



Marion County

Board of County Commissioners

Planning and Zoning

Meeting Agenda

McPherson Governmental Campus
601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2323
Fax: 352-438-2324

District 1 – Craig Curry, Commissioner
District 2 – Kathy Bryant, Commissioner
District 3 – Matt McClain, Vice-Chair
District 4 – Carl Zalak, III, Chairman
District 5 – Michelle Stone, Commissioner

Wednesday, July 22, 2026

1:30 PM

**McPherson Governmental
Campus Auditorium**

The Marion County Board of County Commissioners welcomes you to its Planning and Zoning meeting. All commission and zoning meetings are open to the public.

Pre-screening will be conducted upon entering the administrative building, located at 601 SE 25th Ave., Ocala, FL 34471.

As a courtesy to others, silence your cell phones and other electronic devices before entering the auditorium. If you need to take a call, please step outside.

PUBLIC COMMENTS

To encourage participation, ensure equal access to all participants and foster mutual respect, please follow these guidelines.

-BCC Planning and Zoning Meeting

-Public Comments during the Planning and Zoning portion of the meeting will be limited to two (2) minutes per speaker. You must sign in at the desk located in the foyer of the commission auditorium on the day of the meeting.

Marion County staff is available throughout each meeting for your convenience.

Anyone requiring accommodations due to a disability or physical impairment should contact Marion County Administration at 352-438-2300 at least two (2) days before a meeting.

Agenda items are posted on Marion County's website, <https://www.marionfl.org>, before each board meeting. Click the "Agendas & Videos" link on the homepage to download the agenda packet and back-up documentation.

The Marion County Clerk of Court keeps the official minutes and audio recordings of commission meetings, workshops and public hearings. To request a copy of these materials, contact the Clerk's Office at 352-671-5622. Marion County streams video for most board meetings, workshops and public hearings (when applicable) live online through the county's website. These recordings are archived online after meetings, but DVDs can be requested by contacting Marion County Administration at 352-438-2300.

CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
1:30 PM ROLL CALL
ANNOUNCEMENTS

1. PLANNING & ZONING - REQUEST PROOF OF PUBLICATION (AT 1:30PM):

[Present Cover Documents from the Planning and Zoning Commission Public Hearing](#)

1.1. Planning and Zoning Consent Items:

- 1.1.1.** [260703SU - Haber Kennels, Inc, Special Use Permit to Allow for a Gerber Collision Center Automobile Paint and Body Shop, in a Community Business \(B-2\) Zone, 3.18 Acres, Parcel 47690-004-00, No Address Assigned](#)

1.2. Planning and Zoning Items for Individual Consideration:

- 1.2.1.** [260704ZC - RGR Developer, LLC, Zoning Change from Community Business \(B-2\) to Rural Activity Center \(RAC\), for All Permitted Uses, 1.03 Acres, Parcel 1751-010-006, No Address Assigned](#)
- 1.2.2.** [260705ZC - 484 Land Holdings LLC, Zoning Change from Regional Business \(B-4\) to Light Industrial \(M-1\), for All Permitted Uses, 9.67 Acres, Parcel 34899-004-00, Site Address 15877 SW Highway 484, Dunnellon, FL 34432](#)
- 1.2.3.** [260708ZC - Barry & Jennifer Hess, Zoning Change from Community Business \(B-2\) to Residential Estate \(R-E\), for All Permitted Uses, 7.60 Acres, Parcel 9036-0000-03, No Address Assigned](#)

1.3. Adoption of Ordinance



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

File No.: 2026-23469

Agenda Date: 7/22/2026

Agenda No.:

SUBJECT:

Present Cover Documents from the Planning and Zoning Commission Public Hearing

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Attached are:

- Proof of publication
- General location map for all applications being considered today
- The Planning and Zoning Commission recommendations for today's meeting
- The June 29, 2026, Planning and Zoning Commission Meeting Draft Minutes
- The draft Ordinances and Resolutions for consideration at today's meeting
- An interactive geographic information systems (GIS) map of various residential planned unit developments (PUDs) approved within unincorporated Marion County since 2016

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

For information only.



**Marion County
Board of County Commissioners**

Office of the County Attorney

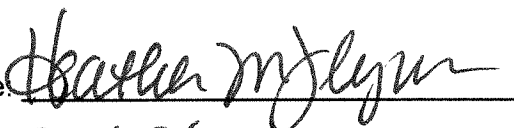
601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

Proof of Publication

No.: 2026-0167

STATE OF FLORIDA
COUNTY OF MARION
PREPARED BY HEATHER FLYNN:

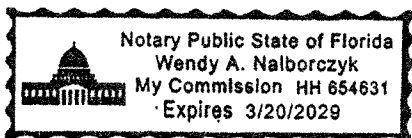
Before the undersigned authority personally appeared Heather Flynn, who on oath says that they are the Legal Services Manager of Marion County, Florida; that the attached copy of advertisement Notice of Public Hearing by the Marion County Board of County Commissioners of Marion County, Florida to Consider Requests For Land Use Change, Rezoning, And Special Use Permit Applications for Wednesday, July 22, 2026 was published on the publicly accessible website, MarionFL.org/LegalNotices, of Marion County, Florida on July 6, 2026. Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

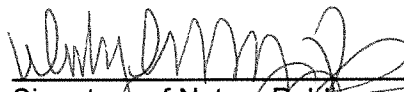
Signature: 
Date: 07.06.26

☒ Business Impact Estimate published with the advertisement and attached.

THIS SECTION PREPARED BY NOTARY:

Sworn and Subscribed before me this 6th day of July, 2026, by Heather Flynn who is: personally known to me ✓ or who has produced _____ as identification.




Signature of Notary Public

Notary Public Stamp

ATTACH COPY FROM WEBSITE POSTING



Legal Notices

NOTICE OF PUBLIC HEARING BY MARION COUNTY BOARD OF COUNTY COMMISSIONERS TO CONSIDER REQUESTS FOR LAND USE CHANGE, REZONING, AND SPECIAL USE PERMIT APPLICATIONS

Post Date: 07/06/2026 8:00 AM

The Marion County Board of County Commissioners will hold a public hearing on **Wednesday, July 22, 2026, at 1:30 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; and adoption of a proposed ordinance entitled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING LAND USE CHANGE, REZONING, AND SPECIAL USE PERMIT APPLICATIONS AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE

1. **260703SU** – Haber Kennels, Inc, requests a **Special Use Permit**, Articles 2 and 4, of the Marion County Land Development Code, to allow for an Automobile Paint and Body Shop, in a Community Business (B-2) zone, on an approximate 3.17 Acre Parcel, on Parcel Account Number 47690-004-00, No Address Assigned
2. **260704ZC** – RGR Developer, LLC, requests a **Zoning Change**, Articles 2 and 4, of the Marion County Land Development Code, from Community Business (B-2) to Rural Activity Center (RAC) zone, for all permitted uses, on an approximate 1.03 Acre Parcel, on Parcel Account Number 1751-010-006, No Address Assigned
3. **260705ZC** – 484 Land Holdings LLC, request a **Zoning Change**, Articles 2 and 4, of the Marion County Land Development Code, from Regional Business (B-4) to Light Industrial (M-1) zone, for all permitted uses, on an approximate 9.67 Acre Parcel, on Parcel Account Number 34899-004-00, Site Address 15877 SW Highway 484, Dunnellon, FL 34432

4. **260708ZC** – Barry & Jennifer Hess, request a **Zoning Change**, Articles 2 and 4, of the Marion County Land Development Code, from Community Business (B-2) to Residential Estate (R-E) zone, for all permitted uses, on an approximate 7.60 Acre Parcel, on Parcel Account Number 9036-0000-03, No Address Assigned

All interested parties may appear at the public hearing and be heard with respect to the applications. Proposed ordinance, 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 of a disability are needed for you to participate in this meeting, please contact the ADA Coordinator/HR Director at (352) 438-2345 at least forty-eight (48) hours in advance, 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 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.

Effective October 1, 2023, a Florida legislative act relating to local ordinances, amending F.S.125.66(3)(a), requires a Business Impact Statement to be prepared by the governing body of a county before the enactment of a proposed ordinance in accordance with the provisions of F.S., the Business Impact Estimate must be published on the County's website and must include certain information, such as a summary of the proposed ordinance, including a statement of the public purpose, an estimate of the direct economic impact, and a good faith estimate of the number of businesses likely to be impacted, and any additional information the governing body determines may be useful. In accordance to F.S. 125.66(3)(a), a number of ordinances are exempt from complying with the business impact statement. Marion County's business impact estimates are posted on the Marion County website under Public Relations at: www.MarionFL.org/BIE. You can find the Business Impact Estimate for this particular notice **here**.

2026-0167

[Return to full list >>](#)



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

Business Impact Estimate

In accordance with Section 125.66(3)(a), F.S., a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Marion County Board of County Commissioners' website no later than the date the notice proposed enactment/notice of intent to consider the proposed ordinance, is advertised in the newspaper (which, per Section 125.66(2)(a), F.S., is ten (10) days before the Public Hearing).

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING LAND USE CHANGE, REZONING, AND SPECIAL USE PERMIT APPLICATIONS AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE

This Business Impact Estimate is provided in accordance with Section 125.66(3)(a), *Florida Statutes*. If one or more boxes are checked below, this means that the Marion County Board of County Commissioners is of the view that a business impact estimate is not required by state law for the proposed ordinance.

Notwithstanding, Marion County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Marion County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

Consistent with the posting requirement set forth in Section 125.66(3)(a), F.S., the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this **6th day of July 2026**: (Date being published)

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **Zoning Map Amendments and Zoning regulation amendments initiated by the property owners to change the zoning of their property or for approved Special Uses within the existing zoning on their property.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in unincorporated Marion County, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible;

(c) An estimate of Marion County regulatory costs, including estimated revenues from any new charges or fees to cover such costs. **N/A**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **N/A**

4. Additional information the governing body deems useful (if any):

Planning and Zoning Commission
Recommendation Report for the July 21 & July 22, 2026, BCC Public Hearing

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on June 29, 2026, during the P&Z Commission Public Hearing

Items on the Consent Agenda

260703SU – Haber Kennels, Inc.

Special Use Permit to Allow for a Gerber Collision Center Automobile Paint and Body Shop, in a Community Business (B-2) Zone, 3.18 Acres, Parcel Number 47690-004-00, No Address Assigned

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

260706ZC – PAC 3 Properties, LLC

Zoning Change from Expired Planned Unit Development (PUD) to Single-Family Dwelling (R-1), 0.91 Acres, Parcel Number 1754-053-033, Site Address 6272 SW 209th Avenue, Dunnellon, FL 34431

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

26-S04 – Garcon Investment, LLC

Small-Scale Land Use Change from High Residential (HR) to Urban Residential (UR), 0.27 Acres, Parcel Number 3120-001-008, Site Address 1770 SE 40th Street Road, Ocala, FL 34480

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

Items for Individual Consideration

260701SU – Skyway Tower, LLC on behalf of Wayne & Melanie Traina (PULLED FROM CONSENT)

Special Use Permit to Allow for a 195' (Feet) Self-Supporting Telecommunication Tower Facility, in a General Agricultural (A-1) Zone, 25.55 Acres, Parcel Number 05585-000-00, Site Address 18250 NE 160th Avenue Road, Fort McCoy, FL 32134

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

Planning and Zoning Commission
Recommendation Report for the July 21 & July 22, 2026, BCC Public Hearing

260704ZC – RGR Developer, LLC (PULLED FROM CONSENT)

Zoning Change from Community Business (B-2) to Rural Activity Center (RAC) Zone, for All Permitted Uses, 1.03 Acres, Parcel Number 1751-010-006, No Address Assigned

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

260707SU – John Rudnianyn

Special Use Permit to Allow for a New 180' (Feet) Monopole Telecommunication Tower Facility, in a Community Business (B-2) Zone, 28.56 Acres, Parcel Number 35695-025-04, No Address Assigned

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

260705ZC – 484 Land Holdings LLC

Zoning Change from Regional Business (B-4) to Light Industrial (M-1) Zone, for All Permitted Uses, 9.67 Acres, Parcel Number 34899-004-00, Site Address 15877 SW Highway 484, Dunnellon, FL 34432

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

260708ZC – Barry & Jennifer Hess

Zoning Change from Community Business (B-2) to Residential Estate (R-E) Zone, for All Permitted Uses, 7.60 Acres, Parcel Number 9036-0000-03, No Address Assigned

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

Planning and Zoning Commission

Recommendation Report for the July 21 & July 22, 2026, BCC Public Hearing

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

250605ZP – Sandy Clay, LLC

Requests Approval for the Final Planned Unit Development Master Plan to allow for detached single-family dwellings with a maximum proposed total of 442 residential units, 119.75 Acre Tract, Parcel Numbers 37896+000-01 and 37896-000-00, No Addresses Assigned

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

On June 17, 2025, the Board of County Commissioners approved this PUD with conditions (motion passed unanimously, 5-0).

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on March 30, 2026, during the P&Z Commission Public Hearing.

25-L05 - EAR-Based Amendments

Large-Scale Text Amendment to Amend the Marion County Comprehensive Plan After the Evaluation and Appraisal Report (EAR)

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

The Board of County Commissioners approved and directed staff to transmit the proposed EAR-Based amendments to the Comprehensive Plan to the State on April 7, 2026 (motion passed unanimously, 5-0).

We have since received the State's comments and incorporated the necessary revisions. The updated EAR-Based amendments are now being brought back to the Board for final approval on July 21, 2026, following the State's review.

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 June 29, 2026, 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, Jerry Lourenco, Andy Bonner, Donald Johnson, Danny Gaekwad, Michael Behar, and Alternates Len Racioppi and Paul Stentiford.

Staff members present were Chief Assistant County Attorney Dana Olesky, Assistant County Administrator Tracy Straub, Growth Services Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Kathleen Brugnoli, Jared Rivera, and Erik Kramer, GIS Technician Analyst Antony Alva, Administrative Staff Assistant Kimberly Lamb, and Administrative Manager Autumn Williams.

ACKNOWLEDGEMENT OF PROOF OF PUBLICATION AND MAILING AND POSTING OF NOTICE

Kimberly Lamb 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 Chief Assistant County Attorney Dana Olesky explained the procedure for hearing requests to the audience.

1. Items on the Consent Agenda

260703SU - Haber Kennels, Inc.

Special Use Permit to Allow for a Gerber Collision Center Automobile Paint and Body Shop, in a Community Business (B-2) Zone, 3.18 Acres, Parcel Number 47690-004-00, No Address Assigned

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26-S04 - Garçon Investment, LLC

Small-Scale Land Use Change from High Residential (HR) to Urban Residential (UR), 0.27 Acres, Parcel Number 3120-001-008, Site Address 1770 SE 40th Street Road, Ocala, FL 34480

Michael Behar made a motion to agree with the staff's findings and recommendations and recommends approval of these applications because they will not adversely affect the public interest, are consistent with the Marion County Comprehensive Plan, and are compatible with the surrounding land uses. Seconded by Danny Gaekwad. The motion passed unanimously, 6-0.

2. Consider the Following Individual Requests**260701SU - Skyway Towers, LLC on behalf of Wayne & Melanie Traina (PULLED FROM CONSENT)**

Special Use Permit to Allow for a 195' (Feet) Self-Supporting Telecommunication Tower Facility, in a General Agricultural (A-1) Zone, 25.55 Acres, Parcel Number 05585-000-00, Site Address 18250 NE 160th Avenue Road, Fort McCoy, FL 32134

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

James Hartley, ESQ., 1531 SE 36th Avenue, Ocala, FL, 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Laurie Phillips – 18100 NE 160th Avenue Road, Fort McCoy
 - Opposed due to concerns regarding how close the tower will be to her home and the dangerous level of radiation exposure this will cause her and her family. She further explains that she has 4 children who are homeschooled and will be exposed 24 hours a day to this radiation. States that, based on her own research, there are several health concerns that stem from this type of use, and she is very concerned about what health issues this may cause her family.

Jerry Lourenco made a motion to agree with the staff's findings and recommendation and recommends approval of this application with conditions because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Michael Behar. The motion passed unanimously, 6-0.

260704ZC - RGR Developer, LLC (PULLED FROM CONSENT)

Zoning Change from Community Business (B-2) to Rural Activity Center (RAC) Zone, for All Permitted Uses, 1.03 Acres, Parcel Number 1751-010-006, No Address Assigned

Director Chuck Varadin, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Daniel Suarez De Puga, 300 29th Street, West Palm Beach, FL 33402, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. James Nicholson – 5606 SW 196th Avenue, Dunnellon, FL
 - Opposed to the proposed access point on 196th Avenue as shown on the site plan due to various safety concerns. He explained that 196th Avenue has no sidewalks and is heavily used by pedestrians. He also noted that the roadway carries frequent vehicle traffic at high speeds, and its narrow width prevents two trucks from passing simultaneously without one pulling off the road. He indicated that he would support site access being provided from Route 41 instead.

Andy Bonner made a motion to agree with the staff's findings and recommendation and recommends 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. Second by Michael Behar. The motion passed unanimously, 6-0.

260707SU - John Rudnianyn

Special Use Permit to Allow for a New 180' (Feet) Monopole Telecommunication Tower Facility, in a Community Business (B-2) Zone, 28.56 Acres, Parcel Number 35695-025-04, No Address Assigned

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

Mary Doty Solik, 127 W. Fairbanks Avenue, #469, Winter Park, FL, 32789, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Sharon Lollies – 9565 SW 53rd Circle, Ocala
 - Opposed to placing an industrial structure in a residential area and believes it should be in a more suitable location. She expressed concerns about potential health issues related to radiation exposure and stated that she feels the proposal would decrease property values.
2. Susan Stillwell – 9581 SW 53rd Circle, Ocala
 - Opposed, referencing her concerns that recent legislation (HR 2289) shifts these costs to taxpayers. She further expressed concerns about potential carcinogens associated with these structures and stated that, based on her own research, studies indicate related health issues. She asked how many County Commissioners live within 1,000 feet of a tower at any point during the year.
3. Deidre Rosemond – 5565 SW 96th Place, Ocala
 - Opposed due to concerns about radiation. She asked whether the tower could be placed elsewhere and noted that three towers already exist on the site, questioning the need for a fourth. She stated that she believes the proposed use would decrease property values and emphasized that this is a residential area that would be affected. She asked the board whether any of them live near a cell tower.
4. Mike Netherclift – 9577 SW 53rd Circle, Ocala
 - Opposed based on concerns related to health and wellness. Concur that the proposed use would decrease surrounding property values and described the tower as an eyesore. Again noted that there are already three existing towers on this site.

Michael Behar made a motion to agree with the staff's findings and recommendation and recommends approval of this application with conditions 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, 6-0.

260705ZC - 484 Land Holdings LLC

Zoning Change from Regional Business (B-4) to Light Industrial (M-1) Zone, for All Permitted Uses, 9.67 Acres, Parcel Number 34899-004-00, Site Address 15877 SW Highway 484, Dunnellon, FL 34432

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

David Tillman, 1720 SE 16th Avenue, building #100, Ocala, FL, 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Cindy Tveter – 15765 SW Highway 484, Dunnellon
 - Opposed and noted she has lived in the area for 58 years. She expressed appreciation for the current quiet and peaceful character of the community and stated she wishes to maintain it. She raised concerns about potential impacts from the proposed business, including noise and effects on nearby horses. She stated that such impacts could reduce revenue for Marion County if horse owners choose not to board their horses in a place that may be a stressful environment for their animals. She asked whether the area is protected and expressed concern about the removal of existing oak trees.

Danny Gaekwad made a motion to disagree with the staff's findings and recommendation and recommends 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, 6-0.

260708ZC - Barry & Jennifer Hess

Zoning Change from Community Business (B-2) to Residential Estate (R-E) Zone, for All Permitted Uses, 7.60 Acres, Parcel Number 9036-0000-03, No Address Assigned

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

The applicant was not present.

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

Danny Gaekwad made a motion to agree with the staff's findings and recommendation and recommends approval of this application with conditions because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed unanimously, 6-0.

3. Other Business

- 3.1.** Final Public Hearing for EAR-Based Amendments on Tuesday, July 21, 2026, at 2 p.m.

Director Chuck Varadin added to the record that the Final Public Hearing for the EAR-Based Amendments will be held on Tuesday, July 21, 2026, at 2 p.m. in front of the Board of County Commissioners.

4. Review the Minutes of the Previous Meeting

Andy Bonner made a motion to approve the minutes from the May 27, 2026, Planning and Zoning Commission Meeting. Seconded by Jerry Lourenco. The motion passed unanimously, 6-0.

ADJOURNMENT

The meeting adjourned at 7:00 PM

Attest:

Greg Lord, Vice Chairman

Autumn Williams, Administrative Manager

Planning & Zoning Attendance Report

2026		January	February	March	April	May	June	July	August	September	October	November	December
Michael Behar	Board Member	X	X	X	X		X						
Danny Gaekwad	Board Member	X		X	X		X						
Greg Lord	Board Member	X	X	X		X	X						
Jerry Lourenco	Board Member	X	X	X	X	X	X						
Michael Kroitor	Board Member		X										
Andy Bonner	Board Member	X	X	X	X	X	X						
Donald Johnson	Board Member	X				X	X						
*Len Racioppi	Alternate				*	*	*						
*Paul Stentiford	Alternate	*	*	*		*	*						

- N/A

X Present; attendance is counted towards quorum

* Alternate Present; attendance not counted towards quorum

ORDINANCE NO. 26-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING REZONING, AND SPECIAL USE PERMIT APPLICATIONS, AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, application(s) for Special Use Permits and Zoning Changes were duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on June 29, 2026; and

WHEREAS, the aforementioned applications were considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Wednesday, July 22, 2026; and

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 application(s) for rezoning, and/or special use permits, and such applications identify the property by metes and bounds description or by the Marion County Property Appraiser parcel number, and such identifications of property are hereby incorporated into this ordinance by reference, and

WHEREAS, the Board has considered the approval/denial recommendations of the Marion County Planning and Zoning Commission and has conducted the necessary public hearing and has approved the applications contained in this ordinance. The Board has determined that each application will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. 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 applications for Rezoning and Special Use Permits. NOTE: The terms and conditions of Board approval of the Special Use Permits are stated in the Board Resolution corresponding to the Special Use Permit Application shown below.

