYSICAL MARKERS WILL BE PLACED AT OWNER'S REQUEST.

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ADJUTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

PHYSICAL COPIES ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER. ELECTRONIC FILES ARE VALID ONLY WITH THE DIGITAL THIRD-PARTY APPROVED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

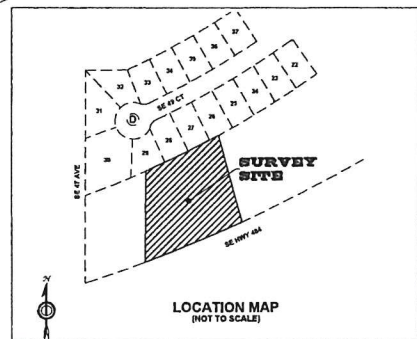
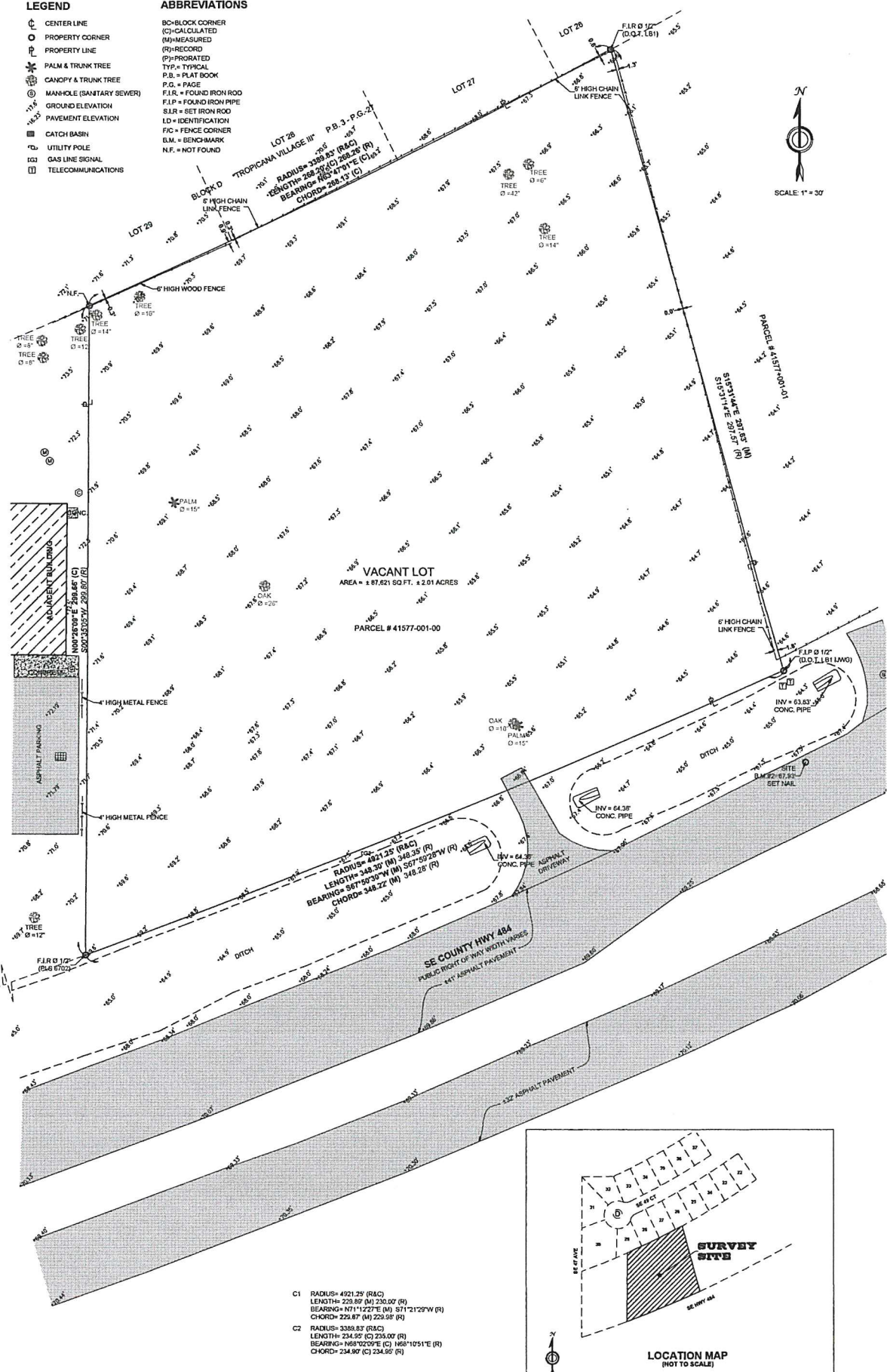
NO TREES FOUND 20' AWAY FROM PROPERTY UNLESS DEPICTED ON THIS MAP.