1. **AGENDA ITEM** [REDACTED] **260703SU** – Haber Kennels, Inc, Special Use Permit to allow for an Automobile Paint and Body Shop, in a Community Business (B-2) zone, on an approximate 3.17 Acre Parcel, on Parcel Account Number 47690-004-00, No Address Assigned

Subject to all terms and conditions of Resolution 26-R-[REDACTED] attached hereto and incorporated herein by reference.

2. **AGENDA ITEM** [REDACTED] **260704ZC** – RGR Developer, LLC, Zoning Change from Community Business (B-2) to Rural Activity Center (RAC), for all permitted uses, on an approximate 1.03 Acre Parcel, on Parcel Account Number 1751-010-006, No Address Assigned
3. **AGENDA ITEM** [REDACTED] **260705ZC** – 484 Land Holdings LLC, Zoning Change from Regional Business (B-4) to Light Industrial (M-1), for all permitted uses, on an approximate 9.67 Acre Parcel, on Parcel Account Number 34899-004-00, Site Address 15877 SW Highway 484, Dunnellon, FL 34432
4. **AGENDA ITEM** [REDACTED] **260708ZC** – Barry & Jennifer Hess, Zoning Change from Community Business (B-2) to Residential Estate (R-E), for all permitted uses, on an approximate 7.60 Acre Parcel, on Parcel Account Number 9036-0000-03, No Address Assigned

SECTION 3. EFFECTIVE DATE. A copy of this Ordinance as enacted shall be filed by the Clerk of the Board by email with the Office of the Secretary of State of Florida within ten (10) days after enactment, and this Ordinance shall take effect upon receipt of official acknowledgment from the Secretary of State that this Ordinance has been filed with such office.

DULY ADOPTED in regular session this 22nd day of JULY 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN

RESOLUTION NO. 26-R-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on June 29, 2026; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Wednesday, July 22, 2026.

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

1. **SECTION 1. SPECIAL USE PERMIT APPLICATION 260703SU** – Haber Kennels, Inc, the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Haber Kennels, Inc, Summerfield, FL 34492, to allow for an Automobile Paint and Body Shop, in a Community Business (B-2) zone, on an approximate 3.17 Acre Parcel, on Parcel Account Number 47690-0004-00, No Address Assigned

SECTION 2. FINDINGS AND CONDITIONS. The Board has determined that this request will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. The Board of County Commissioners **agrees/disagrees** with the recommendation of **approval/denial** and findings of the Planning and Zoning Commission, and approves the Special Use Permit subject to the following conditions:

1. Exterior storage of any materials or crashed vehicles is prohibited outside of the fenced-in area that encompasses a portion of the sides and rear of the primary structure.
2. The storage area will be limited to containment of passenger vehicles and light trucks, will be surrounded by seven-foot vinyl fencing, and will be buffered by no less than fifty-feet of natural foliated area between the storage area and the closest residences to the east.
3. The Special Use Permit shall run with the lessee Gerber Collision LLC. The Special Use Permit does not run with the land. The Special Use Permit does not run with the property owner, Haber Kennels LLC, and shall be permitted to remain active if the owner of the property changes and the active lease continues to be honored. A new or revised lease, between the current owner or a new owner and Gerber Collision LLC, will permit the Special Use Permit to remain effective. Should Gerber Kennels elect not to renew or terminate the lease with the current or different

property owner, the Special Use Permit will automatically terminate.

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

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

DULY ADOPTED in regular session this 22nd day of July 2026.

ATTEST:

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

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN

County-wide Development Map

A map of various residential planned unit development (PUD) projects approved within unincorporated Marion County since 2016 can be viewed at:

<https://marioncountyfl.maps.arcgis.com/apps/mapviewer/index.html?webmap=2dd674d3c3ae4a579e6f64f113873e90>

or by linking through this QR Code:



Projects are labelled as:

- APPROVED - Land Use or Zoning change has been approved by the Board of County Commissioners.
- DEVELOPMENT REVIEW - Site plan for approved application is in review.
- BUILDING PERMITTING - Site plan for approved application has been approved by the Development Review Committee and can apply for building permit(s) or has built.
- PENDING – Application has been submitted and is in consideration for a Land Use or Zoning change.
- DENIED – Application was denied a Land Use or Zoning change.

This map is intended to provide a visual reference only and is updated every 3 – 4 months. This map should not be relied on for project accuracy. For project details, please contact the Marion County Growth Services Department by telephone at 352-438-2600 or via email at Planning@MarionFL.org.



Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2026-23465

Agenda Date: 7/22/2026

Agenda No.: 1.1.1.

SUBJECT:

260703SU - Haber Kennels, Inc, Special Use Permit to Allow for a Gerber Collision Center Automobile Paint and Body Shop, in a Community Business (B-2) Zone, 3.18 Acres, Parcel 47690-004-00, No Address Assigned

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

The agent ER MA Partner LLC for Gerber Collision LLC, on behalf of the owner, Haber Kennels Inc., has filed a Special Use Application (SUP) to operate an autobody and light-truck repair shop in Community (B-2). This proposed use is typically permitted and located in Regional Business (B-4) or more intense zoning designations. The proposed location is along the linear commercial corridor located adjacent to US 441 in the southern portion of Marion County. The Parcel Identification Number associated with the site is 47690-004-00. The site is located within the Secondary Springs Protection Overlay Zone (S-SPOZ) and outside of the Urban Growth Boundary (UGB).

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

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



**Marion County
Board of County Commissioners**

Growth Services

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

PLANNING & ZONING SECTION STAFF REPORT

P&Z Date: 6/29/2026	BCC Date: 7/22/2026
Case Number(s)	260703SU
CDP-AR	000589-2026
Type of Case	Special Use Permit: Indoor Auto Body Shop Repair – Parking of Damaged Vehicles Outside
Owner(s)/ Applicant(s)	Applicant: Gerber Collision LLC c/o Owner Haber Kennels Inc. c/o Terry Haber
Agent(s)	ER MA Partner LLC c/o Gideon Lee
Street Address	No Assigned Address
Parcel Number(s)	47690-004-00
Property Size	±3.18 acres
Future Land Use (s)	Commercial (COM)
Zoning Classification(s)	Community Business (B-2)
Overlay Zone/Scenic Area(s)	Secondary Springs Protection Overlay
Staff Recommendation	APPROVAL WITH CONDITIONS
P&ZC Recommendation	APPROVAL WITH CONDITIONS (6-0)
Project Planner	Kenneth Odom, Transportation Planner
Related Case(s)	NA

I. ITEM SUMMARY

The agent ER MA Partner LLC for Gerber Collision LLC, on behalf of the owner, Haber Kennels LLC, has filed a Special Use Application (SUP) in order to operate an auto/light truck body repair shop in Community (B-2). This proposed use is permitted and typically located in Regional Business (B-4) or more intense zoning designations. The proposed location is along the linear commercial corridor located adjacent to US 441, in the southern portion of Marion County. Specifically, south of SE 92nd Loop and north of CR 42. The applicants have indicated that all body work, painting, and materials storage will occur inside the building to be constructed. The only exterior storage will be for client vehicles, pre- and post-repair. Client vehicles will be stored behind the primary building, within a separated parking facility that will be surrounded by a seven-foot gated vinyl security fence and no less than fifty feet of natural foliated buffering being maintained between the closest residences to the east.

Figure 1
Aerial Photograph



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL with the conditions** specified in Section VII.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.

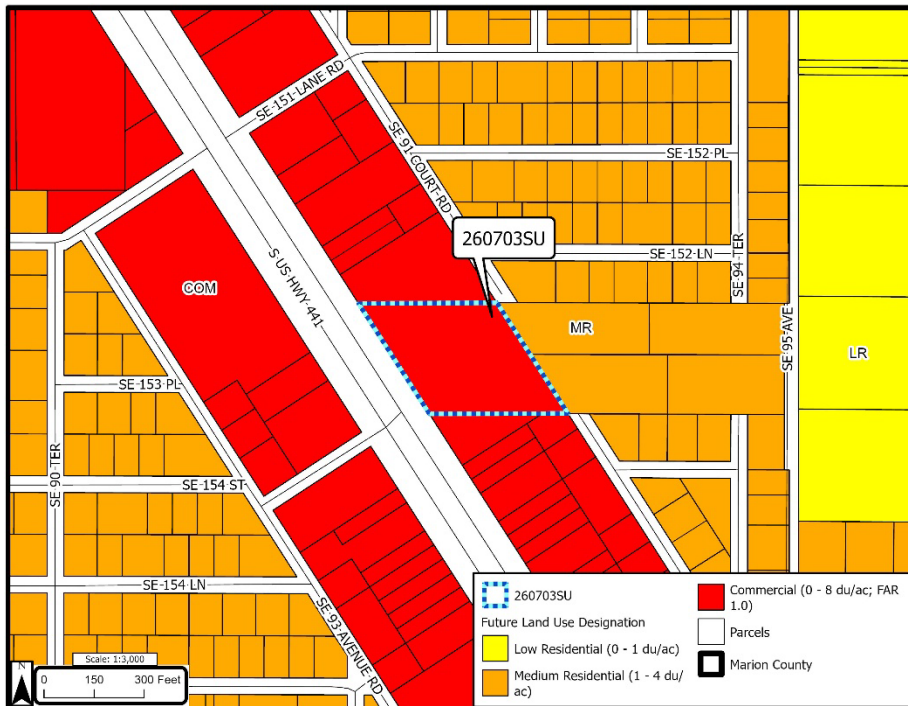
III. NOTICE OF PUBLIC HEARING

The Growth Services Director has interpreted the notice 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 29 owners on June 12th, 2026. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on June 8th, 2026, and consistent with LDC Section 2.8.3.E., due public notice was published in the Ocala Star-Banner on June 15th, 2026. Evidence of the above-described public notices is 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. BACKGROUND/CHARACTER OF THE AREA

- A. *Existing site conditions.* According to the property appraiser's website, the subject parcel is $\pm$ 3.18 acres in size and located on the east side of SW US 441. This somewhat rectangular-shaped site has $\pm$ 395' of frontage and is $\pm$ 410' deep at its widest point. The site is currently unimproved and heavily foliated. A site visit was conducted on June 8, 2026, and photos of the site were taken during the inspection of the property (see Attachment B). The subject parcel lies within a commercial corridor that parallels the US 441 corridor, so buffering will not be required to the north and south to adjacent parcels. However, a standard Type 'C' buffer will be required on the US 441 frontage, and a modified Type 'B' is being requested by the applicant to the east to buffer current residential uses. See below in Section V.(E) for full details of buffering request.
- B. *FLUMS designation.* Figure 2 is the FLUMS and shows the subject property is Commercial (COM), as are all nearby properties that are adjacent to the US 441 corridor. Medium Residential parcels are to the east of the subject parcel.

Figure 2
FLUMS Designations

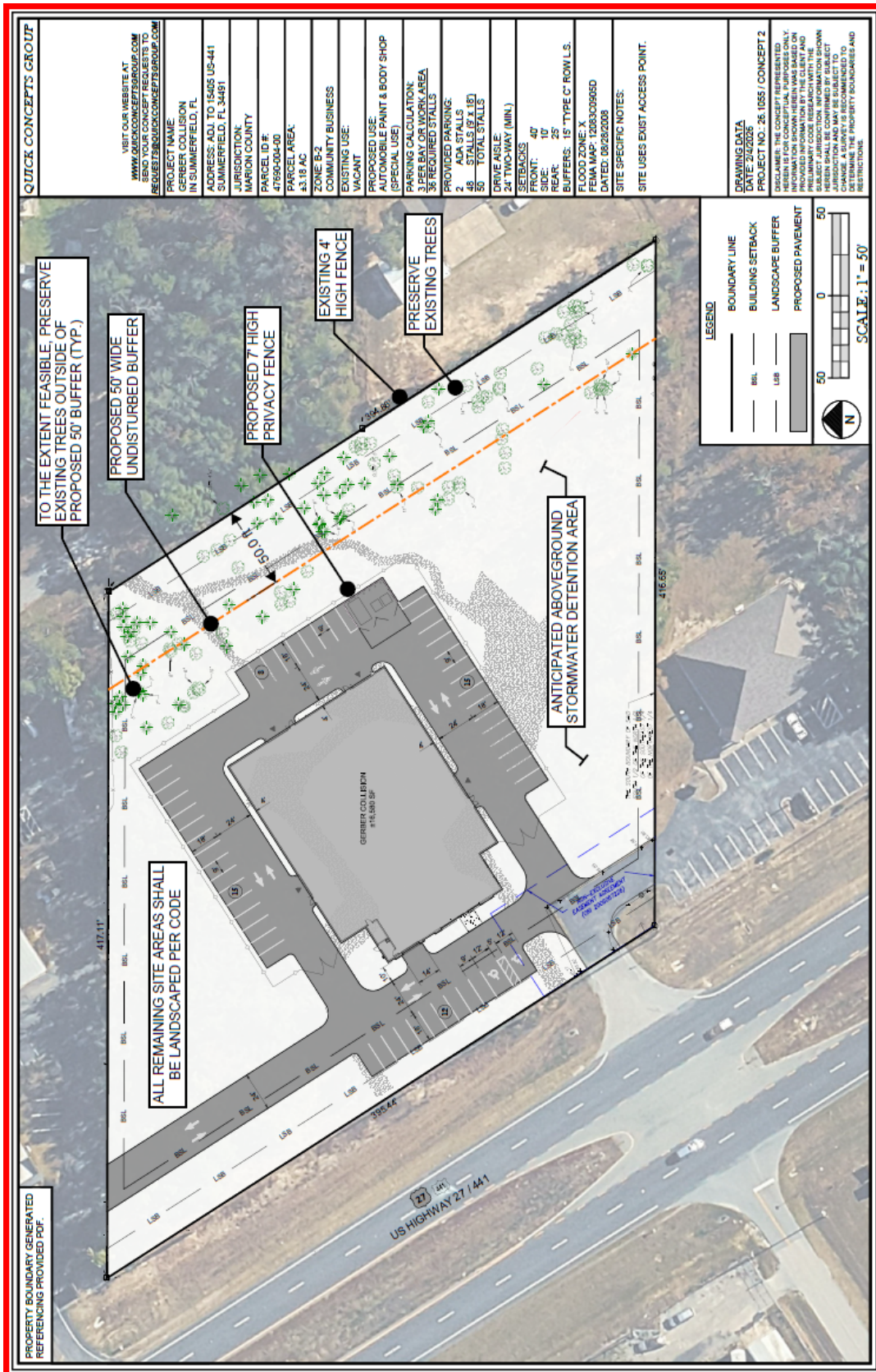


- C. *Zoning district map.* Figure 3 shows that the subject property is located within the Community Business (B-2) zoning classification. This zoning classification is consistent with the Commercial (COM) FLUMS designation.

Figure 3
Zoning Classification



**Figure 4
Site 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 property is provided via an existing full-access curb cut along US Highway 441. No modifications to the existing access are proposed. The access point is designed to safely accommodate passenger vehicles as well as occasional service vehicles, including flatbed tow trucks used for vehicle drop-off.

- 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 proposed development provides a total of fifty parking spaces, exceeding the minimum requirement of thirty-six. Extra spaces will be utilized for the storage of damaged vehicles awaiting repair. Parking is distributed around the building to allow convenient access for employees and customers while maintaining efficient internal circulation.

Loading and service activities, including vehicle drop-off by tow trucks, will occur onsite in designated areas and will not interfere with public roadways or adjacent properties. The use is primarily conducted indoors, minimizing noise, glare, and odor impacts.

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

Analysis: LDC Section 6.8.9. addresses the screening of the utility area (or refuse and service area) and requires a planting area a minimum of three feet wide and shall form a continuous three-foot high landscaped screen or a buffer fencing with a minimum height of three feet. It also requires garbage collection areas (dumpster pads) to be screened with a wall, buffer fencing, or a landscape screen capable of reaching a minimum height of six feet within three years. Based on the large size of the parcel and the distance between lots, screening of the refuse and service area is not required.

- Refuse collection will be accommodated in a designated dumpster enclosure located at the rear of the building. The enclosure will be screened from view through fencing and/or landscaping in accordance with Marion County Land Development Code requirements. Waste removal will be

provided by a licensed commercial service provider and will occur within the normal operating hours of the service provider. The refuse area will be located at the rear of the site and appropriately screened, minimizing any potential impact on surrounding properties.

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

Analysis: Duke Energy is the electrical provider at this location. The parcel is within connection distance of water and sewer from Marion County Utilities.

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

Analysis: The site will incorporate landscaping, buffering, and screening consistent with Marion County requirements. A Type 'C' landscape buffer will be provided along the US 441 right-of-way, as indicated in the concept plan. Additionally, a 7-foot-tall PVC vinyl panel fence will be installed to screen any outdoor storage areas. Any limited outdoor vehicle storage, if necessary, will be located within fenced and screened areas and not visible from adjacent properties or public rights-of-way. Enhanced buffering is being incorporated along the northern property boundary in response to County feedback to further ensure compatibility with adjacent uses. Buffering to the residential areas to the east side of the subject parcel will be accomplished with a Custom Buffer that consists of a minimum of fifty feet of natural vegetation, augmented as necessary with added planting, and to include the seven-foot vinyl that will enclose the rear parking area of the parking area and building.

- 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: Any proposed signage will comply with Marion County Land Development Code requirements and will be designed to be compatible with surrounding commercial development. Exterior lighting will consist of LED fixtures, including wall-mounted lighting, designed to be downward-directed and shielded to minimize glare and light trespass onto adjacent properties and roadways. Lighting will be consistent with commercial corridor standards and will not adversely impact nearby properties.

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

Analysis: Greenspace and yards are not typically a requirement for commercial developments. The current parcel is heavily foliated, and the applicant proposes to only remove trees that are within the areas where the primary facility, buffers along US 441, and parking and drainage retention will be constructed.

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

Analysis: The subject property is located within an established commercial corridor along US Highway 441. Surrounding uses include a boat repair facility on the other side of the highway, a smoke shop to the south, and a golf cart dealer to the north, all of which are consistent with the proposed commercial use. While residential uses exist to the rear, the site design incorporates substantial buffering, setbacks, and screening to mitigate any potential impacts. The proposed automobile paint and body shop is fully enclosed and operates during standard business hours (7:30 am to 5:30 pm). Overall, the proposed use is compatible with the surrounding area and consistent with the character of existing commercial development along the corridor.

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

Analysis: The applicant's findings of fact indicate they are willing to consider any further requirements presented by the Board of County Commissioners.

Staff notes that, unlike a variance, which runs with the land and is recorded in the public records, a special use permit is conditioned based on the owner's consent.

- J. *Consistency with the Comprehensive Plan.*

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

Analysis: The proposed use is normally permitted in Regional Business (B-4) or Heavy Business (B-5) because these types of business typically have outdoor storage of materials and vehicles that have been in crashes awaiting repair. However, this location will be limited to only outdoor storage of the crashed vehicles. The storage area will be limited to containment of passenger vehicles and light trucks, will be surrounded by seven-foot vinyl fencing, and will be buffered by no less than fifty feet of natural foliated area between the storage area and the closest residences to the east. Thus, the application is consistent with FLUE Policy 2.1.5.

2. TE Policy 2.1.4: **Determination of Impact** – “All proposed development shall be evaluated to determine impacts to adopted LOS standards”.

Analysis: The subject property is located outside of the Urban Growth Boundary and within a linear Commercial District land use area that parallels the US 441 corridor. As of 2024, there were 35,000 vehicles per day recorded on this segment of US 441. The capacity of the corridor, at this location, is 38,430 vehicles per day. That indicates that approximately ninety-one percent (91%) of the corridor capacity is utilized at the time that the counts were recorded. The proposed SUP will not significantly increase traffic counts at this location, but final determination of impacts will be presented with the Traffic Assessment or Study being reviewed during the

development review stage. Thus, the application is consistent with TE Policy 2.1.4.

3. PWE Policy 1.2.2: "The County's LDC will maintain guidelines for requiring existing water treatment plants to connect/interconnect to centralized systems when such systems are available, and connection is economically feasible".

Analysis: The subject property currently does not have water services as it is unimproved; however, Marion County Utilities Department states the subject property is located within the Marion County Utility service area and is within mandatory connection distance. Connection to water services will be required. Thus, the application is consistent with PWE Policy 1.2.2.

4. SSE Policy 1.2.5: "Septic systems on Onsite Treatment and Disposal Systems (OSTDS) shall adhere to all applicable Sanitary Sewer Element policy and LDC requirements, including connecting to larger sanitary sewer facilities when they become available. Septic systems shall not be exempt from requirements to connect to larger sanitary facilities based on their lower cost".

Analysis: The subject property currently does not have sanitary services as it is unimproved; however, Marion County Utilities Department states the subject property is located within the Marion County Utility service area and is within mandatory connection distance. Connection to sewer services will be required. Thus, the application is consistent with SSE Policy 1.2.5.

5. SWE Policy 1.1.5: "Permits shall be denied for development that would either increase demands on an already deficient facility or cause a facility to exceed its capacity until such time that the facility may provide service in accordance with the adopted LOS standard".

Analysis: Refuse collection will be accommodated in a designated dumpster enclosure located at the rear of the building. The enclosure will be screened from view through fencing and/or landscaping in accordance with Marion County Land Development Code requirements. Waste removal will be provided by a licensed commercial service provider and will occur within the normal operating hours of the service provider. The refuse area will be located at the rear of the site and appropriately screened, minimizing any potential impact on surrounding properties. Based on the above, the application is consistent with SWE Policy 1.1.5

Based on the above findings, staff concludes the SUP is consistent with LDC Section 2.8.3 B, provided the recommended conditions are adhered to by the applicant.

VI. STAFF RECOMMENDATION

- A. Staff recommends the Planning and Zoning Commission enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, and make a recommendation to the Board of County Commissioners to adopt a proposed Ordinance to **APPROVE AS CONDITIONED** the special use permit.
- B. To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are imposed:
1. *Exterior storage of any materials or crashed vehicles is prohibited outside of the fenced-in area that encompasses a portion of the sides and rear of the primary structure.*
 2. *The storage area will be limited to containment of passenger vehicles and light trucks, will be surrounded by seven-foot vinyl fencing, and will be buffered by no less than fifty-feet of natural foliated area between the storage area and the closest residences to the east.*
 3. *The Special Use Permit shall run with the lessee Gerber Collision LLC. The Special Use Permit does not run with the land. The Special Use Permit does not run with the property owner, Haber Kennels LLC, and shall be permitted to remain active if the owner of the property changes and the active lease continues to be honored. A new or revised lease, between the current owner or a new owner and Gerber Collision LLC, will permit the Special Use Permit to remain effective. Should Gerber Kennels elect not to renew or terminate the lease with the current or different property owner, the Special Use Permit will automatically terminate.*

VII. PLANNING AND ZONING COMMISSION RECOMMENDATION

Approval with conditions (6-0).