CERTIFY TO:

- CARLA LORENA MOLINA GARCIA
- MIDFLORIDA CREDIT UNION, ISAORA / ATINA
- ALLIANT NATIONAL TITLE INSURANCE COMPANY
- MARION LAKE SUMTER TITLE, LLC

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY AND THE MAP OF SURVEY RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID TOPOGRAPHIC SURVEY MEETS THE REQUIREMENTS OF THE TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 54-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 47.027 OF THE FLORIDA STATUTES.



- C1 RADIUS= 4921.25' (RAC)
LENGTH= 229.89' (M) 230.00' (R)
BEARING= N71°12'27" E (M) S71°21'20" W (R)
CHORD= 229.87' (M) 229.98' (R)
- C2 RADIUS= 3369.83' (RAC)
LENGTH= 234.90' (M) 234.90' (R)
BEARING= N68°02'09" E (C) N68°10'51" E (R)
CHORD= 234.90' (C) 234.95' (R)

6528 U.S. 301 UNIT 106
RIVERVIEW, FL 33578
L.B. 8195 - L.S. 6919
contact@gpsflorida.net

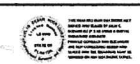


PROFESSIONAL
SURVEYOR AND MAPPER
PHONE: (813) 423-3443
FAX: (813) 588-0111
www.gpsflorida.net

ORIGINAL
FIELD DATE
02/17/2024
JOB NO. 24-2771
DRAWN: J.M.J./J.S.

SHEET
1/1

Digitally signed by Julio C. Rodriguez
Date: 2024.02.23 16:10:30 -0500



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

File Number: 2024-074

General Warranty Deed

Made this March 5, 2024 A.D., by **Paul A. DiCandia, II**, whose address is: PO Box 2091, Belleview, Florida 34421, hereinafter called the Grantor(s), to **Carla Lorena Molina Garcia, a single woman**, whose post office address is: 9804 N. 53rd Street, Temple Terrace, Florida 33617, 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)

Witnesseeth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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: 41577-001-00

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

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2024028016 BK 8267 Pgs 0602-0605 03/06/2024 11:26:22 AM

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

41577-001-00

Prime Key: 2090642

MAP IT+Property Information

MOLINA GARCIA CARLA LORENA
9804 N 53RD ST
TEMPLE TERRACE FL 33617-4016

Taxes / Assessments: \$2,032.44
Map ID: 218
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 10
Acres: 2.02

Current Value

Land Just Value	\$175,982
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$175,982
Total Assessed Value	\$175,982
Exemptions	\$0
Total Taxable	\$175,982

Ex Codes:History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$175,982	\$0	\$0	\$175,982	\$175,982	\$0	\$175,982
2024	\$175,982	\$0	\$0	\$175,982	\$96,790	\$0	\$96,790
2023	\$87,991	\$0	\$0	\$87,991	\$87,991	\$0	\$87,991

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>8267/0602</u>	03/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$200,000
<u>8267/0600</u>	01/2022	71 DTH CER	0	U	V	\$100
<u>7197/0918</u>	04/2020	08 CORRECTIVE	7 PORTIONUND INT	U	V	\$100
<u>7175/1641</u>	04/2020	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
<u>4282/1754</u>	12/2005	05 QUIT CLAIM	0	U	V	\$100