VIII. BOARD OF COUNTY COMMISSIONERS' ACTION

TBD

IX. LIST OF ATTACHMENTS

- A. SUP Application
- B. Site photographs.
- C. DRC Comments.
- D. Site Plan


**Marion County
Board of County Commissioners**

Page 1 of 5

Growth Services ▪ Planning & Zoning

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

SPECIAL USE PERMIT APPLICATION – 2026

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

Automobile Paint and Body Shop

Parcel Account Number(s): 47690-004-00

Property/Site Address: 3.18+/- acres

Future Land Use Designations: _____ **Zoning Classification:** B-2

Current Property Use: Vacant **Total Acreage:** 3.18+/-

Request for a reasonable accommodation ☐ Yes / ☐ No (See checklist item #7 on page 3)

Request for a listed special use ☐ Yes / ☐ No (See checklist item #4 on page 3)

Each/all 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 legibly) Haber Kennels Inc C/O Terry Haber	Applicant or Agent Name (print legibly) ER MA Partners, LLC C/O Gideon Lee
Mailing Address PO Box 152	Mailing Address 50 Old Ivy Rd NE
City, State, Zip Summerfield FL 34492	City, State, Zip Atlanta, GA 30342
Phone Number (include area code) 813-817-8492	Phone Number (include area code) 931-338-1758
E-Mail Address magicterr@gmail.com	E-Mail Address gideon@edenrockre.com
Signature* Terry Haber	Signature*
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Terry Haber	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Gideon Lee (Director of Development)

*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			
LDC Section that allows proposed Special Use:			
Project No.:	Plan No.:	Code Case No.:	
Rcvd by:	Rcvd Date: / /	Time:	PZ Case No.:

Please note: If approved, the Special Use Permit will **not** become effective until 14 days **after** the final decision is made by the Marion County Board of County Commissioners 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.

Special Use Permit Application Document Completeness Checklist – 2026

READ INSTRUCTIONS AND CHECKLIST ENTIRELY

The County will not review a Special Use Permit application unless the Applicant provides a signed and complete application, application fee payment, and all other required materials. 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-sized) paper with no resulting font size less than 12pt.

By signing this application, 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.

To help ensure your application is complete, a pre-application meeting is highly recommended. You may contact the Growth Services Development at 352-438-2674 and a planner will be able to assist you with scheduling a pre-application meeting.

Certain special use permit applications require additional information and materials (see checklist item #4). There are additional requirement checklists for these certain special uses, which are available at the Growth Services front desk and downloadable on its website.

Growth Services reserves the right to require additional documentation on a case-by-case basis. Should more information be required, the planner assigned to your case will contact you.

A Special Use Permit application is complete and sufficient for review when an Applicant provides the following materials and information:

- 1) ☐ A signed and complete application form accompanied by payment of the application fee.
 - a. 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 card**¹. **Make checks payable to: Marion County Board of County Commissioners.**
 - b. 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 copy of the most recent **recorded deed** conveying the property to the current owner.
(NOTE: 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.)

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

- 3) ☐ **Findings of Facts**, either typed or written on 8 ½" x 11," letter-sized paper. See *Finding of Facts Requirements and Cheat Sheet* on page 4 and 5.
(NOTE: If typed, use minimum 12pt font. If written, ensure the document is legible. Illegible documents may result in a delayed review or rejection.)
- 4) ☐ **Additional Findings of Facts, ONLY required for the following Special Use Permit types (select if applicable)**. See the form for "Additional Requirements for Specified Special Use Permits."
- a. ☐ Construction & Demolition Debris Landfill
 - b. ☐ Kennels
 - c. ☐ Manufactured homes in R-2, R-3, & R-E
 - d. ☐ Mining
 - e. ☐ Parking a Commercial Vehicle Exceeding 16,000 lbs.
 - f. ☐ Schools
 - g. ☐ Telecommunication Towers
 - h. ☐ Wastewater Treatment Facilities and Treated Effluent Disposal
- 5) ☐ A Concept Plan using an appropriate scale, prepared to be consistent with (1) the provisions of Article 2 and 6 of the Land Development Code and (2) the written/typed standard for the **Findings of Facts**.
(NOTE: Certain special uses listed above require additional information and materials for concept plan review.)
- 6) ☐ 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.
- 7) ☐ (Optional) Any additional supporting documents, media, or information to support the application. Provide a written or typed itemized list detailing all supplemental attachments.
(NOTE: If the Applicant requests a Special Use Permit for **reasonable accommodation for animals**, then supporting documentation is **required**.)

Special Use Permit Application

Finding of Facts Requirements and Cheat Sheet - 2026

An Applicant for a Special Use Permit must address **nine (9)** Findings of Facts within both the required Concept Plan in a separate written/typed document. Growth Services may require an Applicant to address additional Findings of Facts to confirm whether the Applicant acknowledges and accounts for any unique conditions relating to the proposed special use.

This section provides the required Findings of Facts as well as instructions intended to help you satisfy the Findings of Facts requirement of the Special Use Permit application. **Write or type your answers on a separate document and attach the document to your application package.**

If your application requires additional Findings of Fact as laid out in the Special Use Permit checklist item #4, include the additional Findings of Fact in the same document in addition to the standard Findings of Fact.

Should you have questions regarding the Finding of Facts or the application process, please contact the Growth Services Department at 352-438-2674 and a planner will assist you.

Required Nine (9) Questions for the Findings of Facts: **(Attach as a separate document)**

- 1) ☐ Provision for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire or catastrophe.
 - a. Describe the access from the roads to the subject property.
 - b. Describe the access from the roads to each accessory structure on the subject property.

- 2) ☐ Provision for off-street parking and loading areas, where required, with particular attention to the items in (1) above, and the economic, noise, glare, or odor effects of the Special Use Permit on adjoining properties and properties generally in the surrounding area.
 - a. Describe how parking will be provided at the subject property.
 - b. Describe how loading areas will be provided at the subject property.
 - c. Describe how the Special Use Permit may cause any economic, noise, glare, or odor effects to the neighboring properties or surrounding area.

- 3) ☐ Provisions for refuse and service area, with particular reference to the items in (1) and (2) above, describe how waste removal will take place.
- 4) ☐ Provision for utilities (including water and sewer), with reference to locations, availability, and compatibility, describe how utilities will be provided to the subject property.
- 5) ☐ Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary, describe if there will be landscaping, fencing, screening, or buffering around the subject property.
- 6) ☐ Provision for signs, if any, and exterior lighting with consideration given to glare, traffic safety, economic effects, and compatibility and harmony with properties in the surrounding area, describe if there will be any signs or exterior lighting as part of the Special Use Permit.
- 7) ☐ Provision for required yards and other green space:
- a. Describe how much of the site will remain undeveloped.
 - b. Confirm that setback requirements are being met.
- 8) ☐ Provision for general compatibility with adjacent properties and other properties in the surrounding area, describe the general surrounding properties and how the proposed Special Use Permit will fit with the existing uses.
- 9) ☐ Provision for meeting any special requirements required by the site analysis for the particular use involved, describe if you will be willing to meet any special conditions necessary to obtain this special use permit.

ATTACHMENT A

ER MA PARTNERS, LLC

50 Old Ivy Road NE, Suite 250 Atlanta, Georgia 30342

www.edenrockre.com

FINDINGS OF FACT – SPECIAL USE PERMIT

Gerber Collision Center – Marion County, FL
(Parcel 47690.0004-00)

1) Ingress & Egress

- a. Access to the subject property is provided via an existing full-access curb cut along US Highway 441. No modifications to the existing access are proposed. The access point is designed to safely accommodate passenger vehicles as well as occasional service vehicles, including flatbed tow trucks used for vehicle drop-off.
- b. Internal circulation has been designed to provide safe and efficient vehicular movement throughout the site, including access to all parking areas and building entrances. Drive aisles meet or exceed minimum width requirements and allow for safe maneuvering of vehicles. Emergency access is maintained throughout the site and is compliant with applicable fire and life safety requirements.

2) Parking & Loading

- a. The proposed development provides a total of 50 parking spaces, exceeding the minimum requirement of 36 spaces as shown on the site plan. Parking is distributed around the building to allow convenient access for employees and customers while maintaining efficient internal circulation.
- b. Loading and service activities, including vehicle drop-off by tow trucks, will occur onsite in designated areas and will not interfere with public roadways or adjacent properties.
- c. The use is primarily conducted indoors, minimizing noise, glare, and odor impacts. Any potential external effects are further mitigated through site design, building orientation, and operational controls.

3) Refuse & Service Areas

- a. Refuse collection will be accommodated in a designated dumpster enclosure located at the rear of the building. The enclosure will be screened from view through fencing and/or landscaping in accordance with Marion County Land Development Code requirements.
- b. Waste removal will be provided by a licensed commercial service provider and will occur within the normal operating hours of the service provider. The refuse area will be located at the rear of the site and appropriately screened, minimizing any potential impact on surrounding properties.

4) Utilities

- a. The proposed development will be served by public water and sewer utilities, which are available to the site and adequate to support the proposed use. All utility connections will be designed and constructed in accordance with applicable local and state regulations.
- b. The use is consistent with existing infrastructure capacity in the surrounding commercial corridor and will not create undue demand on public utility systems.

ATTACHMENT A

ER MA PARTNERS, LLC

50 Old Ivy Road NE, Suite 250 Atlanta, Georgia 30342

www.edenrockre.com

5) Screening & Buffering

- a. The site will incorporate landscaping, buffering, and screening consistent with Marion County requirements. A 15-foot landscape buffer is provided along the right-of-way, as indicated on the concept plan.
- b. Additionally, a 7-foot-tall PVC vinyl panel fence will be installed to screen any outdoor storage areas. Any limited outdoor vehicle storage, if necessary, will be located within fenced and screened areas and not visible from adjacent properties or public rights-of-way.
- c. Enhanced buffering is being incorporated along the northern property boundary in response to County feedback to further ensure compatibility with adjacent uses.

6) Signs & Lighting

- a. Any proposed signage will comply with Marion County Land Development Code requirements and will be designed to be compatible with surrounding commercial development.
- b. Exterior lighting will consist of LED fixtures, including wall-mounted lighting, designed to be downward-directed and shielded to minimize glare and light trespass onto adjacent properties and roadways. Lighting will be consistent with commercial corridor standards and will not adversely impact nearby properties.

7) Yards & Greenspace

- a. The development complies with all required setbacks, including a 40-foot front setback, 10-foot side setbacks, and a 25-foot rear setback
- b. A portion of the site will remain as landscaped open space, including required buffers and perimeter landscaping, contributing to the overall aesthetic quality of the development. The site layout has been designed to balance building footprint, parking, and green space in accordance with County requirements.

8) Compatibility with Surrounding Area

- a. The subject property is located within an established commercial corridor along US Highway 441. Surrounding uses include a boat repair facility across the highway, a smoke shop to the south, and a golf cart dealer to the north, all of which are consistent with the proposed commercial use.
- b. While residential uses exist to the rear, the site design incorporates substantial buffering, setbacks, and screening to mitigate any potential impacts. The proposed automobile paint and body shop is fully enclosed and operates during standard business hours (7:30am to 5:30pm), further reducing potential impacts.
- c. Overall, the proposed use is compatible with the surrounding area and consistent with the character of existing commercial development along the corridor.

9) Special Requirements & Conditions

- a. The Applicant is willing to comply with all applicable Marion County Land Development Code requirements and any reasonable conditions of approval deemed necessary by the County.
- b. The site has been designed to address operational, aesthetic, and compatibility considerations, including indoor operations, screened service areas, enhanced buffering,

ATTACHMENT A

ER MA PARTNERS, LLC

50 Old Ivy Road NE, Suite 250 Atlanta, Georgia 30342

www.edenrockre.com

and controlled lighting. The Applicant will continue to coordinate with County staff throughout the development process to ensure compliance with all applicable regulations.

ATTACHMENT A

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2026 Property Record Card

47690-004-00

Prime Key: 2709090

[MAP IT+](#)

Current as of 4/6/2026

[Property Information](#)

HABER KENNELS INC
C/O TERRY HARBER
PO BOX 1252
SUMMERFIELD FL 34492-1252

[Taxes / Assessments:](#)

Map ID: 257

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

PC: 10

Acres: 3.17

[2025 Certified Value](#)

Land Just Value	\$357,890		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$357,890		
Total Assessed Value	\$288,193	Impact	(\$69,697)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$288,193		
School Taxable	\$357,890		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$357,890	\$0	\$0	\$357,890	\$288,193	\$0	\$288,193
2024	\$268,418	\$0	\$0	\$268,418	\$261,994	\$0	\$261,994
2023	\$268,418	\$0	\$0	\$268,418	\$238,176	\$0	\$238,176

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4417/0268	04/2006	09 EASEMNT	0	U	V	\$100
2171/1173	07/1995	08 CORRECTIVE	0	U	V	\$100
2052/1574	07/1994	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$28,000
1861/0955	07/1992	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 22 TWP 17 RGE 23
COM AT NE COR OF S 1/2 OF N 1/2 OF SE 1/4 OF NW 1/4
N 89-52-51 W 872.50 FT S 32-43 05 E 395.24 FT N 89-51-25 W
416.70 FT N 32-43-05 W 395.24 FT S 89-51-25 E 416.70 FT
TO POB & BEG AT SW COR OF S 1/2 OF N 1/2 OF SE 1/4
OF NW 1/4 N 16.88 FT S 32-43-05 E 18.91 FT W 10.23 FT TO
POB

ATTACHMENT A

Parent Parcel: 47690-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1000	.0	.0	B2	137,650.00	SF						

Neighborhood 9947
Mkt: 2 70

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	2009	2	0.0	0.0	

Appraiser Notes

HABER KENNELS INC

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description

ATTACHMENT A

FRANCES E. THIGPIN, CLERK OF CIRCUIT COURT

FILE: 95059990

09/06/95 15:30

OR BOOK/PAGE: 2171/1173

MARION COUNTY - M Alexander DC.

R-3300
OS. 670

This Instrument Prepared by: Patti Yepes,
An Employee of Associated Land Title Insurance of Ocala,
1515 E. Silver Springs Blvd, Suite E-250, Ocala, FL 34470,
For Purposes of Title Insurance
File # 95-S108
Parcel ID # 47690-004-00

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

2 index

Made this 30th day of July, 1995, BETWEEN
J. W. DeArmond, Individually and as Trustee, David DeArmond,
Shirley DeArmond Dale Woods and Elizabeth DeArmond Devault
whose post office address is: c/o 15401 SE 95th Avenue, Summerfield, Florida 34491

of the County of Marion, State of Florida, grantor, and
Haber Kennels, Inc.

whose post office address is: P.O. Box 346, Summerfield, Florida 34492-0346

of the County of Marion, State of Florida, grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of 10.00 Dollars, 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, successors and assigns forever, the
following described land, situate, lying and being in Marion County, Florida, to-wit:

See Schedule A attached hereto and by this reference made a part
hereof.

Subject to easements and restrictions of record, if any, which are
specifically not extended or reimposed hereby. Subject to 1995 taxes
and assessments.

GRANTORS HEREIN EXPRESSLY WARRANTS THIS PROPERTY IS NOT THEIR HOMESTEAD, NOR ARE
SAID LANDS CONTIGUOUS TO THEIR HOMESTEAD.

THIS IS A CORRECTIVE DEED AND THE APPROPRIATE DOC STAMPS WERE PLACED ON THAT
CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2052, PAGE 1574, PUBLIC
RECORDS OF MARION COUNTY, FLORIDA.

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.

RETURN TO:
ASSOCIATED LAND TITLE
INSURANCE OF OCALA, INC.

2 of 7

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:

Joan E Smeallie
 JOAN E SMEALLIE
 PLEASE PRINT OR TYPE NAME AS IT APPEARS

David DeArmond
 David DeArmond

Patty W. DeArmond
 PATTY W. DEARMOND
 PLEASE PRINT OR TYPE NAME AS IT APPEARS

Patty W. DeArmond
 PATTY W. DEARMOND
 PLEASE PRINT OR TYPE NAME AS IT APPEARS

STATE OF Tennessee

COUNTY OF Jefferson

I HEREBY CERTIFY that on the day of July 13, 1995 before me personally appeared
David DeArmond

who is personally known to me or who has produced the identification shown below, who is the person described in and who executed the foregoing instrument, and who, after being duly sworn, says that the execution hereof is his/her free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

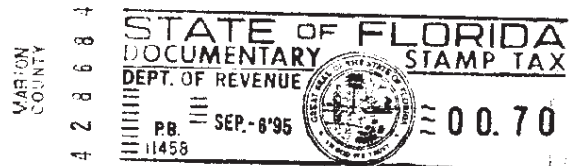
☒ To me personally known

☐ Identified by Driver's License

My Commission Expires: 1-11-97

Commission No.: STAMP

Peggy S Kusmik
 PEGGY S KUSMIK
 PLEASE PRINT OR TYPE NAME AS IT APPEARS
 Notary Public



3 of 7

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:

Richard B. Hutton

RICHARD B. HUTTON

PLEASE PRINT OR TYPE NAME AS IT APPEARS

Lena Rue Hutton

LENA RUE HUTTON

PLEASE PRINT OR TYPE NAME AS IT APPEARS

Elizabeth DeArmond Devault
Elizabeth DeArmond Devault

STATE OF TENNESSEE

COUNTY OF KNOX

I HEREBY CERTIFY that on the day of July 30th, 1995 before me personally appeared
Elizabeth DeArmond Devault

who is personally known to me or who has produced the identification shown below, who is the person described in and who executed the foregoing instrument, and who, after being duly sworn, says that the execution hereof is his/her free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

☒ To me personally known

☐ Identified by Driver's License

My Commission Expires: 12/2/98

Commission No.: n/a

Brenda Sue Lusk
Notary Public

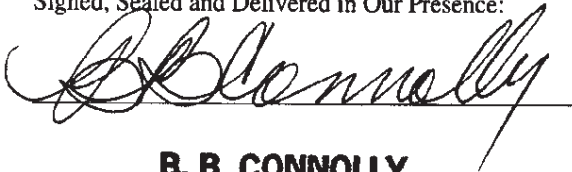
BRENDA SUE LUSK

PLEASE PRINT OR TYPE NAME AS IT APPEARS

4 of 7

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:



B. B. CONNOLLY

PLEASE PRINT OR TYPE NAME AS IT APPEARS



TIFFANY SCHMIDT

PLEASE PRINT OR TYPE NAME AS IT APPEARS



J. W. DeArmond, Individually and as Trustee

STATE OF FLORIDA

COUNTY OF MARION

I HEREBY CERTIFY that on the day of July 30, 1995

before me personally appeared

J. W. DeArmond, Individually and as Trustee

who is personally known to me or who has produced the identification shown below, who is the person described in and who executed the foregoing instrument, and who, after being duly sworn, says that the execution hereof is his/her free act and deed for the uses and purposes herein mentioned.

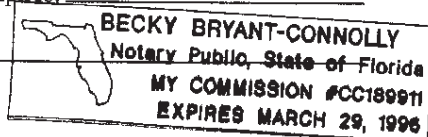
SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid. NO OATH TAKEN.

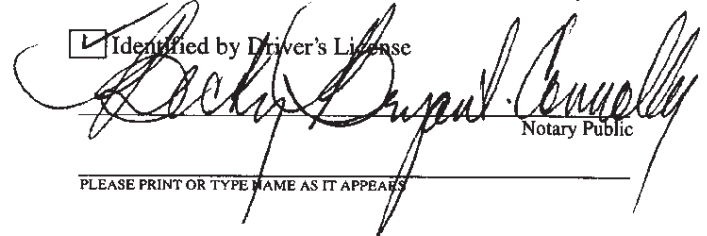
☐ To me personally known

☒ Identified by Driver's License

My Commission Expires: _____

Commission No.: _____





Notary Public

PLEASE PRINT OR TYPE NAME AS IT APPEARS

ATTACHMENT A

FILE: 95059990

OR BOOK/PAGE: 2171/1177

5 of 7

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:

Robert D. Nelms

Shirley DeArmond Dale Woods
Shirley DeArmond Dale Woods

ROBERT D. NELMS

PLEASE PRINT OR TYPE NAME AS IT APPEARS

David Gierman

DAVID GIERMAN
PLEASE PRINT OR TYPE NAME AS IT APPEARS

STATE OF

COUNTY OF

I HEREBY CERTIFY that on the day of
Shirley DeArmond Dale Woods

July 30, 1995

before me personally appeared

who is personally known to me or who has produced the identification shown below, who is the person described in and who executed the foregoing instrument, and who, after being duly sworn, says that the execution hereof is his/her free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and

SEE ATTACHED FOR ACKNOWLEDGEMENT

ATTACHMENT A

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

FILE: 95059990

OR BOOK/PAGE: 2171/1178

State of CALIFORNIA

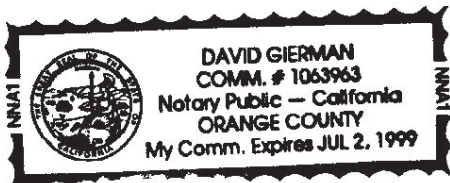
County of ORANGE

6 of 7

On July 17, 1995 before me, DAVID GIERMAN, Notary Public

personally appeared Shirley DeArmond Dale Woods

☐ personally known to me – OR – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

David Gierman
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: July 17, 1995 Number of Pages: 2

Signer(s) Other Than Named Above: _____

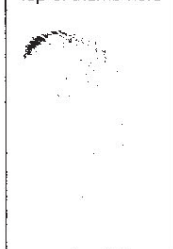
Capacity(ies) Claimed by Signer(s)

Signer's Name: Shirley DeArmond Dale Woods Signer's Name: _____

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



7 of 7

Schedule A

The following described lands in Marion County, Florida:

A parcel of land lying in the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 17 South, Range 23 East, Marion County, Florida, said parcel more particularly described as follows:

Commence at the Northeast corner of said South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4; Thence N89°51'25"W along the North boundary thereof and along the South boundary of Block 187 and 188 of ORANGE BLOSSOM HILLS UNIT NO. 13, as recorded in Plat Book 'G', Page 23N of the Public Records of Marion County, Florida, 872.50 feet to the Southeast corner of Block 190 of ORANGE BLOSSOM HILLS UNIT NO. 13; Thence S32°43'05"E, along the Southeasterly projection of the Southwesterly right-of-way line of Tropicana Boulevard per the plat of said ORANGE BLOSSOM HILLS UNIT NO. 13, 395.24 feet to the Northeast corner of Block 186 of said ORANGE BLOSSOM HILLS UNIT NO. 13, and the South boundary of said South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4; Thence N89°51'24"W, along said South boundary, 416.70 feet to the Northeastly right-of-way line of U.S. Highway No. 441; Thence N32°43'05"W, along said right-of-way line, 395.24 feet to the aforementioned North boundary of South 1/2 and the South boundary of the aforementioned Block 190; Thence 89°51'25"E, along said boundary, 416.70 feet to the point of beginning.
AND, ALSO

A parcel of land lying in the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 17 South, Range 23 East, Marion County, Florida, said parcel more particularly described as follows:

Beginning at the Southwest corner of said South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4; Thence N00°01'55"E along the West boundary thereof and the East boundary of Block 192 of ORANGE BLOSSOM HILLS UNIT NO. 13, as recorded in Plat Book 'G', Page 23N of the Public Records of Marion County, Florida, 16.88 feet to the Southwesterly right-of-way line of U.S. Highway No. 441 (200 feet wide); Thence S32°43'05"E along said Southwesterly right-of-way line, 18.91 feet to the South boundary of said South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 and the North boundary of said Block 192; Thence N89°51'25"W along said boundary, 10.23 feet to the point of beginning.

File No: 95-S108

Rec 10.50
DOC 196.00

This Instrument Prepared By:
Gerard S. Krehl
Post Office Box 159
Ocala, Florida 34478

OR Book/Page: 2052/1574

WARRANTY DEED

THIS INDENTURE, made on the 12th day of July, 1994, between J.W. DeARMOND, as Ancillary Personal Representative of the Estate of MARGARET COLEMAN DeARMOND, deceased, making distribution to testamentary beneficiaries in Marion County Circuit Probate Division File No. 92-0054-CP, whose Post Office address is 15401 SE 95th Ave., Summerfield, FL 34491, of the County of Marion, State of Florida, *grantor, and HABER KENNELS, INC., whose Tax Payer I.D. number is [REDACTED], and post office address is P.O. Box 346, Summerfield, FL 34492-0346, of the County of Marion, State of Florida, *grantee,

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 grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to grantee and grantee's heirs and assigns forever, the following parcel of land in Marion County, Florida, more particularly described as follows:

A parcel of land lying in the south $\frac{1}{2}$ of the north $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 22, Township 17 South, Range 23 East, Marion County, Florida, said parcel more particularly described as follows:

Commence at the northeast corner of said south $\frac{1}{2}$ of the north $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$; thence N 89°51'25" W, along the north boundary thereof and along the south boundary of Block 187 and 188 of Orange Blossom Hills Unit No. 13, as recorded in Plat Book "G," page 23 N of the Public Records of Marion County, Florida, 872.50 feet to the southeast corner of Block 190 of Orange Blossom Hills Unit No. 13; thence S 32°43'05" E, along the southeasterly projection of the southwesterly right-of-way line of Tropicana Boulevard per the plat of said Orange Blossom Hills Unit No. 13, 395.24 feet to the northeast corner of Block 186 of said Orange Blossom Hills Unit No. 13, and the south boundary of said south $\frac{1}{2}$ of the north $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$; thence N. 89°51'24" W, along said south boundary, 416.70 feet to the northeasterly right-of-way line of U.S. Highway No. 441; thence N. 32°43'05" W., along said right-of-way line, 395.24 feet to the aforementioned north boundary of south $\frac{1}{2}$ and the south boundary of the aforementioned Block 190; thence S 89°51'25" E, along said boundary, 416.70 feet to the point of beginning.

Said parcel containing 3.17 acres, more or less.

And, also,

A parcel of land lying in the south $\frac{1}{2}$ of the north $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 22, Township 17 south, Range 23 east, Marion County, Florida, said parcel more particularly described as follows:



4 0 6 4 4

MARION
COUNTY

Beginning at the southwest corner of said south $\frac{1}{2}$ of the north $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$; thence N 00°01'55" E, along the west boundary thereof and the east boundary of Block 192 of Orange Blossom Hills Unit No. 13, as recorded in Plat Book "G," page 23N of the Public Records of Marion County, Florida. 16.88 feet southwesterly right-of-way line of U.S. Highway No. 441 (200 feet wide); thence S 32°43'05" E, along said southwesterly right-of-way line, 18.91 feet to the south boundary of said south $\frac{1}{2}$ of the north $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ and the north boundary of said block 192; thence N 89°51'25" W, along said boundary, 10.23 feet to the point of beginning.

Said parcel containing 81 square feet, more or less.

Subject to easements, restrictions and limitations of record.

Parcel No:

The property herein conveyed is not the residence of any grantor nor is it contiguous thereto and, as such, does not constitute the homestead of any grantor, and in fact grantor resides at 15401 SE 95 Ave Summerfield FLA

and said grantor does hereby fully warranty the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantors have caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
 in our presence as witnesses:

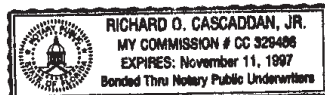
Raymond Michael
RAYMOND MICHAEL
 Print Name

J.W. DeArmond
 J.W. DeARMOND, as Ancillary
 Personal Representative of
 the Estate of Margaret Coleman
 DeArmond, deceased

John F. DeArmond
John F. DeArmond
 Print Name

STATE OF FLORIDA
 COUNTY OF MARION

The foregoing instrument was sworn to and acknowledged before me on the 12th day of July, 1994, by J.W. DeARMOND, as Ancillary Personal Representative of the Estate of Margaret Coleman DeArmond, deceased, who is personally known to me OR ☒ who has produced a driver's license as identification.



Richard O. Cascaddan Jr.
 Notary Public
Richard O. Cascaddan Jr.
 Print Name

My Commission Expires: 11-11-97



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Detail by Entity Name

Florida Profit Corporation

HABER KENNELS, INC.

Filing Information

Document Number V19584
FEI/EIN Number 59-3109134
Date Filed 03/06/1992
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 04/08/2026

Principal Address

15067 SE 95th Ave
Summerfield, FL 34491

Changed: 04/08/2026

Mailing Address

15067 SE 95th Ave
Summerfield, FL 34491

Changed: 04/08/2026

Registered Agent Name & Address

HABER, TERRY PRES.
15067 SE 95th Ave
Summerfield, FL 34491

Name Changed: 04/08/2026

Address Changed: 04/08/2026

Officer/Director Detail

Name & Address

Title PRES

HABER, TERRY
15067 SE 95th Ave
Summerfield, FL 34491

Title SEC

HABER, SCOTT
15177 S.E. 95TH AVE
SUMMERFIELD, FL 34492

Annual Reports

Report Year	Filed Date
2024	04/08/2026
2025	04/08/2026
2026	04/08/2026

Document Images

04/08/2026 -- REINSTATEMENT	View image in PDF format
01/28/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
02/13/2014 -- ANNUAL REPORT	View image in PDF format
03/08/2013 -- ANNUAL REPORT	View image in PDF format
04/16/2012 -- ANNUAL REPORT	View image in PDF format
03/27/2011 -- ANNUAL REPORT	View image in PDF format
04/25/2010 -- ANNUAL REPORT	View image in PDF format
01/20/2009 -- ANNUAL REPORT	View image in PDF format
01/05/2008 -- ANNUAL REPORT	View image in PDF format
01/31/2007 -- ANNUAL REPORT	View image in PDF format
01/08/2006 -- ANNUAL REPORT	View image in PDF format
01/06/2005 -- ANNUAL REPORT	View image in PDF format
01/30/2004 -- ANNUAL REPORT	View image in PDF format
02/27/2003 -- ANNUAL REPORT	View image in PDF format
07/04/2002 -- ANNUAL REPORT	View image in PDF format
08/13/2001 -- Off/Dir Resignation	View image in PDF format
01/23/2001 -- ANNUAL REPORT	View image in PDF format
01/18/2000 -- ANNUAL REPORT	View image in PDF format
02/23/1999 -- ANNUAL REPORT	View image in PDF format
03/10/1998 -- REINSTATEMENT	View image in PDF format
02/28/1996 -- ANNUAL REPORT	View image in PDF format
06/21/1995 -- ANNUAL REPORT	View image in PDF format

ATTACHMENT B



Front of Subject Parcel



South of US 441



South of Subject Parcel



West Across US 441





SUBMITTAL SUMMARY REPORT

PL SUP-000589-2026

PLAN NAME:	SUP for Haber Kennels Inc.	LOCATION:	
APPLICATION DATE:	04/06/2026	PARCEL:	47690-004-00
DESCRIPTION:	Proposed Gerber Collision Center (auto paint and body shop)		

CONTACTS	NAME	COMPANY
Applicant	Gideon Lee	Eden Rock Real Estate Partners, LLC
Owner	Terry Haber	Haber Kennels

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	04/09/2026	04/23/2026	04/24/2026	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		04/23/2026	04/10/2026	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/23/2026	04/16/2026	Approved
Comments	Central Water/Central Sewer			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	04/23/2026	04/09/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Elizabeth Madeloni	04/23/2026	04/09/2026	Informational
Comments	The review will be conducted at the time of the reporting process.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/23/2026	04/10/2026	Informational
Comments	1. Overhead power lines along 441, shade trees may conflict. 2. Wall required along east boundary. 3 Tree mitigation will be required			
OCE Property Management (Plans) (Office of the County Engineer)		04/23/2026	04/24/2026	Not Required
Comments	ROW is not a reviewer on this type of plan. -EMW			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/23/2026	04/13/2026	Informational
Comments	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of an automobile paint and body shop. Parcel # 47690-004-00 is 3.17 acres in size. There are no FEMA Flood Zones or County Flood Prone Areas 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 the County Engineer)	Theresa Smail	04/23/2026	04/21/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/23/2026	04/10/2026	Informational
Comments	Traffic has no concerns with the proposed use. The collision center will generate less traffic than most other uses that are allowed by right in B-2 zoning.			
Utilities (Plans) (Utilities)	Carrie Hyde	04/23/2026	04/10/2026	Approved
Comments	47690-004-00 within MCU service with central water across S US Hwy 441 (connection required) & sewer force main on the east side of S US Hwy 441 (connection required). Developer's utility underground contractor to show utility taps during site plan review & will be owner's cost to construct (MCU does not tap commercial development).			

**ALL REMAINING SITE AREAS SHALL
BE LANDSCAPED PER CODE**

SCALE: 1" = 50'



Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2026-23466

Agenda Date: 7/22/2026

Agenda No.: 1.2.1.

SUBJECT:

260704ZC - RGR Developer, LLC, Zoning Change from Community Business (B-2) to Rural Activity Center (RAC), for All Permitted Uses, 1.03 Acres, Parcel 1751-010-006, No Address Assigned

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Daniel Suarez de Puga of Ximenez Engineering Services, LLC, on behalf of owner RGR Developer, LLC, filed a rezoning application to change from General Business (B-2) to Rural Activity Center (RAC) for a 1.03 acre parcel. The Parcel Identification Number for the property is 1751-010-006. The site is located along S US Highway 41 north of Dunnellon city limits and within the Primary Springs Protection Zone (PSPZ). The property is currently vacant and undeveloped, with a Future Land Use (FLU) designation of Rural Activity Center (RAC). The intention of this rezoning is to develop a self-storage facility consisting of three (3) one-story buildings with an on-site leasing office and secure access.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

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



**Marion County
Board of County Commissioners**

Growth Services

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

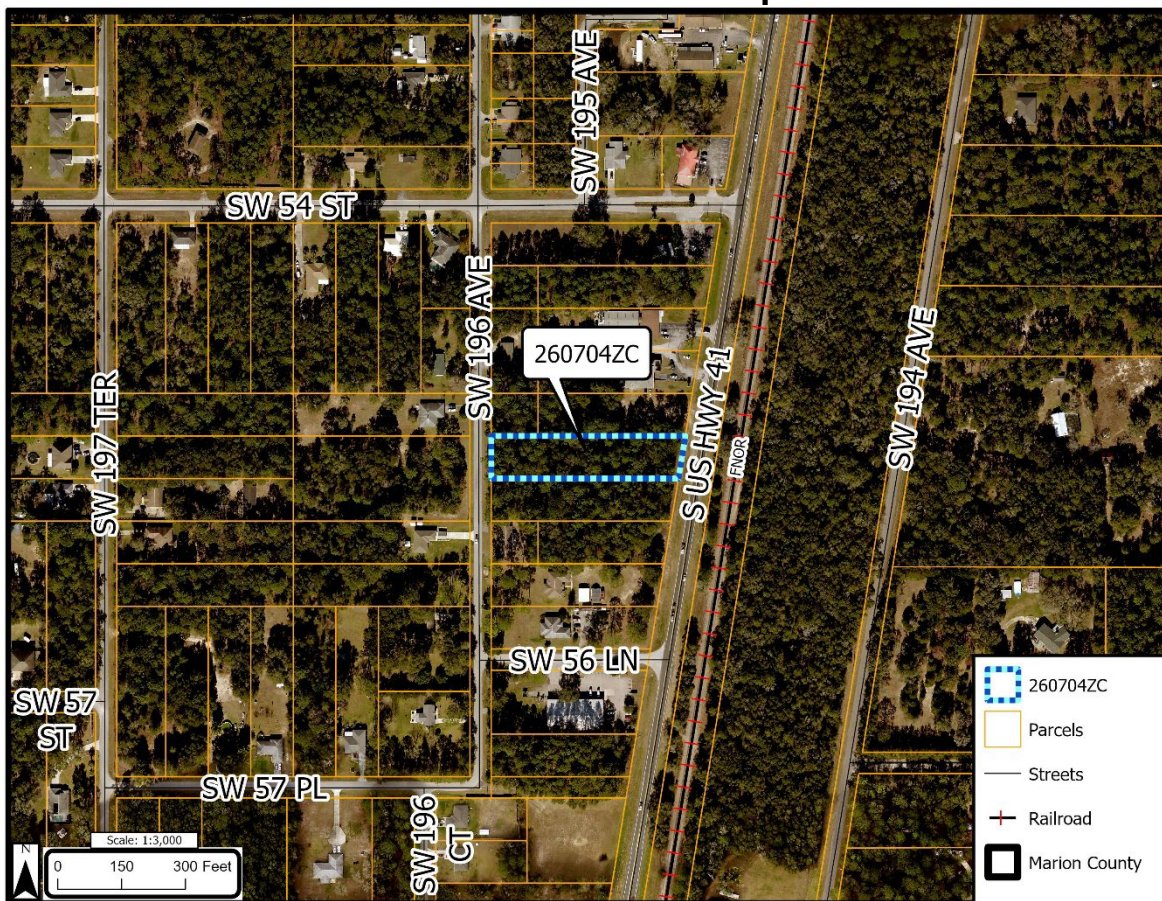
**PLANNING & ZONING SECTION
STAFF REPORT**

P&Z Date: 06/29/2026	BCC Date: 07/22/2026
Case Number	260704ZC
CDP-AR	PL ZoneChg-000694-2026
Type of Case	Rezoning from General Business (B-2) to Rural Activity Center (RAC) for intended use of self-storage facility.
Owner	RGR Developer, LLC
Applicant	Daniel Suarez de Puga
Street Address/Site Location	No Address Assigned
Parcel Number(s)	1751-010-006
Property Size	±1.03 acres
Future Land Use	Rural Activity Center (RAC)
Existing Zoning Classification	General Business (B-2)
Overlays Zones/Special Areas	Primary Springs Protection Zone (PSPZ)
Staff Recommendation	APPROVAL
P&Z Recommendation	APPROVAL (VOTE 6-0)
Project Planner	Xinyi Cindy Chen
Related Cases	N/A

I. ITEM SUMMARY

Daniel Suarez de Puga of Ximenez Engineering Services, LLC, on behalf of owner RGR Developer, LLC, filed a rezoning application to change from General Business (B-2) to Rural Activity Center (RAC) for a ± 1.03 -acre parcel (see Attachment A). The Parcel Identification Number for the property is 1751-010-006. The site address is not assigned. The site is located along US Highway 41 in the Dunnellon area. The site is located within the Primary Springs Protection Zone. Figure 1 is a general location aerial displaying existing and surrounding site conditions. The property is currently vacant and undeveloped, with a Future Land Use (FLU) designation of Rural Activity Center (RAC). The intention of this rezoning is to develop a self-storage facility consisting of three (3) one-story buildings with an on-site leasing office and secure access.

Figure 1
General Location Map



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL** of the rezoning application. The rezoning will establish a zoning district that is consistent with Marion County's Future Land Use (FLU) designation of the property and the Marion County Comprehensive Plan.

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 within 300 feet of the subject property on June 12, 2026. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on June 4, 2026, and consistent with LDC Section 2.7.3.E., due public notice was published online on June 15, 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, that the proposed zoning change is consistent with the current Comprehensive Plan, and that it is compatible with land uses in the surrounding area. Staff's analysis of compliance with these three criteria are addressed below.

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

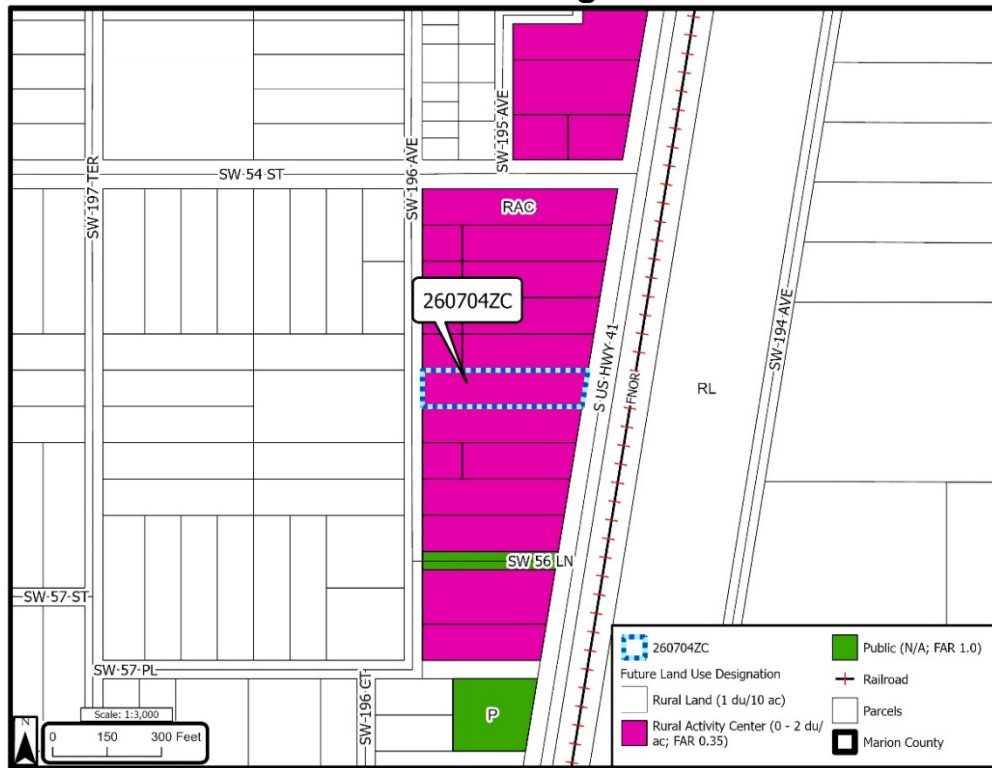
Compatibility is defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Figure 2 shows the subject property Future Land Use Map (FLU) designation. The subject parcel is designated Rural Activity Center (RAC). Adjacent properties to the west and properties to the east across S US Highway 41 are designated Rural Land. Properties along the S US Highway 41 corridor to the north and south are RAC land use designation consistent with the RAC node.

Figure 3 displays the existing zoning for the subject property in relation to the existing zonings of the surrounding properties. The surrounding parcels to the north and south are in the area of Community Business (B-2) along the S US Highway 41 corridor, with right-of-way (ROW) along the highway frontage. The parcels to the west are zoned in R-1 single family residential, and to the east across S US Highway 41 are A-1 (General Agriculture). Figure 4 shows the proposed RAC zoning for the subject property.

Figure 5 provides an aerial image of the subject property and surrounding area, while Figure 5 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code. These two maps show that the proposed zoning change from B-2 to RAC is consistent with the surrounding land use and compatible with the adjacent zonings.