1904/0416	01/1993	71 DTH CER	0	U	V	\$100						
<u>Property Description</u>												
SEC 12 TWP 17 RGE 22 COM AT THE MOST SELY COR OF TROPICANA VILLAGE III (3-26) PT BEING THE POC OF A CURVE CONCAVE NLY HAVING A RADIUS OF 3389.83 FT A CHORD BEARING OF S 52-19-10 W TH ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 18-26-12 A DISTANCE OF 1090.79 FT TO THE POB TH S 15-31-14 E 297.57 FT TO A PT ON A CURVE CONCAVE NWLY HAVING A RADIUS OF 4921.25 FT A CHORD BEARING OF S 69-11-06 W TH SWLY ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 06-43-54 A DISTANCE OF 578.19 FT TH N 00-24-40 E 285.85 FT TO THE POC OF A CURVE CONCAVE NLY HAVING A RADIUS OF 3389.83 FT A CHORD BEARING OF N 65-49-21 E TH ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 08-30-22 A DISTANCE OF 503.26 FT TO THE POB EXC COM AT THE SELY COR OF TROPICANA VILLAGE III (3-26) PT BEING THE POC OF A CURVE CONCAVE NLY HAVING A RADIUS OF 3389.83 FT A CHORD BEARING & DISTANCE OF S 52-19-10 W 1085.71 FT TH ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 18-26-12 A DISTANCE OF 1090.41 FT TH S 15-22-32 E 297.79 FT TO A PT ON A NON-TANGENT CURVE CONAVE NWLY HAVING A RADIUS OF 4921.25 FT A CHORD BEARING & DISTANCE OF S 67-59-28 W 348.28 FT TH SWLY ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 04-03-21 AN ARC DISTANCE OF 348.35 FT TO THE POB TH CONT SWLY ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 02-40-40 AN ARC DISTANCE OF 230 FT HAVING A CHORD BEARING & DISTANCE OF S 71-21-29 W 229.98 FT TH N 00-34-17 E 285.99 FT TO A NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 3389.83 FT A CHORD BEARING & DISTANCE OF N 68-10-51 E 234.95 FT TH NELY ALONG ARC OF CURVE AN ARC DISTANCE OF 235 FT TH S 00-35-05 W 299.80 FT TO THE POB Parent Parcel: 41577-000-00												
<u>Land Data - Warning: Verify Zoning</u>												
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1000	.0	.0	B1	87,991.20	SF	2.0000	1.00	1.00	1.00	175.982	175.982
Neighborhood 9956											Total Land - Class \$175,982	
Mkt: 2 70											Total Land - Just \$175,982	
<u>Miscellaneous Improvements</u>												
Type	Nbr Units		Type	Life	Year In		Grade		Length		Width	
											Total Value - \$0	
<u>Appraiser Notes</u>												
2009 REVIEW VAC												
<u>Planning and Building</u>												

Permit Number	Date Issued		Date Completed		Description		
<u>Cost Summary</u>							
Buildings R.C.N.	\$0	1/1/1800					
Total Depreciation	\$0						
Bldg - Just Value	\$0						
Misc - Just Value	\$0	3/12/2011	Bldg Nbr	RCN	Depreciation		Depreciated
Land - Just Value	\$175,982	7/19/2024					
Total Just Value	\$175,982	.					

1904/0416

01/1993

71 DTH CER

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\$100

Property Description

SEC 12 TWP 17 RGE 22

COM AT THE MOST SELY COR OF TROPICANA VILLAGE III (3-26) PT BEING THE POC OF A CURVE CONCAVE NLY HAVING A RADIUS OF 3389.83 FT A CHORD BEARING OF S 52-19-10 W TH ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 18-26-12 A DISTANCE OF 1090.79 FT TO THE POB TH S 15-31-14 E 297.57 FT TO A PT ON A CURVE CONCAVE NWLY HAVING A RADIUS OF 4921.25 FT A CHORD BEARING OF S 69-11-06 W TH SWLY ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 06-43-54 A DISTANCE OF 578.19 FT TH N 00-24-40 E 285.85 FT TO THE POC OF A CURVE CONCAVE NLY HAVING A RADIUS OF 3389.83 FT A CHORD BEARING OF N 65-49-21 E TH ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 08-30-22 A DISTANCE OF 503.26 FT TO THE POB

EXC COM AT THE SELY COR OF TROPICANA VILLAGE III (3-26) PT BEING THE POC OF A CURVE CONCAVE NLY HAVING A RADIUS OF 3389.83 FT A CHORD BEARING & DISTANCE OF S 52-19-10 W 1085.71 FT TH ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 18-26-12 A DISTANCE OF 1090.41 FT TH S 15-22-32 E 297.79 FT TO A PT ON A NON-TANGENT CURVE CONAVE NWLY HAVING A RADIUS OF 4921.25 FT A CHORD BEARING & DISTANCE OF S 67-59-28 W 348.28 FT TH SWLY ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 04-03-21 AN ARC DISTANCE OF 348.35 FT TO THE POB TH CONT SWLY ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 02-40-40 AN ARC DISTANCE OF 230 FT HAVING A CHORD BEARING & DISTANCE OF S 71-21-29 W 229.98 FT TH N 00-34-17 E 285.99 FT TO A NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 3389.83 FT A CHORD BEARING & DISTANCE OF N 68-10-51 E 234.95 FT TH NELY ALONG ARC OF CURVE AN ARC DISTANCE OF 235 FT TH S 00-35-05 W 299.80 FT TO THE POB