**Figure 2
FLUMS Designation**



**Figure 3
Existing Zoning Classification**

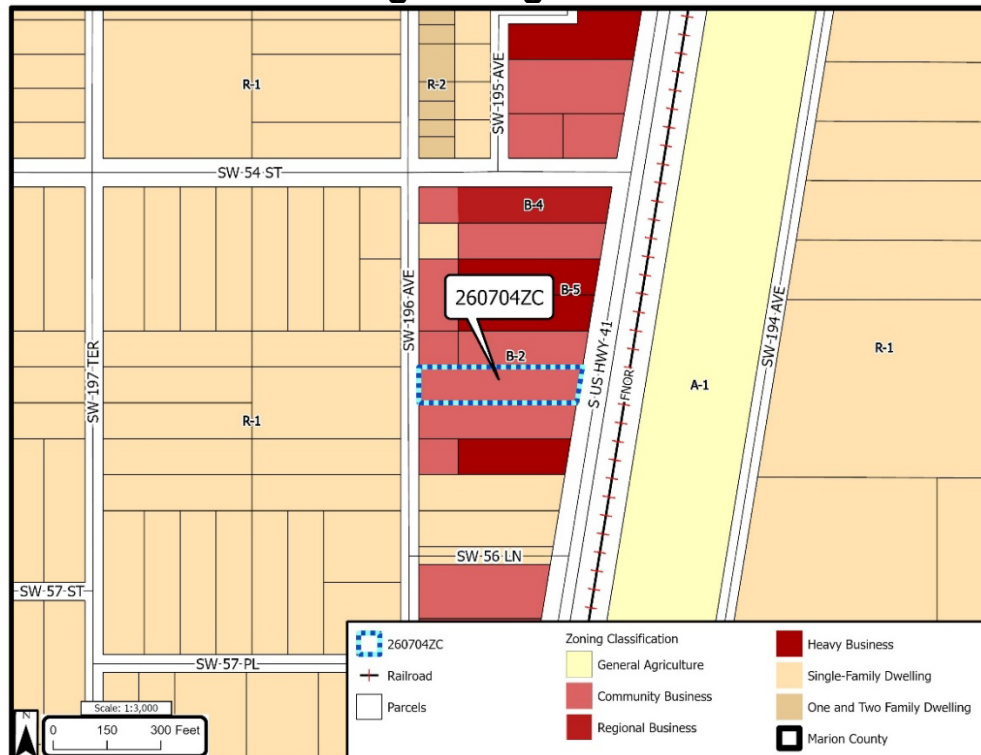


Figure 4
Proposed Zoning Classification

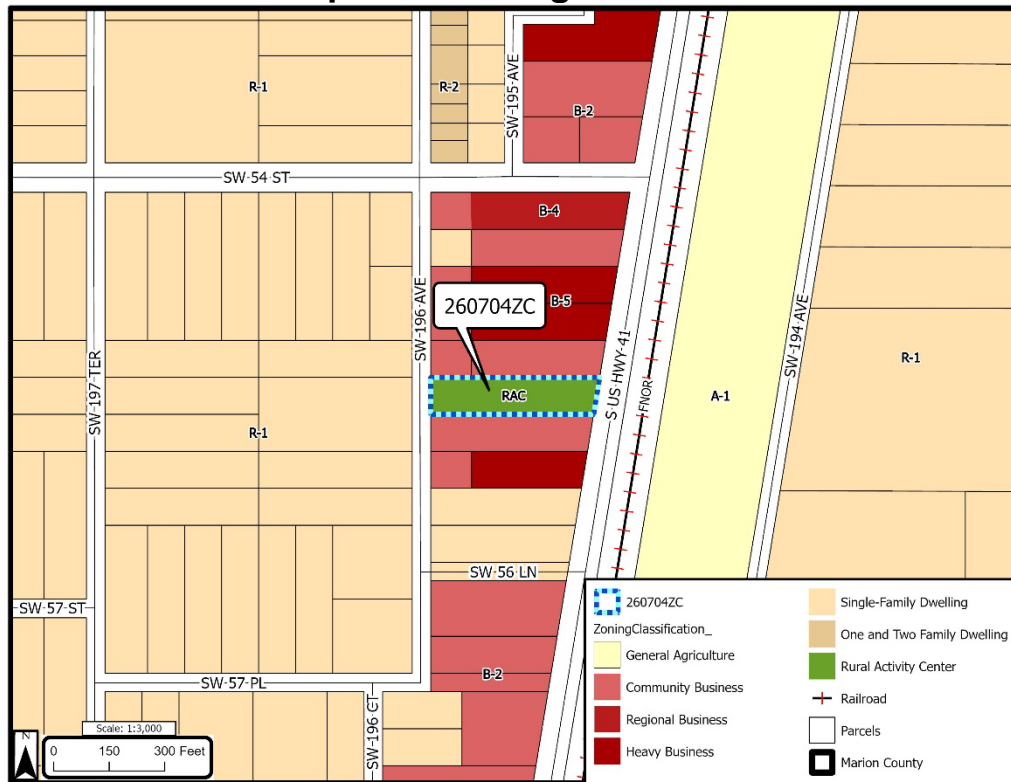


Figure 5
Property Aerial Map



Figure 6
Existing Use per Property Appraiser Property Code

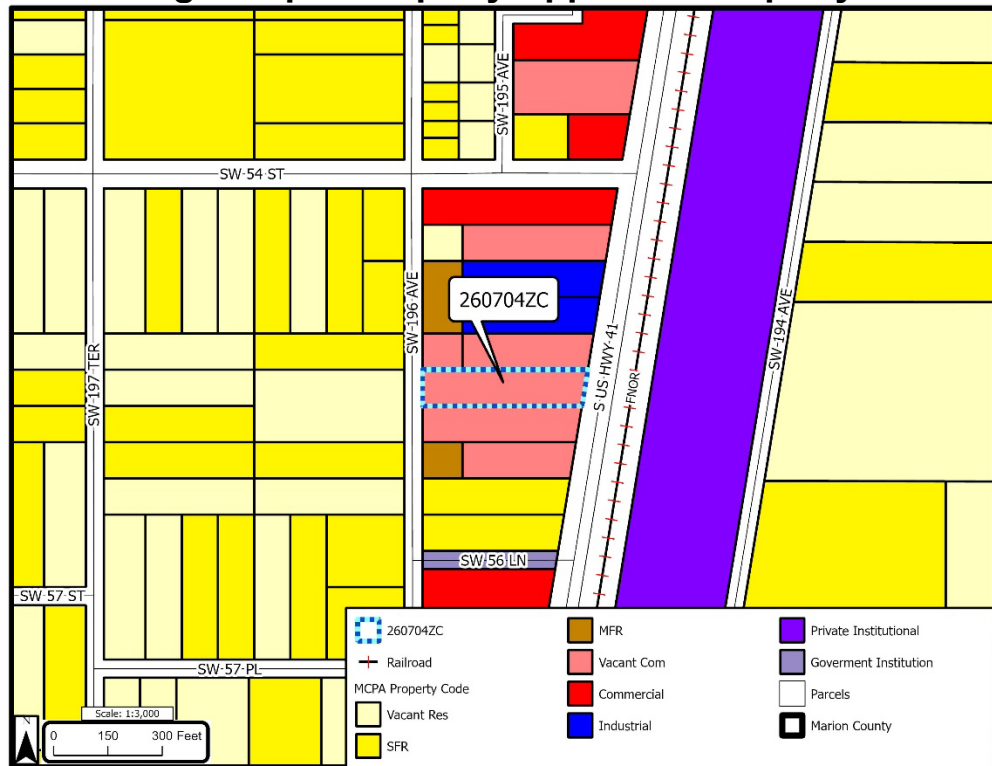


Table A displays the information of Figures 2, 3, and 6 in tabular form. Consistent with LDC Section 2.7.3.D, staff conducted a site visit and found that the subject parcel is currently vacant and undeveloped, consisting of natural grassland and scattered trees, as can be seen in the site photos provided in Attachment B.

TABLE A. Adjacent Property Characteristics			
Direction	FLUM Designation	Zoning Classification	Existing Use per Property Appraiser Code
Site	RAC	B-2 (Community Business)	Vacant Com
North	RAC	B-2 (Community Business)	Vacant Com
South	RAC	B-2 (Community Business)	Vacant Com
East	ROW	ROW	ROW
West	ROW	ROW	ROW

The rezoning site is located within the S US Highway 41 RAC corridor, which is characterized by a mix of commercial, institutional, and vacant commercial parcels.

Nearby uses, including neighboring commercial properties to the south, are consistent with the commercial character and daily-service purpose of the RAC land use designation.

Based on the above findings, the proposed rezoning application **is compatible** with the surrounding existing and future land uses because the rezoning from B-2 to RAC is consistent with the property's Future Land Use designation of Rural Activity Center (RAC) and is compatible with the surrounding commercial uses along the S US Highway 41 corridor.

B. *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 two (2) roadways: SW 196th Avenue and S US Highway 41. SW 196th Avenue is a lower-classified roadway and would provide appropriate access to the site, according to County standards and as determined during the formal development review process. Per Office of the County Engineer (OCE) Traffic staff, a 24-foot-wide cross-access easement parallel to S US Highway 41 will be required to serve future development.

The proposed self-storage use results in low traffic. The facility is expected to generate fewer than 2 peak-hour trips per 100 storage units with approximately seven (7) average daily trips. Therefore, the application would not adversely affect the public interest.

- b. Public transit. There are no fixed route services in the area. Therefore, the application would not adversely affect the public interest.
- c. Other mobility features. No sidewalks currently exist along any of the roadways contiguous to this parcel. Upon development, sidewalks may be required, or the developer may elect to provide a fee-in-lieu for construction, as permitted by the LDC. Therefore, the application would not adversely affect the public interest.

Based on the above findings, the rezoning roadway impacts **would 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 nonresidential calculation, the proposed rezoning would result in a potential demand of approximately 2,833 gallons per day.

The parcel is within the Marion County Utilities service area and has immediate access to public water via a 4-inch water main along S US Highway 41. The project will be required to connect to public water. The applicant must coordinate with Marion County Fire Rescue regarding fire flow adequacy. Marion County Utilities does not allow fire hydrants on 4-inch mains. Compliance with LDC Article 6, Division 15 will be required. Based on the above findings, the rezoning'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 approximately 2,000 gallons per acre per day for commercial and industrial demand. Based on the residential calculation, the entire property would result in 264 gallons per day. The rezoning from B-2 to RAC would not change the non-residential use on the property. Thus, the rezoning would not affect the demand change of sanitary sewer.

Based on the above findings, the rezoning's **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. 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 proposed self-storage use does not generate significant recreational demand. Based on the proposed zoning, the rezoning **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. OCE Stormwater confirmed there are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The parcel currently has no impervious coverage. The site will be subject to Major Site Plan review when impervious coverage exceeds 9,000 SF. Development of the site will be required to comply with a 100-year frequency 24-hour duration design storm as the site development proceeds through Marion County's site development review processes. Based on the above, the rezoning stormwater/drainage impacts **would not adversely affect the public interest.**

7. Fire rescue/emergency services. Fire Marshal reviewed the application and granted approval. The nearest fire station serving this area is Marion County Fire Rescue Station #14 for Rainbow Lakes Estates, 3.5 miles to the northwest of the property. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency 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 rezoning fire rescue/emergency impacts **would not adversely affect the public interest.**
8. Law enforcement. The nearest Sheriff substation is located approximately 3 miles south of the subject property. 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 **would not adversely affect the public interest.**
9. Public schools. The proposed rezoning from B-2 to RAC will not change the commercial use on this property. The proposed self-storage / mini-warehouse facility is a non-residential commercial use and will not generate student population. Therefore, the application's public school impacts **would not adversely affect the public interest.**

In summation, when weighing the totality of the circumstances, **the public interest is not adversely affected.**

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

1. FLUE Policy 2.1.21: Rural Activity Center (RAC) provides, "This land use designation allows for mixed use nodes of residential (single-family and multi-family) and commercial uses, including agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to reduce trips to the Urban Areas of the county for daily needs and services. This designation shall be located at intersections of arterial, collector, and/or major roads and extend no greater than one-quarter (1/4 mile) or 1,320 linear feet from the center of the RAC for a maximum of 96 acres. In order to minimize development impacts to the surrounding Rural Area, properties in the RAC shall be designed to provide shared access, obtain access from the lesser road class, and minimize impacts to the operations of the intersection, and compatibility concerns for the surrounding properties. The density range shall be up to two (2) dwelling units per one (1) gross acre and maximum Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is a Rural land use designation." It is for existing and new development within the UGB, a PSA or Urban Area. Parcels outside of, but contiguous to the UGB and outside of the FPA are eligible for conversion to Low Residential designation through density bonus programs consistent with FLU Policy 2.1.3. The density range shall be up to one (1)

dwelling unit per one (1) gross acre, as further defined in the LDC. This land use designation is considered the Urban Area. Where Low Residential abuts the Farmland Preservation Area or other Rural Area, hamlet, clustered or other development methods to preserve large tracts of open space is encouraged.

Analysis: The subject property carries a Future Land Use designation of Rural Activity Center (RAC). The subject parcel is located along US Highway 41 (State Road 41), a principal arterial roadway, and is within the S US Highway 41 RAC node. **Pursuant to LDC Section 4.2.24, vacant property bearing a RAC Future Land Use (FLU) designation shall be rezoned to RAC zoning at the time of development.** The applicant's request to rezone from B-2 to RAC implements the code-directed pathway for this parcel. The proposed self-storage use is a permitted use within the RAC zoning district and serves the daily service needs of the growing S US Highway 41 corridor community. Therefore, the proposed rezoning **is consistent** with FLUE Policy 2.1.21.

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

Analysis: The proposed zoning change is scheduled for the June 29th, 2026 Planning and Zoning Commission and, therefore, the application **is consistent** with this FLUE Policy 5.1.3.

3. 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.

4. Transportation Element (TE) Policy 2.1.4 on determination of impact provides in part, "All proposed development shall be evaluated to determine impacts to adopted LOS standards."

Analysis: OCE Traffic reviewed the application and determined that the highest traffic-generating uses under the existing B-2 zoning are also allowed under RAC zoning, and there is no significant difference in the trip-generating potential of this site based on the two different zonings. The development of the site will be subject to traffic engineering review and will be required to address access management requirements according to

County standards and as formally determined during development review processes, including access from SW 196th Avenue and a 24-foot-wide cross-access easement parallel to S US Highway 41. Staff concludes the proposed rezoning will be consistent with TE Policy 2.1.4 and will not generate additional trips. However, the development of the site will be subject to traffic engineering review, impact analysis, and will be required to address access management and capacity improvements. Staff concludes the proposed rezoning will be consistent with TE Policy 2.1.4.

Based on the above findings, the proposed rezoning **is consistent** with the Marion County Comprehensive Plan.

V. STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the rezoning request because the application:

- A. Will not adversely affect the public interest;
- B. Is consistent with the Comprehensive Plan provisions because it is in conformance with:
 - 1. FLUE Policies 2.1.21, 5.1.3, 5.1.4
 - 2. TE Policy 2.1.4
- C. Is compatible with the surrounding uses.

VI. PLANNING & ZONING COMMISSION RECOMMENDATION

APPROVAL (6-0 VOTE)

VII. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined. Scheduled for July 22, 2026 at 1:30 PM.

VIII. LIST OF ATTACHMENTS

- A. Rezoning application package
- B. Site Photos
- C. DRC Comments


**Marion County
Board of County Commissioners**

Growth Services ▪ Planning & Zoning

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

ZONING CHANGE APPLICATION

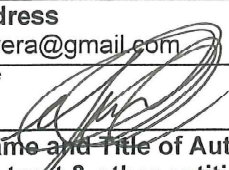
The undersigned hereby requests a Zoning Change in accordance with the Marion County Land Development Code, Articles 2 and 4, on the below described property and area from:
 B2 _____ to: RAC _____ for the intended use of: Self Storage Units

 Parcel ID Number(s): 1751-010-006

 Property/Site Address: NA

 Future Land Use Designation: RAC _____ Total Acreage: 1.03

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) RGR Developer, LLC.	Applicant or Agent Name (print) Daniel Suarez de Puga
Mailing Address 7849 SW 36th St.	Mailing Address 7849 SW 36th St.
City, State, Zip Miami, FL, 33155	City, State, Zip Miami, FL, 33155
Phone Number (include area code) 786-302-2343	Phone Number (include area code) 561-308-0548
E-Mail Address yohandryrivera@gmail.com	E-Mail Address suarezdepuga@gmail.com
Signature* 	Signature* <i>Daniel Suarez De Puga</i>
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Owner - Yohandry Rivera	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Applicant - Daniel Suarez de Puga

*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.:		Plan No.:	
Rcvd by:		Rcvd Date: / /	
		Time:	
		Code Case No.:	
		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.

Zoning Change Application Document Completeness Checklist

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

To help ensure your application is complete, you may contact a planner with the Growth Services Department at 352-438-2674.

A Zoning Change application is complete and sufficient for Growth Services review when an Applicant provides the following materials and information:

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.

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

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 all adjacent properties
6. ☐ One of the following: traffic statement, traffic assessment, or traffic study per LDC Sec. 6.11.3.
7. ☐ 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;
 - 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. Consistency with FLUE Policy 2.16 - Protection of Rural Areas & FLUE Policy 2.17 Conversion of Rural Lands, if applicable;
 - h. Compatibility with current uses and land uses in the surrounding area;
 - i. Water Supply and Alternative Water Supply needs; and
 - j. Concurrency.
8. ☐ (Optional) Any additional supporting documents, media, or information to support the application. Provide a written or typed itemized list detailing all supplemental attachments.



David Suarez de Puga
Ximenez Engineering, LLC
PE # 91044
1010 23rd Street N
Jacksonville Beach FL, 32250

To whom it may concern,

This Letter of Intent is submitted on behalf of RGR Developer, LLC to request a rezoning of the property address to be determined along State Road 41 (SR41), bearing Parcel ID 1751-010-006.

1. APPLICATION (See attached).

2. LETTER OF INTENT

A. Current Zoning

Current Use: The subject property is currently vacant undeveloped.

Current Zoning: The property is currently zoned B-2.

Future Land Use Designation: According to the Marion County GIS map - Comprehensive Plan, the property is designated as RAC.

B. Rezoning Request and Intended Use

Request: The applicant requests a rezoning of the Subject Property from B-2 to RAC to allow for the development of a modern, climate-controlled self-storage facility.

Intended Use: The proposed project includes the construction of three 1-story buildings designed for mini-warehouse/self-storage use, featuring an on-site leasing office and secure access. The project will provide low-traffic, high-quality storage solutions to the growing residential and commercial demand in the SR41 corridor.

C. No concurrent applications.

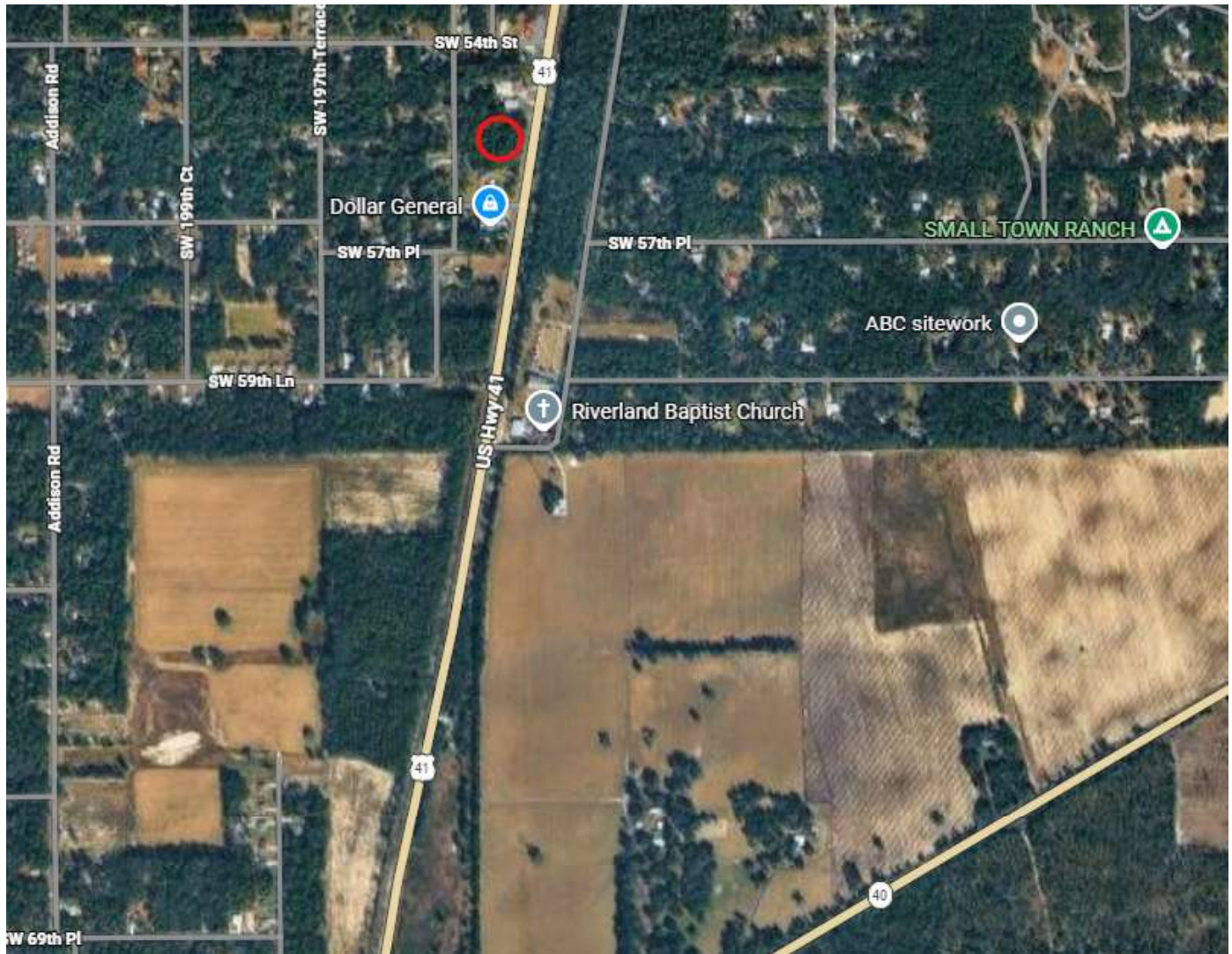
D. Land Use Compatibility and Character Strategies

The applicant is committed to ensuring the proposed storage facility is compatible with surrounding land uses; residential R-1 to the West and agricultural A-1 to the East. We propose fencing and buffer on all property lines to mitigate potential impacts:

3. RECORDED DEED (See attached).

4. SIGNED AND SEALED SURVEY (See attached).

5. LOCATION MAP



6. TRAFFIC STATEMENT

Based on ITE 11th Edition data, it can be expected fewer than 2 peak hour trips for every 100 self storage units and a total of 7 daily average trips to the site.

7. JUSTIFICATION STATEMENT

We believe this proposal represents a logical use of the property, consistent with the growth trends on SR41 and compatible with the surrounding community. Thank you for your consideration.