Parent Parcel: 41577-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1000	.0	.0	B1	87,991.20	SF	2.0000	1.00	1.00	1.00	175,982	175,982
Neighborhood 9956											Total Land - Class \$175,982	
Mkt: 2 70											Total Land - Just \$175,982	

Miscellaneous Improvements

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

Appraiser Notes

2009 REVIEW VAC

Planning and Building

** District Council **

ATTACHMENT B

SUBMITTAL SUMMARY REPORT

PL SUP-000013-2025

PLAN NAME:	Carla Garcia	LOCATION:	N/A
APPLICATION DATE:	11/13/2025	PARCEL:	41577-001-00
DESCRIPTION:	Food Truck Park		

CONTACTS	NAME	COMPANY
Applicant	Walter Pimentel	
Owner	Carla Garcia	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.	11/17/2025	12/03/2025		In Review

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1				
ITEM REVIEW	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/03/2025	11/19/2025	Approved
<i>Comments</i>	Review Not Required			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/03/2025	11/26/2025	Approved
<i>Comments</i>	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.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	12/03/2025	11/18/2025	Informational
<i>Comments</i>	<p>[INFO] Consistency with Zoning/Comp Plan, and compatibility with surrounding area shall be identified at the time of staff review. BCC shall approve or deny the Special Use Permit request.</p> <p>Other factors to consider: (1) If Special Use Permit is approved, project will need to submit a site plan to undergo formal development review processes. (2) Project is within City of Belleview service area for utilities; applicant proposes that food truck utilize their own water. (3) As a commercial use, project should include at least 20-foot Type B buffer, or equivalent, along northern boundary adjacent to single-family residential development, and 15--foot Type C buffer, or equivalent, along southern boundary adjacent to Hwy 484. Alongside proposed landscaping, applicant proposes 6' chain-link fence around all property boundaries, except along proposed cross-access. (5) Is grass parking proposed? Where will the garbage collection area/loading areas be?</p>			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/03/2025	11/17/2025	Informational
<i>Comments</i>	No Comments			
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/03/2025	12/09/2025	Informational
<i>Comments</i>	ROW Is not a reviewer on this type of project -EMW 12.09.25			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/03/2025	11/17/2025	Approved
<i>Comments</i>	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of a food truck park. Parcel # 41577-001-00 is currently zoned B-1 and is 2.02 acres in size. There is 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 a stormwater compliance waiver when its existing and proposed impervious coverage exceeds 9,000 SF.			
OCE Survey (Plans) (Office of	Theresa Smail	12/03/2025	11/26/2025	Approved

ATTACHMENT B

the County
Engineer)

OCE Traffic	Chris Zeigler	12/03/2025	11/19/2025	Informational
-------------	---------------	------------	------------	---------------

(Permits &
Plans) (Office of
the County
Engineer)

Comments This development is expected to generate 160 peak hour trips. A traffic study is required. A traffic methodology shall be submitted for review and approval prior to conducting the traffic study which must be approved prior to approval of the Major Site Plan. A major site plan shall also be required. The driveway connection to CR 484 will be reviewed with the traffic study and major site plan. However, cross access is available through the Dollar General and direct access may not be allowed to CR 484. If a driveway connection to CR 484 is allowed, it shall meet all current requirements for a commercial driveway including spacing from the intersection of SE 47th Avenue. A cross access easement shall be provided parallel to CR 484. There are concerns with the amount of proposed parking. It is proposed to provide 1 parking space per 4 seats or 30 parking spaces. This is the amount required for a sit-down restaurant. Food trucks operate mor like fast food restaurants with higher turnover than a sit-down restaurant. A fast food restaurant of the equivalent size of the proposed food truck park would require 80-85 parking spots. The SUP should require parking based on a fast-food restaurant. Also, it should include provisions prohibiting parking in the CR 484 right-of-way and require measures be provided to prevent such parking.

Utilities (Plans) (Utilities)	Heather Proctor	12/03/2025	12/11/2025	Requires Re-submit
----------------------------------	-----------------	------------	------------	--------------------

Comments DENIED – Parcel 41577-001-00 is located within the City of Belleview utility service area and has access to public water. MCU requires a letter of utility availability and capacity from the City of Belleview, along with confirmation that they have reviewed the concept plan and if they propose the site connect to utilities. The proposed food truck will likely trigger a water connection, with a long tap to the south side water main on Hwy 484. A utility plan or site plan will need to be submitted through Development Review if a connection is required.

Parcel is within the Urban Growth boundary, and outside of the Primary Springs Protection zone.

SITE PHOTOS

Planning staff conducted a site visit on January 6, 2026. Consistent with LDC Section 2.7.3.B, one (1) sign was posted and the below photos were taken.

Figure 1.
Sign posted along SE Highway 484



Figure 2.
Facing east along SE Highway 484 from subject property



Figure 3.
Facing west along SE Highway 484 from subject property



Figure 4.
View of subject property from adjacent Dollar General stub-out



Figure 5.
View of subject property rear from adjacent Dollar General stub-out



Figure 6.
View of existing driveway along SE Highway 484 (Google Maps)



Figure 7.
View of adjacent Dollar General from subject property



Figure 8.
View of Tropicana Village subdivision from subject property



Figure 9.
View of existing vegetation at the rear of the Dollar General property



Figure 10.
View of Dollar General entrance along SE 47th Avenue



Figure 11.
View of existing Dollar General stub-out



Figure 12.
View of Tropicana Village subdivision entrance along SE 47th Street



Figure 13.
View of Belleview Heights Estates properties along SE 47th Street



Figure 14.
View of SE 47th Street at intersection with SE Highway 484



Figure 15.
View of commercial development across subject property along SE Highway 484 (Google Maps)



Figure 16.
View of Belleview commercial subdivision at the intersection of SE
Highway 484 and SE 132nd Street Road



ORDINANCE NO. 11-46

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING REZONING AND SPECIAL USE PERMIT PETITIONS AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Marion County, Florida (Board), is responsible for and has established the zoning of parcels of property in the unincorporated area of Marion County as reflected on the official Zoning Map, and

WHEREAS, property owner(s) have submitted petition(s) for rezoning and special use permits and such petitions identify the property by metes and bounds description or by the Marion County Property Appraiser parcel number and such identification of property is hereby incorporated into this ordinance by reference, and

WHEREAS, the Board has considered the recommendation of the Zoning Commission and has conducted the necessary public hearing and has approved the petitions contained in this ordinance, now therefore

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

SECTION 1. REZONING AND SPECIAL USE PERMIT APPROVALS. The Board hereby approves the below-listed petitions for Rezoning and Special Use Permits.

1. **AGENDA ITEM #14A1.** 110502SU A petition by John W. and Gail A. Johnson, 6185 SE 119th Street, Belleview FL, requests a Special Use Permit of the Marion County Land Development Code, Section 5.3, for the purpose of parking two (2) commercial vehicles in an R-1 (Single Family Dwelling) zone, on Parcel Account Nos. 38547-001-00 and 38548-000-00, .93 acres.

Including all terms and conditions of Resolution No. 11-R-133, attached hereto and incorporated herein by reference.

2. **AGENDA ITEM #14A2.** 110503SU A petition by Frank G. Garrido, 15355 NE 140th Street, Fort McCoy FL, requests a Special Use Permit of the Marion County Land Development Code, Section 5.3, for the purpose of keeping two (2) horses, in an R-4 (Residential Mixed Use) zone, on Parcel Account Nos. 1028-004-016 & 1029-005-001, .77 acres.

Including all terms and conditions of Resolution No. 11-R-134, attached hereto and incorporated herein by reference.

3. **AGENDA ITEM #14A3.** 110505Z A petition by Ronetta Carney, 14350 NE 9th Lane, Silver Springs FL, requests a Zoning Change of the Marion County Land Development Code, Article 5, from B-2 (Community Business) to R-4 (Residential Mixed Use), for the intended use of any and all uses permitted in an R-4 zone, on Parcel Account No. 16628-005-00, .43 acres.
4. **AGENDA ITEM #14A4.** 110506SU A petition by Stephen and Kathy Tracey, 2450 NW 225th Avenue, Dunnellon FL, requests a Special Use Permit of the Marion County Land Development Code, Section 5.3, for the purpose of parking a commercial vehicle and trailer in an A-1 (General Agriculture) zone, on Parcel Account No. 17225-004-00, 6.0 acres.

Including all terms and conditions of Resolution No. 11-R- 135, attached hereto and incorporated herein by reference.

5. **AGENDA ITEM #14A5.** 110507SU A petition by Martins Realty Investments, LLC (Wilson Martins, owner), 9001 SW Hwy 200, Ocala FL, requests a Special Use Permit of the Marion County Land Development Code, Section 5.3, for the purpose of a pre-school for three and four-year-old children, with a maximum of 70 students in an A-1 (General Agriculture) zone, on Parcel Account No. 35300-027-07, 2.69 acres.

Including all terms and conditions of Resolution No. 11-R- 136, attached hereto and incorporated herein by reference.