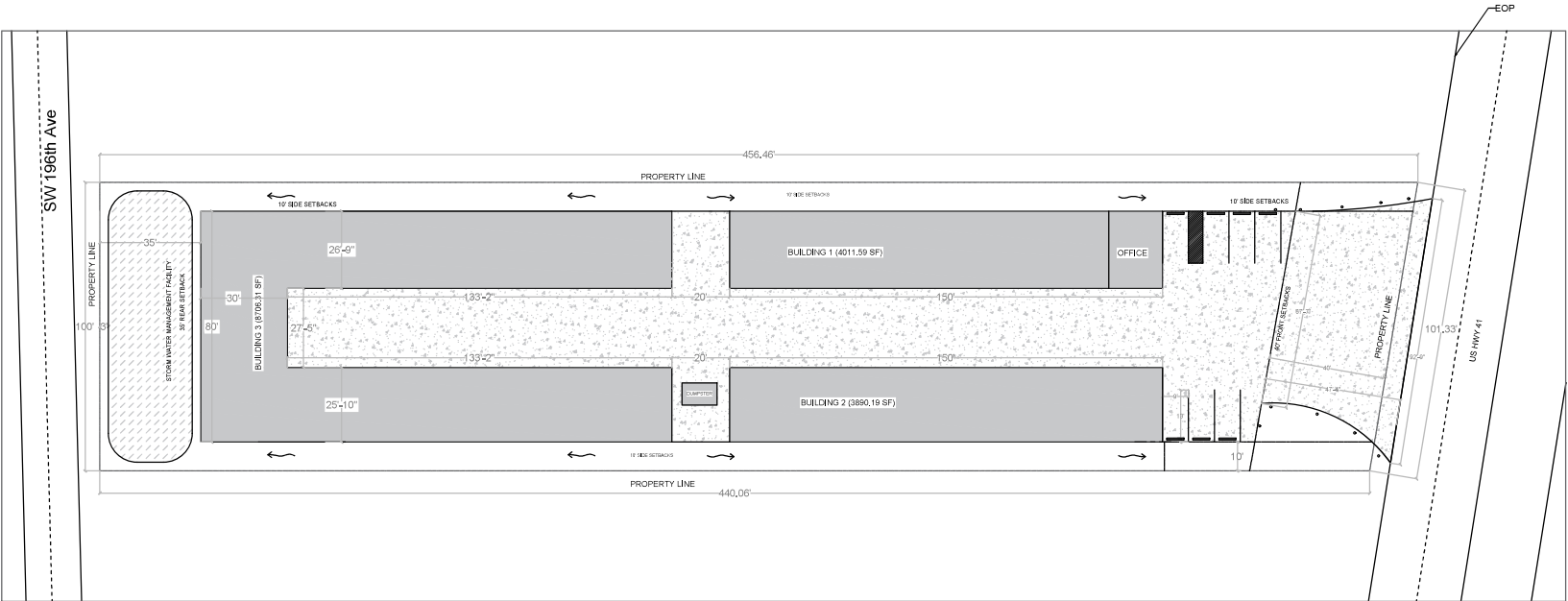
ATTACHMENT A - Application Package

SITE INFORMATION

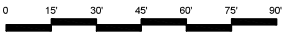
- PARCEL 1751-010-006
- VACANT COMMERCIAL (10)
- AREA 1.03 ACRE (44825 SF)

PRE AND POST CONDITION

- PROPOSED STORAGE UNIT
- TOTAL AREA 44825 SF
- PERVIOUS 12116.2 SF
- IMPERVIOUS 32648.8 SF
- %ISR 64%



SITE PLAN



1	DESCRIPTION SURVEY & SITE PLAN	PROJECT NO. 1	PROJECT COMMERCIAL PROPERTY	ISSUE / / /	STORAGE UNIT WAREHOUSES 5439 US HIGHWAY 41, DUNNELLON, FL	XIMENEZ ENGINEERING SERVICES Coastal & Environmental Engineering Designs
---	-----------------------------------	------------------	--------------------------------	----------------	---	--

ATTACHMENT A - Application Package

After Recording Return to:

Giselle Breto
Best Practices Title, LLC
1607 Ponce de Leon Blvd
Suite 203
Coral Gables, FL 33134

This Instrument Prepared by:

Giselle Breto
Best Practices Title, LLC
1607 Ponce de Leon Blvd
Suite 203
Coral Gables, FL 33134
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
1751-010-006
File No.: 20241283

WARRANTY DEED

This Warranty Deed, Made the 27th day of May, 2024, by **Ivette A. Rivera-Vazquez, a single woman**, whose post office address is: **PO Box 9353, Carolina, PR 00988**, hereinafter called the "Grantor", to **Ariday Ramos, Yohandry Rivera, and Darien Garcia Martinez**, whose post office address is: **7849 SW 36 Street, Miami, FL 33155**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Marion County, Florida**, to wit:

Lot 6, Block 10, Rainbow Acres, Inc., according plat thereof recorded in Plat Book G, Page 95C, of the Public Records of Marion County, Florida.

The 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 member of the household of Grantor(s) reside thereon.

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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

File No.: 20241283

Page 1 of 2

ATTACHMENT A - Application Package

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Debra J. Joyal
Witness 1 Signature

Ivette A. Rivera-Vazquez
Ivette A. Rivera-Vazquez

Witness 1 Printed Name and Post Office Address:

Debra J. Joyal
P.O. Box 1004
Gotha, FL 34734

Santo Dovi
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

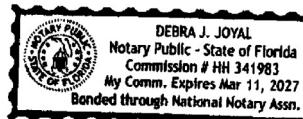
SANTO DOVI
105 W. MAIN ST.
INVERNESS, FL 34450

State of Florida
County of Orange

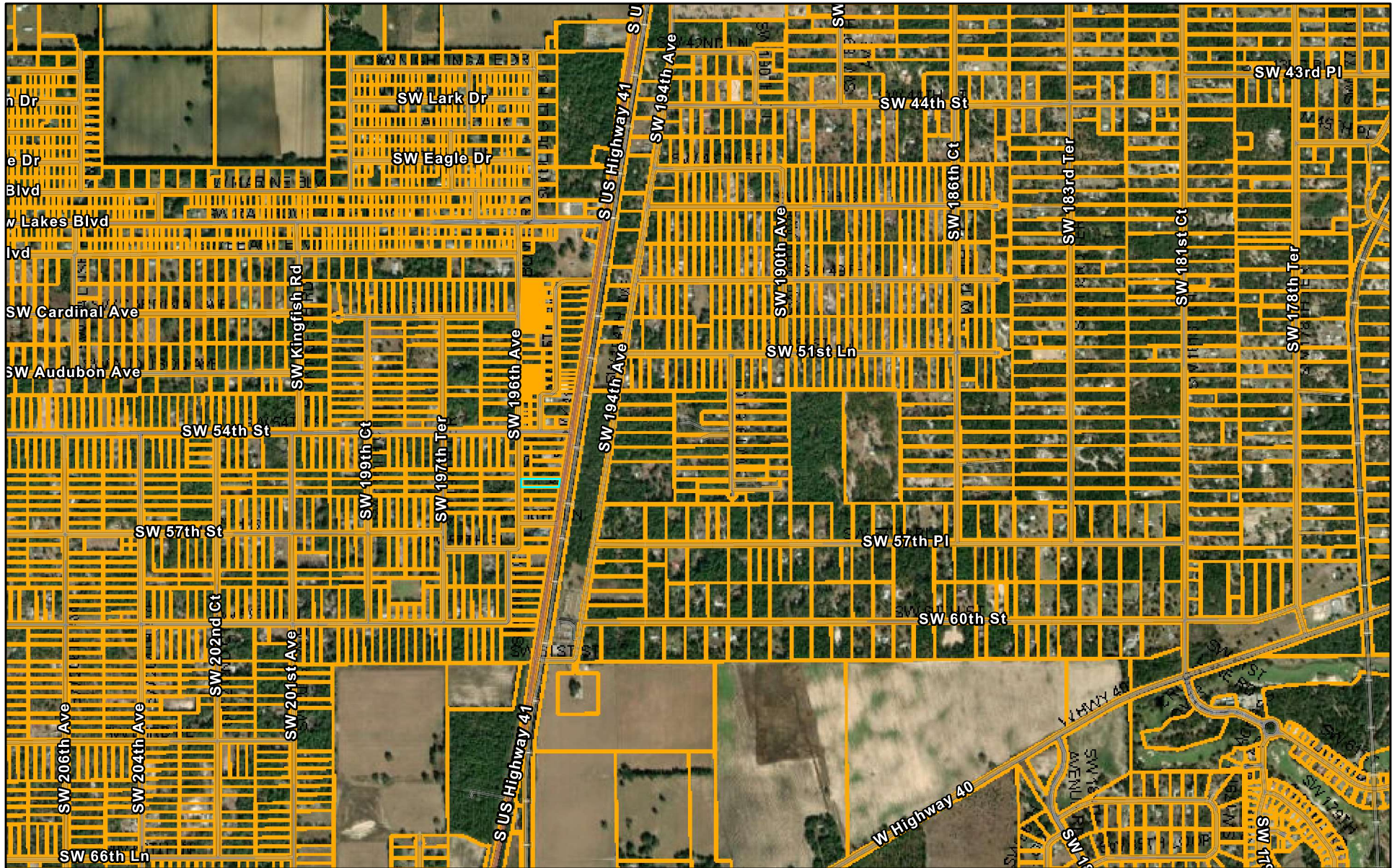
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of April, 2024 by Ivette A. Rivera-Vazquez. He/She/They is/are ☐ Personally Known OR ☒ Produced drivers license(s) as Identification.

Debra J. Joyal
Notary Public Signature
Printed Name: Debra J. Joyal
My Commission Expires: 03-11-2027

(SEAL)

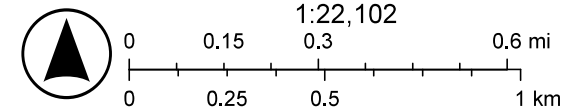


☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



4/28/2026, 10:55:00 AM

 Marion County
  Streets
 Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Marion County BOCC, Marion

17 VICINITY MAP

81

ATTACHMENT A - Application Package



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

1751-010-006

Prime Key: 2381621

[MAP IT+](#)

Current as of 4/28/2026

[Property Information](#)

RGR DEVELOPER LLC
7849 SW 36TH ST
MIAMI FL 33155-3503

[Taxes / Assessments:](#)

Map ID: 18

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 10

Acres: 1.03

[2025 Certified Value](#)

Land Just Value	\$89,734
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$89,734
Total Assessed Value	\$89,734
Exemptions	\$0
Total Taxable	\$89,734

[Ex Codes:](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$89,734	\$0	\$0	\$89,734	\$89,734	\$0	\$89,734
2024	\$89,734	\$0	\$0	\$89,734	\$35,343	\$0	\$35,343
2023	\$67,300	\$0	\$0	\$67,300	\$32,130	\$0	\$32,130

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8463/0189	09/2024	05 QUIT CLAIM	0	U	V	\$100
8318/0282	04/2024	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$100,000
1955/0066	08/1993	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$14,000

[Property Description](#)

SEC 36 TWP 15 RGE 18
PLAT BOOK G PAGE 095
RAINBOW ACRES UNIT 1
BLK 10 LOT 6

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	J
GCSF	1000	.0	.0	B2	44,867.00	SF							

ATTACHMENT A - Application Package

Neighborhood 9958
Mkt: 2 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

Appraiser Notes

Planning and Building
** Permit Search **

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



DOCUMENT# L24000232071

Apr 25, 2025

Entity Name: RGR DEVELOPER, LLC**Secretary of State****5809637726CC****Current Principal Place of Business:**4229 W 7 LANE
HIALEAH, FL 33173**Current Mailing Address:**4229 W 7 LANE
HIALEAH, FL 33173 US**FEI Number:** 99-4383112**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**BLANCO, PA, GEORGINA
10261 SUNSET DR., SUITE C-101
MIAMI, FL 33173 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:**_____
Electronic Signature of Registered Agent_____
Date**Authorized Person(s) Detail :**

Title	MGR	Title	MGR
Name	RIVERA, YOHANDRY	Name	RAMOS, ARIDAY
Address	4229 W 7 LANE	Address	4229 W 7 LANE
City-State-Zip:	HIALEAH FL 33173	City-State-Zip:	HIALEAH FL 33173
Title	MGR		
Name	DARIEN GARCIA MARTINEZ		
Address	7010 NW 186 STREET #220A		
City-State-Zip:	HIALEAH FL 33015		

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RIVERA , YOHANDRY

MGR

04/25/2025

Electronic Signature of Signing Authorized Person(s) Detail_____
Date

ATTACHMENT B - Site Photos

Site Photos



Subject Parcel – undeveloped



Subject Parcel and Adjacent Parcel to north



Subject Parcel and Adjacent Parcel to south

ATTACHMENT B - Site Photos



SW 196th Ave – paved



Sign post on 06/04/2026



SUBMITTAL SUMMARY REPORT

PL ZoneChg-000694-2026

PLAN NAME:	RGR Developer_1751-010-006_Zoning Change	LOCATION:	0
APPLICATION DATE:	04/28/2026	PARCEL:	1751-010-006
DESCRIPTION:	Self Storage Unit - Mini warehouses. Total site 44,825 SF, plan to improve to a 64% ISR (~32,649SF). Include office space and a single stall restroom.		

CONTACTS	NAME	COMPANY
Applicant	David Suarez	Ximenez Engineering, LLC
Owner	Daniel Suarez de Puga	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	05/05/2026	05/19/2026	05/18/2026	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	05/19/2026	05/06/2026	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/19/2026	05/18/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/19/2026	05/05/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Elizabeth Cotos	05/19/2026	05/06/2026	Informational
<i>Comments</i>	Review to be completed at the time of the reporting process.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/19/2026	05/08/2026	Not Required
OCE Property Management (Plans) (Office of the County Engineer)		05/19/2026	05/08/2026	Not Required
<i>Comments</i>	ROW is not a reviewer for this type of plan. - DR 5/8/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/19/2026	05/08/2026	Informational
<i>Comments</i>	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from B-2 to RAC. Parcel# 1751-010-006 is currently zoned B-2 and is a total of 1.03 acres in size. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Per the MCPA, this parcel currently has 0 SF of impervious coverage. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 9,000 SF.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/19/2026	05/18/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/19/2026	05/06/2026	Informational
<i>Comments</i>	The highest traffic generating uses under the existing B-2 zoning are also allowed under RAC zoning. There is no significant difference in the trip generating potential of this site based on the two different zonings. Per the Land Development Code, access will have to come off SW 196th Avenue as that is the lower classified roadway. Additionally, a 24' wide cross access easement will be required parallel to US 41.			
Utilities (Plans) (Utilities)	Heather Proctor	05/19/2026	05/12/2026	Informational
<i>Comments</i>	The parcel is within the Marion County Utility service area and has immediate access to public water. There is currently no public sewer available. The project will be required to connect to public water. At this time, there is a 4" water line immediately in front of the property along US-41. Please coordinate with Marion County Fire Rescue regarding their requirement for this project, and determine whether the existing 4" water main will be sufficient. Marion County Utilities does not allow fire hydrants on 4" mains. Please review Article Six, Division 15 of the Marion County Land Development Code.			



Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2026-23467

Agenda Date: 7/22/2026

Agenda No.: 1.2.2.

SUBJECT:

260705ZC - 484 Land Holdings LLC, Zoning Change from Regional Business (B-4) to Light Industrial (M-1), for All Permitted Uses, 9.67 Acres, Parcel 34899-004-00, Site Address 15877 SW Highway 484, Dunnellon, FL 34432

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Tillman & Associates Engineering, LLC, on behalf of 484 Land Holdings, L.L.C., has applied to rezone a 9.67-acre property in Dunnellon, FL, from Regional Business (B-4) to Light Industrial (M-1), pursuant to the provisions of Land Development Code (LDC) Division 2.7 - Zoning and LDC Section 4.2. The subject property has an Employment Center (EC) land use designation. The subject property is located outside the Urban Growth Boundary (UGB) but within the County's Secondary Springs Protection Overlay Zone (SSPOZ) and partially within the Marion County (Dunnellon) Airport Overlay Zone (AOZ). As of the time of publishing, the stated intention of the rezoning request is to construct a contractors' yard. However, if approved, an M-1 zoning would enable select commercial/light industrial uses on-site.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Staff recommends denial. Planning and Zoning recommends approval (6-0).



**Marion County
Board of County Commissioners**

Growth Services

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

**PLANNING & ZONING SECTION
STAFF REPORT**

P&Z Date: 6/29/2026	BCC Date: 7/22/2026
Case Number	260705ZC
EPL Number	PL Zonechg-000597-2026
Type of Case	Rezoning from Regional Business (B-4) to Light Industrial (M-1)
Owner	484 Land Holdings, LLC (c/o Chris Armstrong)
Applicant	Tillman & Associates Engineering, LLC (c/o J. David Tillman)
Street Address/Site Location	15877 SW Highway 484, Dunnellon, FL 34432
Parcel Number(s)	34899-004-00
Property Size	±9.67 AC*
Future Land Use	Employment Center (EC)
Existing Zoning Classification	Regional Business (B-4)
Overlays Zones/Special Areas	Secondary Springs Protection Zone (SSPZ); Flood Prone Areas; Small portion within Marion County (Dunnellon) Airport Overlay Zone
Staff Recommendation	DENIAL
P&Z Recommendation	APPROVAL (6-0)
Project Planner	Jared Rivera-Cayetano
Related Cases	See Table 1 (below)

*Based on provided legal sketch, dated March 31, 2026 (see Attachment A)

I. ITEM SUMMARY

Tillman & Associates Engineering, L.L.C., on behalf of 484 Land Holdings, L.L.C., filed a rezoning application to change the zoning of a ±9.67-acre property from Regional Business (B-4) to Light Industrial (M-1). The subject property is located at 15877 SW Highway 484, Dunnellon, FL. The Parcel Identification Number for the subject property is 34899-004-00. The legal descriptions are provided within the rezoning application (see Attachment A). The site is located outside the Urban Growth Boundary (UGB), within the Secondary Springs Protection Zone (SSPZ), and partially within the Marion County (Dunnellon) Airport Overlay Zone (AOZ).

As of the initial distribution of this staff report, the intention of the rezoning request is to construct a contractors' yard (see Attachment A). Figure 2 provides a concept plan for the intended contractors' yard, including proposed outdoor storage areas, office building, and parking area. If approved, the applicant would not be bound to the submitted plans for a contractor's yard and would be allowed to develop the site with other commercial/light industrial uses as permitted by M-1 zoning.

Staff notes that the subject property is located within an existing node of properties surrounding the Marion County Airport (previously known as Dunnellon Airport) with an Employment Center (EC) or Commerce District (CD) designation, with the subject property's current EC designation approved in 2010. Prior requests for more intensive commercial/industrial zoning exceeding the current B-4 zoning have been denied by the Marion County Board of County Commissioners (BCC) at least two (2) times since 2010. If denied, the B-4 zoning would remain appropriate for the subject property's EC land use designation. Table 1, below, provides a list of past land use cases for the subject property.

TABLE 1 RELATED CASES		
Case Number	Request	Result
CPA Case No. 10-PR-M13 (10-L13)	Rural Land (RL) to Specialized Commerce District (SCD)*	<u>Approved (5-0 vote)</u>
Rezoning/Special Use Permit Case No. 111007Z/SU	General Agriculture (A-1) and Mixed Residential (R-4) to Heavy Business (B-5)	<u>Denied for B-5 zoning;</u> Approved for Regional Business (B-4) zoning and (now-expired) Special Use Permit for outdoor flea market (4-1 vote)
2013 Marion County Evaluation and Appraisal Report (EAR) Comprehensive Plan Amendment	Specialized Commerce District (SCD) to Employment Center (EC)	<u>Passed.</u> Specialized Commerce District (SCD) designation eliminated. Subject property designation amended to Employment Center (EC) to reflect the intent of the commercial/industrial SCD designation.*
Rezoning Case No. 210505ZC	Regional Business (B-4) to Light Industrial (M-1)	<u>Denied (5-0 vote)</u>

II. STAFF SUMMARY RECOMMENDATION

Staff recommends **DENIAL** of Light Industrial (M-1) zoning. Rezoning requests for properties adjacent to the subject property have shifted toward the moderate-intensity commercial uses permitted by B-4 zoning than the uses permitted by industrial zoning classifications that have historically existed within properties surrounding the Marion County Airport to the east.

Although intended to allow a contractor's yard at this time, the applicant would not be bound to the submitted plans for a contractor's yard and would be allowed to develop the site with other commercial/light industrial uses, including light manufacturing operations and distribution warehouses. Without any binding constraints, the site could be developed at greater intensities than proposed by the applicant, including any associated noise, dust, and visual impacts. Given pre-existing single-family residences adjacent to the subject property—with non-residential activity limited in scale—Staff has concerns with the potential intensity enabled by M-1 zoning.

Staff finds the request is not compatible with the existing surrounding area and is not consistent with the Marion County Comprehensive Plan. A B-4 zoning classification is the most appropriate for subject property's Employment Center (EC) designation, with the applicant better served by a Special Use Permit (SUP) for a contractor's yard.

Figure 1
General Location Map

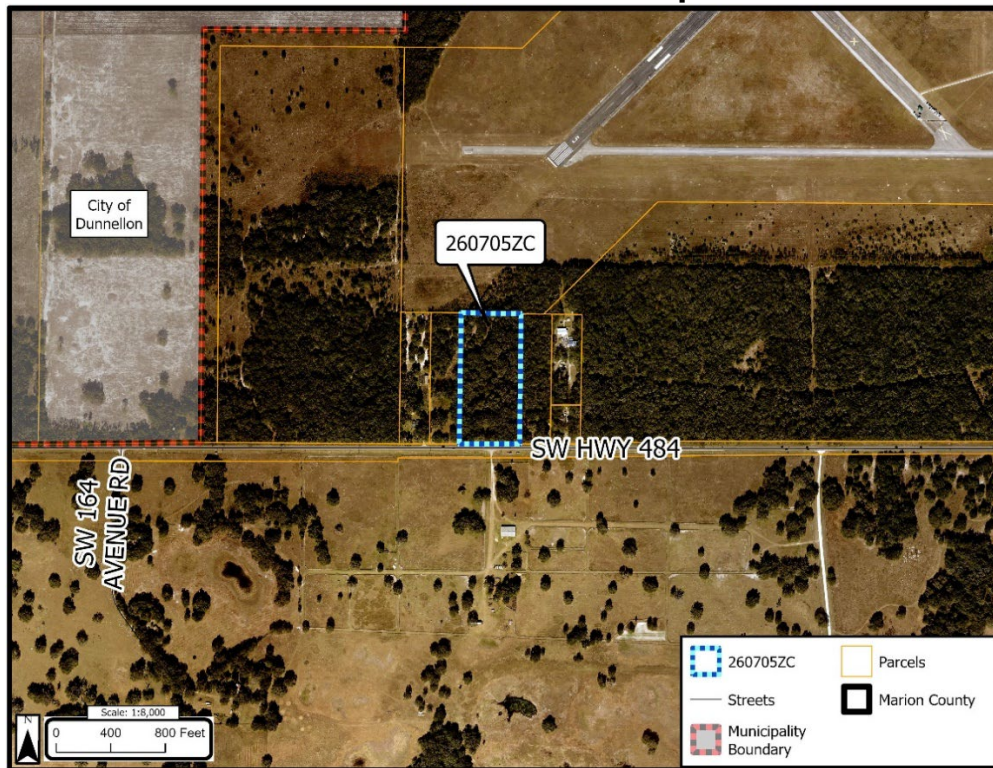
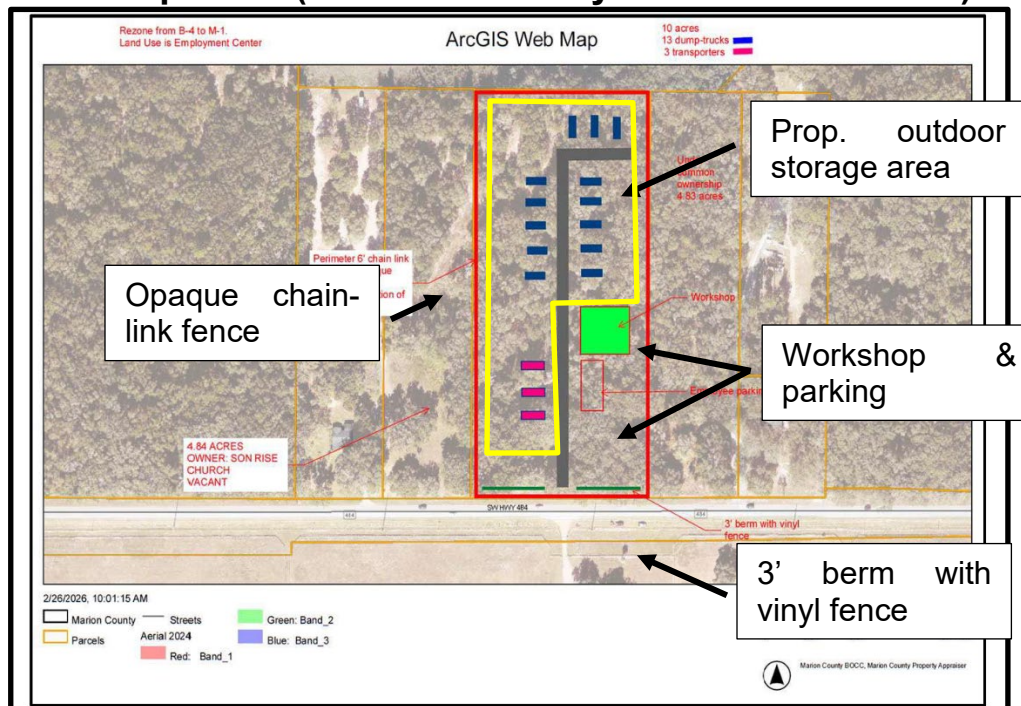


Figure 2
Concept Plan (see Market Analysis in Attachment A)



III. NOTICE OF PUBLIC HEARING

Consistent with Marion County Land Development Code (LDC) Section 2.7.3.C., notice of public hearing was mailed to all property owners (8 owners) within 300 feet of the subject property on June 12, 2026. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on June 9, 2026, and consistent with LDC Section 2.7.3.E., public notices were published through the Marion County website on June 15, 2026, for the Planning and Zoning Commission. Evidence of the above-described public notices is 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 Commission shall make a written finding that granting the rezoning will not adversely affect the public interest, that the proposed zoning change is consistent with the current Comprehensive Plan, *and* that it is compatible with land uses in the surrounding area. Staff's analysis of compliance with these three criteria are addressed below.

A. *Compatibility with Surrounding Area*

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

1. Zoning Classification. Figure 3 displays the existing zoning classifications for the subject properties in relation to the existing zoning classifications of the surrounding properties. Figure 4 shows the zoning classification proposed by the applicant.

To the east and north of the subject property, more than 800 acres of privately-owned, industrially-zoned land surrounding the existing Marion County Airport (PID 34801-000-01; see Figures 3 and 4 for western portion of subdivision), which is composed of all twelve (12) tracts within a previously-platted Dunnellon Airport subdivision (see Attachment H). The Marion County Airport property itself is also industrially zoned.

That said, adjacent to the subject property, there is a small node of properties with only Regional Business (B-4) zoning immediately to the east and west of the subject property along SW Highway 484. Although it enables select moderate-intensity commercial uses, B-4 zoning also enables less intense commercial uses. The zoning of such properties had only been changed during the early 2010s, with prior requests for more intensive commercial/industrial zoning exceeding the subject property's B-

4 zoning denied by the Marion County Board of County Commissioners at least two (2) times since 2010.

Furthermore, there are two (2) smaller agriculturally-zoned lots approximately 200 feet to the east and west of the subject property along the same side of SW Highway 484. There are large swaths of agriculturally-zoned property further to the west of the subject property and south of all commercially- and industrially-zoned properties. PID 34887-000-00 to the south of the subject property is agriculturally zoned and is more than 1,000 acres in size.

2. FLUMS Designation. Figure 6 shows the Future Land Use (FLU) designation of the subject property in relation to the FLU designation of the surrounding properties.

The subject property is located within the Marion County Airport urban area. Approximately 400 acres of land to the east of the subject property—primarily within portions of the Dunnellon Airport subdivision along SW Highway 484 and portions of airport/private property adjacent to the existing airport terminal—had originally been designated as Specialized Commerce District (SCD) since the 1994 adoption of the Marion County Comprehensive Plan (see Figure 7). Since an extensive 2013 update to the Marion County Comprehensive Plan, the land use designation of such properties have been primarily amended to the heavy-industrial CD designation, with the Dunnellon Airport subdivision and airport property boundaries historically zoned for industrial uses (M-1 and M-2 zoning).

The small node of properties to the west and east of the subject property, however, were only amended from Rural Land (RL) to SCD in 2010 (Attachment D) and subsequently amended to an EC land use designation during the 2013 update to the Marion County Comprehensive Plan. Rezoning during the early 2010s for properties within this area have subsequently shifted toward moderate-intensity commercial uses rather than full industrial uses.

The property to the north of the subject property containing the Marion County Airport runways are designated as Rural Land (RL), with PID 34895-001-01 to the west designated as Public (P) for the purpose of providing air space for incoming and outgoing air traffic.

Immediately south of all commercially- and industrially-zoned properties across SW Highway 484, there are large swaths of land designated as Rural Land (RL). Further to the south of the RL-designated properties, there are *thousands* of additional acres of land designated as Preservation (PR), currently maintained by the Southwest Florida Water Management District (SWFWMD) as conservation land.

3. Nearby Development. Figure 8 identifies nearby under-review, DRC-approved, or permitted residential developments. There are limited recently-approved projects currently undergoing planning or development review processes immediately adjacent to the Marion County Airport, with most new projects close to SW Highway 200. The pre-existing residentially-zoned Dunnellon Oaks, Rolling Ranch Estates, and Rolling Hill subdivision more than one (1) mile from the subject property along SW Highway 484.
4. Existing Uses. Figure 9 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

The properties immediately to the east and west of the subject property are characterized as vacant commercial, with the County-owned properties related to the Marion County Airport (as well as properties currently maintained by SWFWMD) classified as government institutional.

That said, select EC-designated properties along SW Highway 484 are actually characterized by *residential* uses. Meanwhile, the large swaths of land immediately south of all commercially- and industrially-zoned properties along SW Highway 484 are classified as agricultural production. Perhaps most notably, staff notes that the 800-acre, privately-owned, and industrially-zoned land within the Dunnellon Airport subdivision is also currently classified as agricultural production. All twelve (12) tracts within this subdivision are under ownership of a single entity and have remained undeveloped, with the exception of an approximately eight-acre construction material yard approximately one (1) mile to the northeast of the subject property across the Marion County Airport along SW 147th Court (see Attachment C).

Consistent with LDC Section 2.7.3.D, staff conducted a site visit on June 9, 2026 and observed significant vegetation along most properties immediately to the north of SW Highway 484 between Dunnellon city limits and SW 147th Court. Livestock pastures were observed across the subject property along SW Highway 484. The property directly to the west of the subject property was rezoned in 2012 to B-4 zoning for a church and remains heavily vegetated with an unfinished manufactured building on-site. The property directly to the east of the subject property contains heavy underbrush but has been mostly cleared of trees, with select residential buildings seen across this neighboring property.

The subject property itself is currently vacant with a robust tree canopy and thick underbrush. No vertical improvements were observed by staff. Site photos are attached to this report (see Attachment C).

Table 1, below, assembles the information in Figures 3, 6, and 9 in tabular form. Staff notes prior requests for more intensive commercial/industrial zoning exceeding the current B-4 zoning have been denied by the Marion County Board

of County Commissioners at least two (2) times since 2010. The intensity of M-1 uses and no concrete use at the time of application were key concerns in 2021 (see Attachment F).

There are at least three (3) pre-existing single-family residences located within the EC node surrounding the subject property. Most notably, there are agriculturally-zoned properties with single-family residences approximately 200 feet to the east and west of the subject property, with the latter containing a small nursery/venue. Another property approximately 200 feet to the northeast of the subject property was rezoned in 2013 to B-4 zoning and an approved Special Use Permit (SUP) intended to keep a pre-existing mobile home as a security residence for a small business that was not contemplated to require outdoor storage.

Staff has concerns related to the compatibility of a request for M-1 zoning and the full range use permitted by the zoning classification, including distribution warehouses, contractor warehouses/yards, and light industrial uses including clock/watch/musical instrument manufacturing/assembly, dairy product processing, shoe manufacturing/assembly, custom work shops for metal products, and other research activities/developmental laboratories involving biochemical, chemical, electronics, medical, and other products. Compared to the uses currently permitted by the existing B-4 zoning, the uses allowed by M-1 zoning may result in comparatively greater noise impacts, in the case of select light manufacturing operations, and potential dust and visual blight, in the case of uses heavily reliant on unpaved outdoor storage and/or heavy vehicle traffic. Although the applicant specifically intends for the subject property to be used for a relatively small contractor's yard at this time, Staff notes that the M-1 zoning classification—without any binding constraints such as a Special Use Permit (SUP) or a developer's/development agreement—could allow other commercial/light industrial uses at greater intensities than currently proposed by the applicant.

Assuming a property approximately 9.67 acres in size and a maximum Floor Area Ratio (FAR) of 0.75, the subject site may be developed with up to 316,000 square feet of commercial/industrial gross floor area. Furthermore, although the M-1 zoning classification is intended to accommodate commercial/industrial uses that are typically conducted within enclosed buildings, the proposed M-1 zoning classification does not require any outdoor storage area to be located in the side and/or rear yards of the site—unlike the existing B-4 zoning.

Staff acknowledges that any commercial or industrial development will need to undergo formal site plan review procedures that has tended to reduce development intensity to a certain extent (through landscaped buffers, required opaque screening for outdoor storage areas, and stormwater requirements). However, given the limited development along SW Highway 484 and potential intensity allowed by M-1 uses compared to B-4 zoning, Staff concludes that the proposed rezoning **is not compatible** with the existing surrounding land uses.

TABLE 2. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning Classification	MCPA Existing Use
Subject Property	Employment Center (EC)	Regional Business (B-4)	Vacant Commercial
North	Rural Land (RL)	Light Industrial (M-1)	Government Institutional (Marion County Airport)
South	Right-of-Way & Rural Land (RL)	Right-of-Way & General Agriculture (A-1)	Right-of-Way & Agricultural Production
East	Employment Center (EC)	Regional Business (B-4)	Vacant Commercial
West	Employment Center (EC)	Regional Business (B-4)	Vacant Commercial