6. **AGENDA ITEM #14D1.** 110501Z A petition by Lucy J. DiCandia, (Causseaux Hewett & Walpole, Inc., Agent), 6011 NW 1st Place, Gainesville FL, requests a Zoning Change of the Marion County Land Development Code, Article 5, from A-1 (General Agriculture) to B-1 (Neighborhood Business), for the intended use of a general retail store, and any other use permitted in a B-1 zone, on Parcel Account No. 41577-001-00, 3.47 acres.
7. **AGENDA ITEM #14D3.** 110508SU A petition by Elvin Wayne Harmon, Sr., 1665 SE 185th Court, Silver Springs FL, requests a Special Use Permit of the Marion County Land Development Code, Section 5.3, for the purpose of parking one commercial tractor and one trailer in an R-4 (Residential Mixed Use) zone, on Parcel Account No. 3285-022-010, 1.75 acres.

Including all terms and conditions of Resolution No. 11-R- 137, attached hereto and incorporated herein by reference.

8. **AGENDA ITEM #14D4.** 110509SU A petition by Lawrence and Anna Moody, 2301 SE 26th Street, Ocala FL, requests a Special Use Permit of the Marion County Land Development Code, Section 5.2, for the purpose of allowing a production, transport, and

distribution facility, on Parcel Account No. 16637-000-00, 5.70 acres project area (11.83 acres total area).

Including all terms and conditions of Resolution No. 11-R- 138, attached hereto and incorporated herein by reference.

SECTION 2. EFFECTIVE DATE. A certified copy of this Ordinance as enacted shall be filed by the Clerk of the Board with the Office of the Secretary of State of the State of Florida within ten (10) days after enactment, and this Ordinance shall take effect in accordance with Section 125.66(2), Florida Statutes.

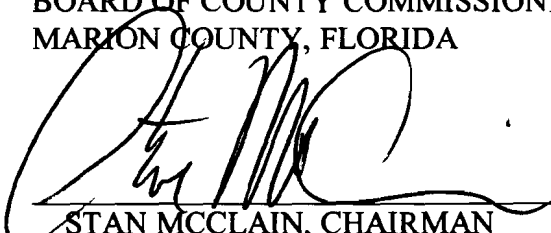
DULY ADOPTED this 31st day of May, 2011.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



DAVID R. ELLSPERMANN, CLERK



STAN MCCLAIN, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY
OF STATE ON JUNE 16, 2011 THAT
ORDINANCE WAS FILED ON JUNE 8, 2011.



Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-21817

Agenda Date: 1/26/2026

Agenda No.: 3.1.

SUBJECT:

Planning Officials Training

DESCRIPTION/BACKGROUND:

Scheduled for April 9, 2026



Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-21818

Agenda Date: 1/26/2026

Agenda No.: 4.1.

SUBJECT:
December 29, 2026

DESCRIPTION/BACKGROUND:
Minutes from the previous Planning and Zoning Commission Public Hearing.

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 December 29, 2025, at 5:30 pm in the Board of County Commissioners Auditorium, 601 SE 25th Avenue, Ocala, Florida.

PLEDGE OF ALLEGIANCE AND INVOCATION

Michael Behar led the Invocation and the Pledge of Allegiance.

CALL TO ORDER

Board members present were Vice Chair Greg Lord, Michael Behar, Jerry Lourenco, Andy Bonner, Donald Johnson, Alternate Paul Stentiford, and Alternate Len Racioppi.

Staff members present were Assistant County Attorney Linda Blackburn, Deputy Director Ken Weyrauch, Kathleen Brugnoli, Sarah Wells, Erik Kramer, Jared Rivera, GIS Technician Analyst Antony Alva, Administrative Manager 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

Vice Chair Greg Lord and Assistant County Attorney Linda Blackburn explained the procedure for hearing requests to the audience.

1. Items on the Consent Agenda

260103ZC – Gustavo Fernandez

Zoning Change from Single Family Dwelling (R-1) to Rural Residential (RR-1) Zone, for All Permitted Uses, 0.77 Acre Parcel, on Parcel Account Number 46163-000-00, Site Address 14675 SE 70th Avenue Road, Summerfield, FL 34491

260105SU – AFMA Ocala, LLC

Special Use Permit to Allow for the Operation of a Commercial Nursery, in a Single-Family Dwelling (R-1) Zone, 3.13 Acre Tract, Parcel Account Numbers 37052-000-00, 37053-000-00, and 37056-000-00, Site Address 10356 SE 62nd Avenue Road, Belleview, FL 34420

260106ZC – LJP & Company LLC and LouAnn & Joseph R. Papp II

Zoning Change from Single Family Dwelling (R-1) to Residential Agriculture (A-3) Zone, for All Permitted Uses, 20.0 Acre Tract, Parcel Account Numbers 17325-000-01 and 17325-000-02, No Address Assigned

Michael Behar made a motion to agree with the staff's findings and recommendations, and recommend approval of the applications on the consent agenda as amended because they will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed unanimously, 5-0.

2. Consider the Following Individual Requests**250903ZC – 520 NE 82nd Terrace LLC (PULLED FROM CONSENT)**

Zoning Change from General Agriculture (A-1), Regional Business (B-4), and Heavy Business (B-5) to Rural Activity Center (RAC), for All Permitted Uses, 7.65 Acre Tract, Parcel Account Numbers 44812-000-00 and 44812-001-00, Site Addresses 16262, 16264, and 16340 S Highway 475 Summerfield, FL 34491

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

Erin Freal, 1400 SE 91st Place, Ocala, 34480, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Michael Hames – 1050 SE 162nd Place, Summerfield
 - Opposed to a use such as a gas station. He maintains the road of this neighborhood and he does not want the extra traffic and wear and tear on the road. States he is concerned about the additional people to the area that a gas station would bring. The area is currently quiet and wants it to stay that way.

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

26-S01 - Sheik Hafeez Rahaman & Bibi Shimoon Rahaman (PULLED FROM CONSENT)

Small-Scale Land Use Change from High Residential (HR) to Medium Residential (MR), 4.47 Acre Parcel, Parcel Account Number 9024-0000-02, Site Address 122 Juniper Loop, Ocala 34480

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

Sheik Rahaman, 122 Juniper Loop, Ocala, 34480, the property owner and applicant was present, however, did not address 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 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 Jerry Lourenco. The motion passed unanimously, 5-0.

260107ZP - Midway 65 LLC (PULLED FROM CONSENT)

Zoning Change from Single-Family Dwelling (R-1) to Planned Unit Development (PUD), for A Maximum Proposed Total of 329 Detached Single-Family Homes, 110.14 Acre Parcel, Parcel Account Number 9027-0000-02, No Address Assigned

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

David Tillman, 1720 SE 16th Avenue, BLDG 100, Ocala, 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. John Townsend – 104 Hickory Loop, Ocala

- Opposed, concerned about added traffic and congestion, wants a larger buffer, and fears increased crime. Prefers the current one-way-in/one-way-out layout. Worried the about the projects impact on the existing community and possible reduce property values this will cause.

2. Brian Holbein – 69 Hickory Loop, Ocala

- Opposed, does not want connecting roads from the new development or the added traffic that will come. Prefers the neighborhood to remain one way in and one way out.

3. Adam Deffinger – 98 Bahia Trace Circle, Ocala
 - Opposed, due to wildlife impacts. Enjoys seeing local wildlife and believes new development will push animals out, increasing potential safety concerns for the residents.
4. Diane Holbein – 69 Hickory Loop, Ocala
 - Opposed, narrow, curved roads with no sidewalks and safety risks for kids and pedestrians. Believes the proposed buffer is inadequate and that added traffic will overwhelm roads not designed for this amount of use, ultimately harming the character of the neighborhood.
5. Natashalynn Beagle – 98 Bahia Trace Circle, Ocala
 - Opposed, feels the current road is too narrow for two vehicles and includes a sharp S-curve, making it unsafe for added traffic. Residents aren't opposed to the development—they're simply asking for a safer access point. The proposed access will increase the risk of accidents and raises serious concerns for children and pedestrians who use the area.
6. John Cormey – 128 Bahia Trace, Ocala
 - Opposed, expected development, but does not want two-story homes or 40-foot lots that would disrupt the character of the area. Values the unique wetlands and forest that border the property and is concerned about impacts to wildlife. States the existing road is already so narrow that drivers must pull off the pavement to pass each other, making additional traffic unsafe.
7. Edward Acia – 138 Bahia Trace, Ocala

Opposed, serious concerns about how the already-narrow roads will handle additional traffic, as well as how the added homes may worsen existing flooding issues in the area.
8. Kavinda Wewegama – 42 Bahia Trace Course, Ocala
 - Opposed, feels this project will bring a significant increase in daily trips, raising safety concerns for children and older residents. States the roads are so narrow that two cars cannot pass safely. Requesting a 20-foot buffer instead of the buffer currently proposed to help protect the neighborhood and maintain safety.
9. Raymond Smith – 140 Bahia Trace, Ocala
 - Opposed, will bring additional cars. States this area already experiences standing water during heavy rain. Noting the nearby lift station is frequently under repair, raising concerns about added strain on existing infrastructure. Requesting a 20-foot wooded buffer to help protect local wildlife and preserve the natural character of the area.
10. Beatrice Wagner – 127 Bahia Trace, Ocala
 - Opposed, concerns about safe ingress and egress.

11. Dr. Carol Bartholomew – 89 Hickory Loop, Ocala
 - Opposed, concerns with the concerns already stated. Adds she feels the placement of the zoning-change sign did not provide sufficient notice to surrounding property owners. Notes the area has only one way in and out, and it is heavily used by kids and people walking, making safety a major concern.
12. Kimberly Miller – 103 Hickory Loop, Ocala
 - Opposed, concerned about the transportation impacts of this project. Wants the neighborhood roads to remain for the people who live here and do not support the proposed new roads that would bring additional traffic into what is currently a quiet area. Also want to know whether construction vehicles will be routed through their neighborhood, and who will be responsible for the wear and tear this will cause to already-strained roads. Traffic is already congested, especially in the mornings, and added volume will only worsen these conditions.
13. Gregory Cain – 121 Hickory Loop, Ocala

Opposed, concurs with what has already been stated. Particularly the safety risks posed by increased traffic and the difficulty of navigating the tight curves in the area.
14. Bill Miller – 103 Hickory Loop, Ocala
 - Opposed, the roads cannot handle the proposed additional traffic. Children regularly play in the street, and with no sidewalks, any increase in vehicles creates a serious safety risk.
15. Bill Pike – 98 Hickory Loop, Ocala
 - Opposed, states crime in this area is currently minimal, and worries that the increase in vehicles could lead to more criminal activity. Drivers already exceed the 30-MPH speed limit, often reaching 60 MPH and passing on double yellow lines. This alone raises serious safety concerns. There are also concerns about the impact on local wildlife.
16. Lori Allen – 88 Hickory Loop, Ocala
 - Opposed, traffic concerns, especially for those who walk or bike in the area, and wants to ensure their safety. Drivers already speed down these roads, creating dangerous conditions. She also enjoys the local wildlife and is concerned about how this project will affect them.
17. Cathy Fielding – 10 Hickory Loop Way, Ocala
 - Opposed, she walks this road daily and often has no space to step aside when vehicles approach. She has already had several close calls and has nearly been hit before.
18. Pat Christine – 63 Hickory Loop Way, Ocala
 - Opposed, concurs with what has already been stated. Notes this is a quiet area, and there are serious traffic and safety concerns for children and others who walk here.

19. Veronica Alfred – 134 Bahia Trace, Ocala

- Opposed, loves her neighborhood, where kids play outside and the area remains quiet. She has serious traffic concerns and believes the new development should have its own dedicated access, just as surrounding communities do. She does not support the rezoning to PUD. She is asking for the buffer to be revised to a natural, tree-filled buffer, and she enjoys the local wildlife, she is concerned about how this project will affect them too.

20. Katerina Kushla – 74 Bahia Trace Course, Ocala

- Opposed, traffic concerns, and wants to know what considerations have been made for the added wear and tear on the roads from construction vehicles, as well as what consideration was given to the existing flood-prone areas?

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 Donald Johnson. The motion passed unanimously, 5-0.

260101SU - Alain Alberto Gonzalez & Darianny Serrano Mulet

Special Use Permit, to Allow for Commercial Parking of Two (2) Dump Trucks, in a General Agriculture (A-1) Zone, 4.58 Acre Parcel, on Parcel Account Number 3499-000-007, Site Address 10750 SW 105th Street, Ocala, FL 34481

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

Darianny Serrano Mulet, 10750 SW 105th Street, Ocala, 34481, the property owners and applicants, 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, 4-1 with Greg Lord dissenting.

3. Other Business

Assistant County Attorney Linda Blackburn provided additional information regarding the conflict-of-interest form submitted by Alternate Board Member Len Racioppi before the board proceeds with approving the November 24, 2025 minutes.

4. Review the Minutes of the Previous Meeting

Andy Bonner made a motion to approve the minutes from the November 24, 2025, Planning and Zoning Commission meeting. Seconded by Jerry Lourenco. The motion passed unanimously, 5-0.

ADJOURNMENT

The meeting adjourned at 7:25 PM

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 10 - EAR	November 24	December
Michael Behar	Board Member	X	X		X		X	X	X		X	X	X	X
Danny Gaekwad	Board Member	X	X	X		X				X		X	X	
Greg Lord	Board Member	X		X	X	X		X	X			X	X	X
Jerry Lourenco	Board Member		X	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	X	X
Donald Johnson	Board Member	-	-	-	-	X		X	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