Figure 3
Current Zoning Classification

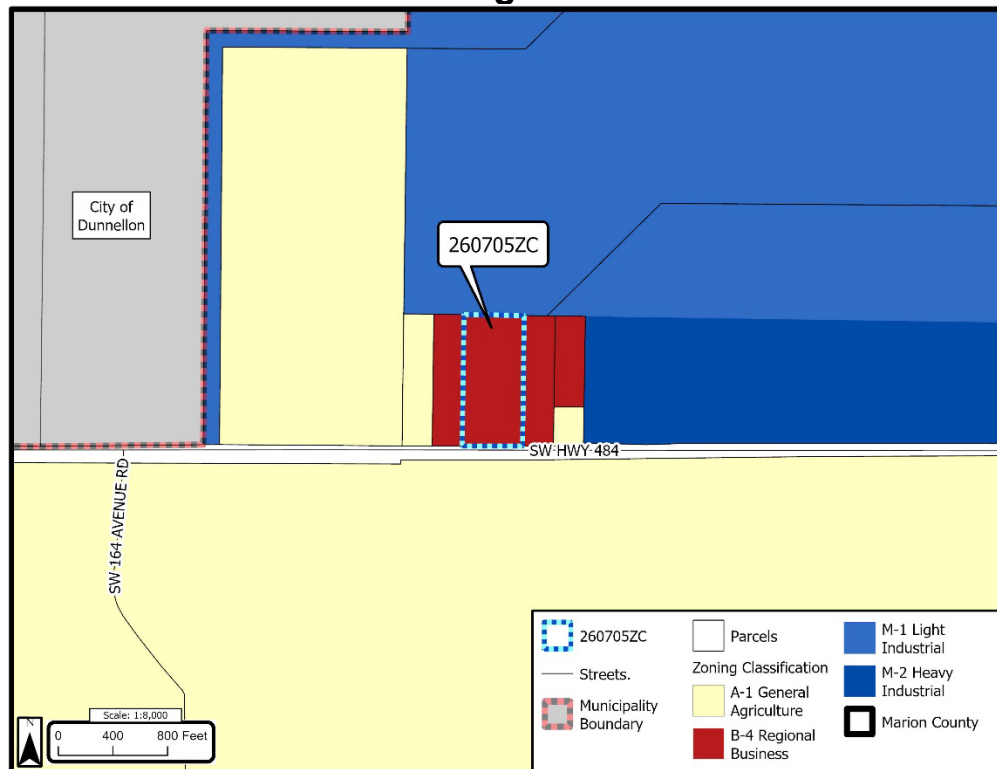


Figure 4
Proposed Zoning Classification

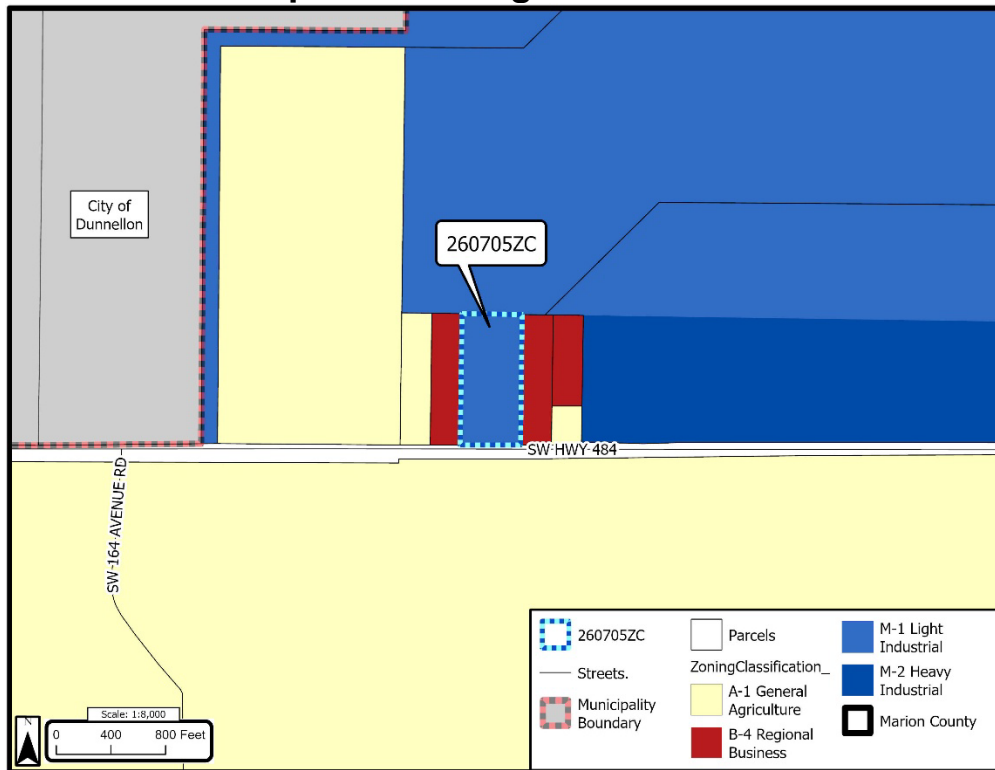


Figure 5
Existing Subdivisions

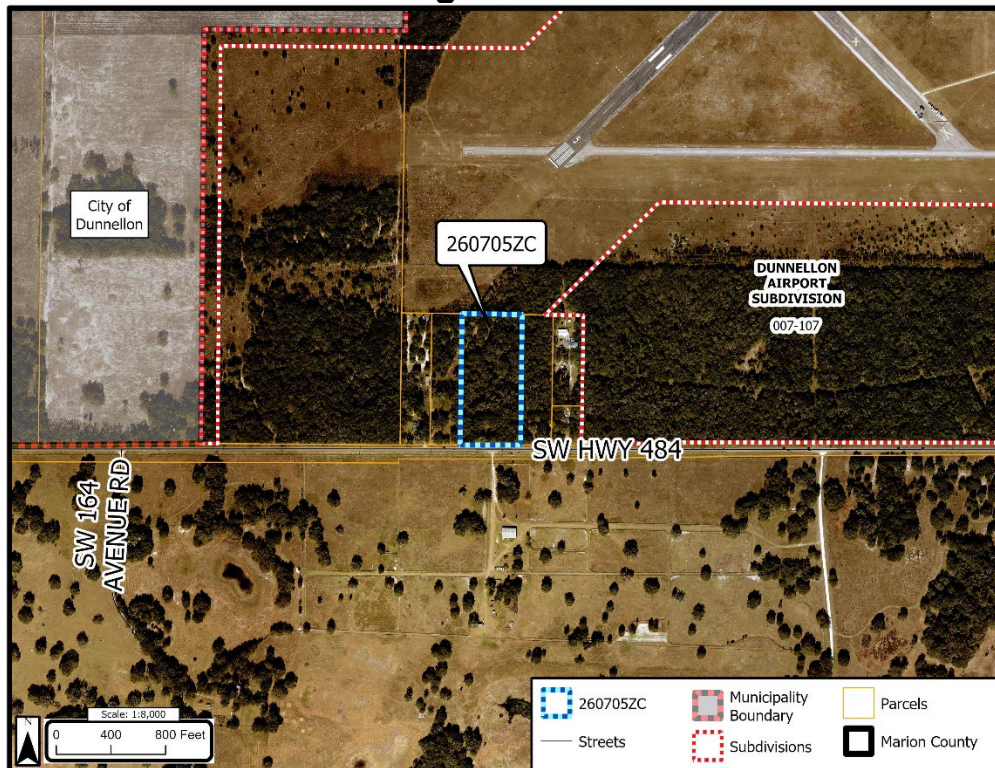


Figure 6
FLUMS Designation

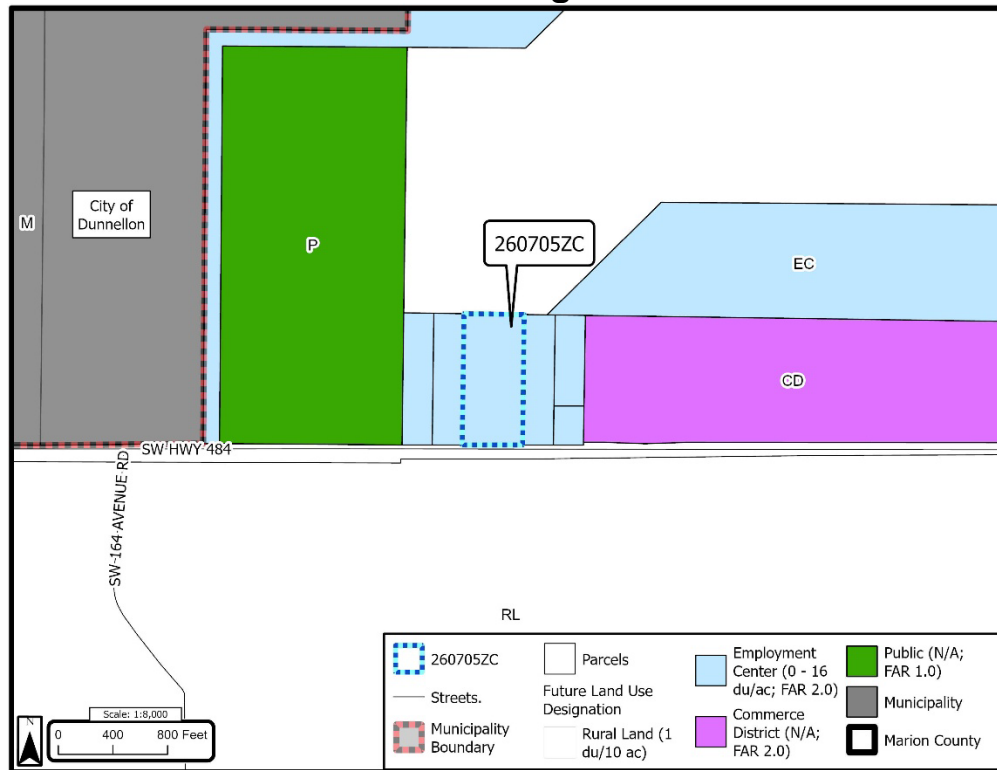


Figure 7
Historic Marion County Airport Urban Area

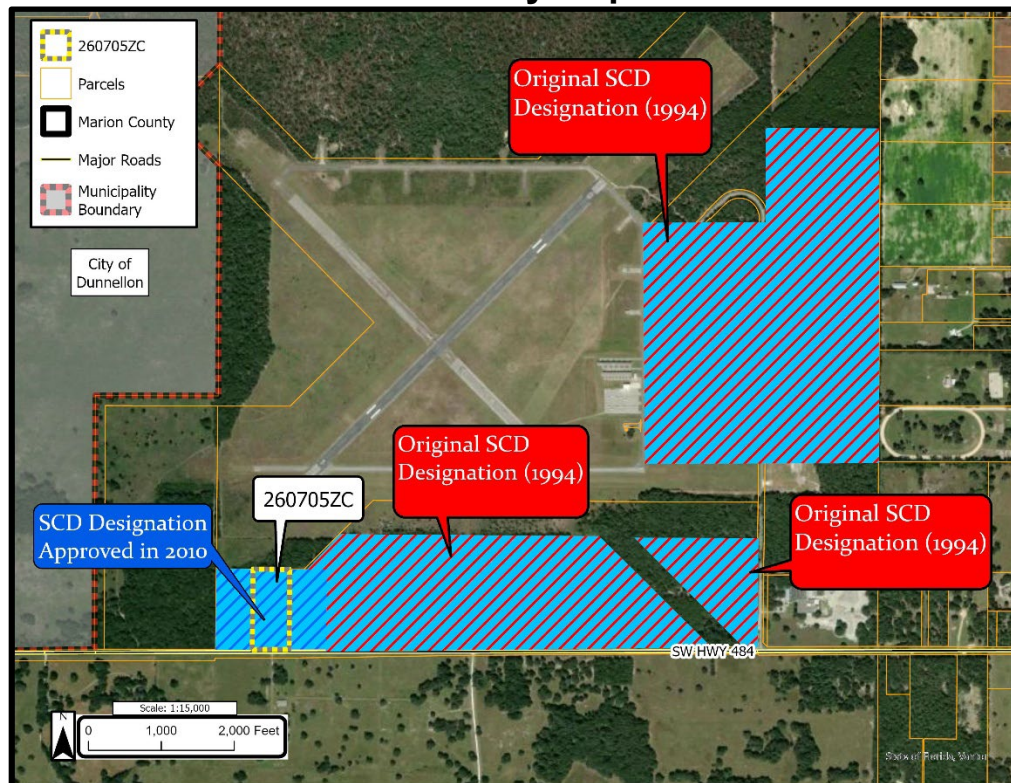


Figure 8
Surrounding Residential Development

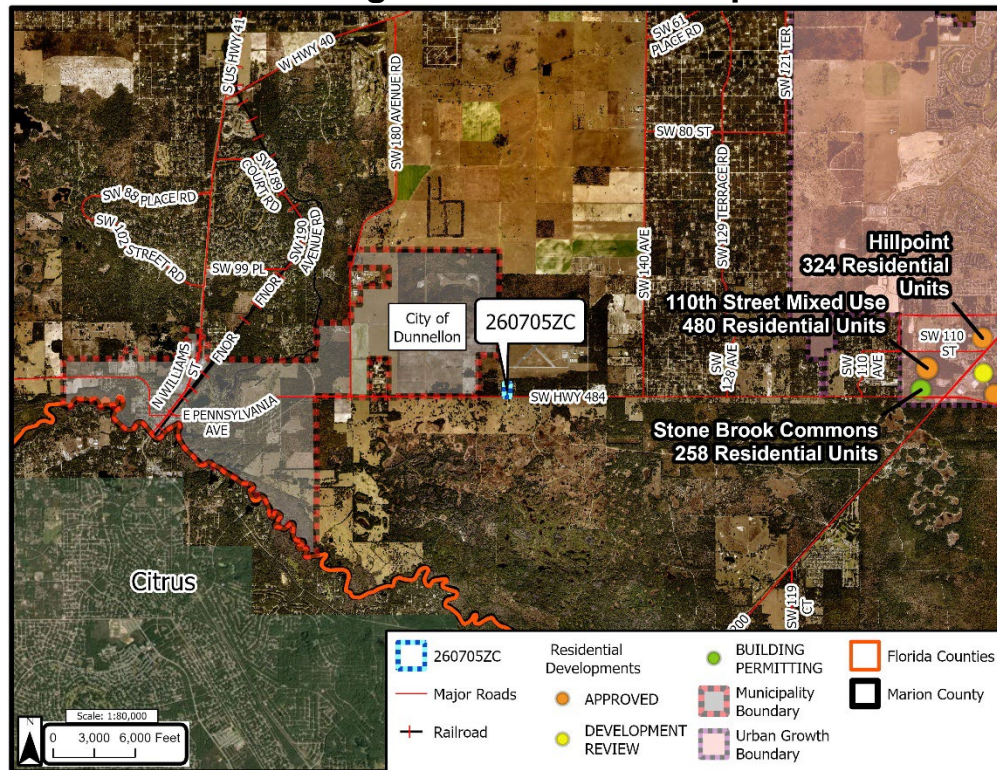
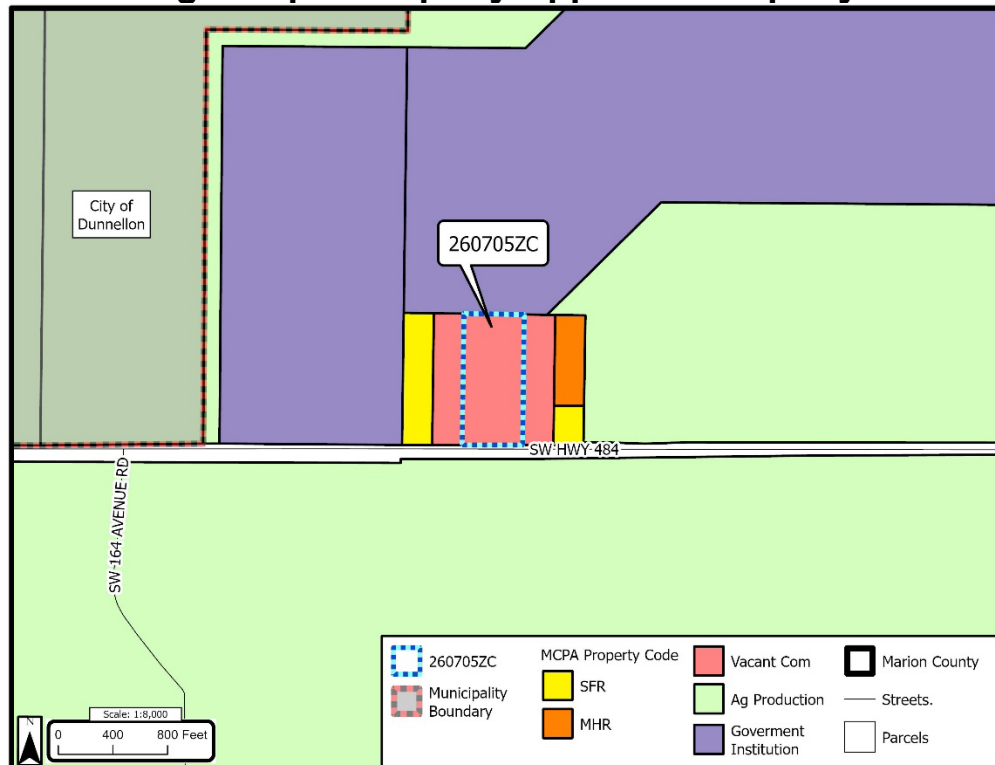


Figure 9
Existing Use per Property Appraiser Property Code



B. Effect on Public Interest

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

- a. Roadways. The subject property currently has no existing driveway along SW Highway 484, a County-maintained Arterial roadway currently in fair condition according to County data.

The applicant has submitted a traffic memorandum for the rezoning application. Assuming a shopping center as permitted by the existing B-4 zoning, maximum development intensity on the subject property (approximately 435,600 square feet of building space) could generate approximately 15,851 total daily trips, 399 total AM peak-hour trips, and 1,395 total PM peak-hour trips. The M-1 zoning generally allows for office and industrial development; however, office uses generally result in comparatively greater traffic volumes. Assuming a general office building as permitted by M-1 zoning, maximum development intensity on the subject property would only generate 1,130 total daily trips, 386 AM peak-hour trips, and 355 PM peak-hour trips. The currently-proposed contractor's yard would generate approximately 135 total daily trips and 21 AM/PM peak-hour trips.

Although the commercial uses permitted by B-4 zoning typically result in greater traffic volumes, the light industrial uses otherwise permitted by M-1 zoning generally result in comparatively higher rates of heavy vehicle traffic. Office of the County Engineer (OCE) staff indicates that the currently-proposed contractor's yard would generate minimal traffic impacts to SW Highway 484, as a County-maintained arterial roadway designed for heavy vehicle traffic.

Regardless of use, however, Staff notes that any commercial or industrial development will need to undergo formal development review procedures to ensure County standards related to access and circulation are met. A formal traffic impact analysis will be required for submittal and appropriate road improvements will be identified and coordinated, including cross access to adjacent commercially-designated properties.

- b. Public transit. There are no fixed route services in the area.
- c. Other mobility features. No sidewalks exist along any roadways listed as contiguous to this parcel; however, sidewalks—or a fee in-lieu—

would be required along SW Highway 484 upon development of the site

Based on the above findings, the transportation impacts of the rezoning request, if approved, **may not adversely affect the public interest.**

TABLE 3. MAXIMUM ZONING TRANSPORTATION IMPACTS			
Zoning	Use	Intensity	Estimated Daily Net New External Trips
Existing: Regional Business (B-4)	Shopping Center	435,600 SF	± 15,851 trips/day
Proposed: Light Industrial (M-1)	General Office Building	326,700 SF	± 2,227 trips/day
	Contractor's Yard	5 employees; 16 vehicles*	± 135 trips/day

*Six (6) trips per day per vehicle is estimated.

Source: ITE Trip Generation Manual, 12th Edition, LU Code 710-General Office Building, LU Code 712-Small Office Building, LU Code 820-Shopping Center

2. Potable water impacts. Potable Water Element Policy 1.1.1 adopts a level of service (LOS) standard of approximately 150 gallons per person per day for residential demand and 2,750 gallons per acre per day for non-residential demand. Both the existing and proposed zoning could result in a maximum demand of 26,592.5 gallons per day.

The subject property within the Marion County Utilities service area, with a potable water line approximately 6,000 feet from the subject property. Although the currently-proposed contractor's yard is unlikely to trigger connection requirements based on County standards, connection requirements would be determined for any other M-1 use during the formal development review process.

If located outside connection distance, an individual well will be required to serve the site and commercially-designated properties to the west of the subject property. Any new wells would be required to meet County and Department of Health (DOH) standards at the time of permit review. DOH staff did not indicate any concerns during the review of this rezoning request.

Based on the above findings, if approved, the potable water impacts of the rezoning request—compared to B-4 zoning—**would not adversely affect the public interest.**

3. Sanitary sewer impacts. Sanitary Sewer Element Policy 1.1.1 adopts a LOS standard of approximately 110 gallons per person per day for residential demand and 2,000 gallons per acre per day for commercial and industrial demand. Both the existing and proposed zoning could result in a maximum demand of 19,340 gallons per day.

The subject property within the Marion County Utilities service area; however, the site is not within connection distance. An individual septic system will therefore be required to serve this site. Any new septic systems would be required to meet County and Department of Environmental Protection (DEP) standards at the time of permit review.

Based on the above findings, if approved, the wastewater impacts of the rezoning request—compared to B-4 zoning—**would not adversely affect the public interest.**

4. Solid waste impacts. SWE Policy 1.1.1 provides "The LOS standard for waste disposal shall be 6.2 pounds of solid waste generation per person per day." The Comprehensive Plan does not establish a level of service standard for commercial or industrial purposes. However, any solid waste from any new development would need to be hauled off-site to a County-accepted landfill. All garbage collection areas will need to be buffered and/or screened according to Section 6.8.9 of the Marion County Land Development Code (LDC). Based on the above, the solid waste impacts of the rezoning request **would not adversely affect the public interest.**
5. Recreation. Recreation Element Policy 1.1.1 adopts a level of service standard of two (2) acres per 1,000 persons. Given that no additional residential development would be permitted compared to the existing B-4 zoning classification, the recreation impacts of the rezoning request **would not adversely affect the public interest.**
6. Stormwater/drainage. Stormwater Element Policy 1.1.1 adopts varying levels of service standards based on the characteristics of the development site. The site is entirely within FEMA Flood Zone X; however, a significant portion of the site is located within a County-identified flood prone area.

Staff notes that a *Major* Site Plan will be specifically required if existing and proposed impervious coverage exceeds 9,000 square feet. Any development of the site that undergoes Marion County's formal Major Site Plan review processes will be required to accommodate a 100-year frequency 24-hour duration storm event.

Therefore, the stormwater/drainage impacts of the rezoning request, if approved, **will not adversely affect the public interest.**

7. Fire rescue/emergency services. The subject property is within Fire District #3, which is served by Dunnellon Fire Station at 20612 W Pennsylvania

Avenue, Dunnellon, FL 34431. Dunnellon Fire Station is approximately 4.8 road-miles west of the subject property within Dunnellon city limits. Staff notes Ray Lloyd Jr. Fire Station #31 is approximately 4.7 road miles east of the subject property.

The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services; however, staff has established a 5-mile drive time from the subject property as evidence of the availability of such services. Based on the above, the fire rescue/emergency impacts of the rezoning request, if approved, **would not adversely affect the public interest.**

8. Law enforcement. The Comprehensive Plan does not establish a level of service standard for law enforcement services. The nearest Marion County Sheriff's Office (MSCO) substation is located roughly 7.7 miles (by automobile) east of the subject property at 9048 SW Highway 200, Ocala, FL 34481; however, MSCO deputies routinely patrol the SW Highway 484 corridor. Based on the above, the law enforcement impacts of the rezoning request, if approved, **would not adversely affect the public interest.**
9. Public schools. The proposed zoning change, if approved, would allow up to one (1) security dwelling unit. Given that no additional residential development would be permitted compared to the existing B-4 zoning classification, the public schools impacts of the rezoning request **would not adversely affect the public interest.**

Based on the above findings, the public interest **will not be adversely affected** compared to the existing B-4 zoning if this rezoning request is approved.

C. *Consistency with the Comprehensive Plan*

1. **FLUE Policy 2.1.23** on Employment Center (EC) provides, "This land use is intended to provide a mix of business, enterprise, research and development, light to moderate intensity commercial, and light industrial, activities. This designation also allows residential uses, campgrounds and recreational vehicle parks (RVP). - This land use designation will allow for and encourage mixed use buildings. The density range for residential units shall be up to sixteen (16) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 2.0, as further defined by the LDC. This land use designation an Urban land use designation."

Analysis: The subject property is designated as Employment Center (EC) and the applicant is proposing to rezone the site to Light Industrial (M-1). The M-1 zoning classification is specifically intended to provide land for "the manufacture of small articles and products which do not involve the use of any materials, processes, or machinery or production of a product likely to be detrimental to nearby or adjacent residential or business property."

That said, while M-1 zoning may be compatible with an EC designation in a vacuum, EC-designated properties are not automatically “entitled” to a rezoning to M-1 zoning.

Staff notes that the EC designation also enables less intense commercial and residential uses. The surrounding area is defined by properties with a Regional Business (B-4) and General Agriculture (A-1) zoning, with at least three (3) pre-existing residences and limited non-residential activity nearby. Staff therefore has concerns with the potential intensity enabled by M-1 zoning. Although intended to allow a contractor’s yard at this time, the applicant would not be bound to the submitted plans. Without any binding constraints (such as a Special Use Permit or developer’s agreement), the site could be developed at greater intensities than proposed, including any associated noise, dust, and visual impacts to incompatible uses.

Staff therefore concludes that a rezoning request for M-1 zoning **is not consistent** with the Employment Center (EC) FLU designation and FLUE Policy 2.1.22. If denied, the subject property’s existing B-4 zoning classification—which is intended to enable “intensive commercial activities and specialized service establishments” including but not limited to shopping centers, agricultural equipment/chemical sales, and vehicle sales/rental—would continue to allow the low- to moderate-intensity commercial uses appropriate for the subject property’s Employment Center (EC) designation.

2. **FLUE Policy 3.1.5** on Urban Areas outside of UGB provides, “The County shall maintain existing Future Land Use designations that have been previously adopted that are outside of the UGB to recognize vested development rights. Any expansion or creation of new Urban Areas outside the UGB shall require a Comprehensive Plan Amendment, analysis to demonstrate the potential need for the creation of such new Urban Areas, and other appropriate documentation in accordance with Policy 3.1.3. It shall not be necessary to modify the UGB to expand or create Urban Areas outside the UGB unless the expansion or creation of new urban area is within the FPA.”

Analysis: Staff notes that the subject property is located within an existing node of commercially- and industrially-designated properties surrounding the Marion County Airport, totaling approximately 1,000 acres in size as of the initial distribution of this staff report. Since an extensive 2013 update to the Marion County Comprehensive Plan, the Marion County Airport urban area was specifically amended to Employment Center (EC) and Commerce District (CD) designations to reflect the commercial and industrial land uses previously provided by a Specialized Commerce District (SCD) designation. Within this node, industrially-zoned properties exist within the historic Dunnellon Airport subdivision and airport property boundaries.

However, as previously discussed in subsection A, rezonings during the early 2010s for the EC-designated properties adjacent to the subject property have shifted the area toward the moderate-intensity commercial uses permitted by B-4 zoning than the uses permitted by industrial zoning classifications. Given pre-existing single-family residences adjacent to the subject property—with non-residential activity limited in scale—Staff has concerns with the potential intensity enabled by M-1 zoning.

Therefore, the request **is not consistent** with FLUE Policy 3.1.5. Staff finds that B-4 zoning classification and its permitted uses remains the most appropriate for the subject property's Employment Center (EC) Future Land Use (FLU) designation and the surrounding area.

3. **FLUE Policy 4.1.1** on Consistency between Comprehensive Plan, Zoning, and LDC provides, "The County shall amend and maintain an official land use and zoning map, appropriate land use designations and zoning classifications, and supporting LDC that shall be consistent with each other."

Analysis: The subject property is designated as Employment Center (EC) and the applicant is proposing to rezone the site to M-1. The M-1 zoning classification enables the "light industrial" uses explicitly included in FLUE Policy 2.1.23 on the intent of EC designation.

That said, while M-1 zoning may be compatible with an EC designation in a vacuum, EC-designated properties are not automatically "entitled" to a rezoning to M-1 zoning. Several pre-existing single-family residences and limited non-residential activity exist immediately adjacent to the subject property. Furthermore, rezonings during the early 2010s for the EC-designated properties adjacent to the subject property have shifted toward low- to moderate-intensity commercial uses permitted by B-4 zoning than the uses permitted by industrial zoning classifications that have historically existed within Dunnellon Airport subdivision and airport property boundaries. Staff therefore finds that B-4 zoning classification and its permitted uses remains the most appropriate for the subject property's Employment Center (EC) Future Land Use (FLU) designation and the surrounding area.

Staff therefore finds that a rezoning request to M-1 zoning **is not consistent** with FLUE Policy 4.1.1.

4. **FLUE Policy 5.1.2** on Review Criteria for Changes to Comprehensive Plan and Zoning provides, "Before approval of a Comprehensive Plan Amendment (CPA), Zoning Change (ZC), or Special Use Permit (SUP), the applicant shall demonstrate that the proposed modification is suitable. The County shall review, and make a determination 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 2022 Marion County Airport Master Plan finds that the number of flight operations increased by approximately 11,000 between 2008 and 2020, for a total of 40,600 operations. Correspondence with Marion County Airport staff suggest the number of operations remained consistent in 2025, with at least two (2) airplane hangers have been constructed since May 2021.

The applicant has provided a market analysis of the subject property and the surrounding area, which states that the zoning request would "align with the market and immediate area" and would "serve as a catalyst for commercial and industrial development." If the request for M-1 zoning is approved, the applicant has verbally indicated plans to construct a contractor's yard.

At the same time, however, staff notes that the all twelve (12) tracts within the 800-acre, industrially-zoned land within the Dunnellon Airport subdivision remain within ownership of a single entity and has remained undeveloped at this time. The 2022 Marion County Airport Master Plan also indicates several vacant County-owned tracts eligible for non-aviation (industrial) development to the east of the airport terminal along SW 110th Street and SW 147th Court. The EC-designated node immediately surrounding the subject property remains underdeveloped as well. Several pre-existing single-family residences and limited non-residential activity exist immediately adjacent to the subject property. The applicant is requesting industrial zoning where existing industrial land is still eligible for development.

Therefore, this rezoning request may or may not meet Criteria 1.

As previously discussed in subsection B, public facilities—including those related to transportation, potable water, and wastewater—will not be adversely affected compared to the existing B-4 zoning if this rezoning request is approved. This rezoning request therefore meets Criteria 2.

Although M-1 zoning may be compatible with an EC designation in a vacuum, EC-designated properties are not automatically “entitled” to a rezoning to M-1 zoning. M-1 zoning classification—without any binding constraints—could allow other commercial/light industrial uses at greater intensities than currently proposed by the applicant, including any associated noise, dust, and visual impacts compared to B-4 zoning. There are several pre-existing residences nearby—with non-residential activity limited in scale. At the same time, immediately adjacent properties have only shifted toward the moderate-intensity commercial uses permitted by B-4 zoning, with such zoning enabling a wider range of commercial uses that could serve the surrounding rural communities along SW Highway 484. This rezoning request therefore does not meet Criteria 3, 8 and 9.

Therefore, this rezoning request does not meet all criteria above and **is not consistent** with FLUE Policy 5.1.2.

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

Analysis: The proposed zoning change will be heard on June 29, 2026 by the Planning and Zoning Commission. Therefore, the application **is consistent** with FLUE Policy 5.1.3.

6. **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; therefore, the application **is being processed consistent** with FLUE Policy 5.1.4.

7. **FLUE Policy 7.1.1** on Establishment of AOA provides, “The [Airport Overlay Zone] shall be established as an overlay around publicly owned major airports within the county and shall address the following criteria, but not limited to, as further defined in the LDC:

- (1) Obstructions due to building or other structure height.
- (2) Noise, odor, animal congregation, and other nuisances
- (3) Runway clearance zones at the ends of and extended beyond the runways”

Analysis: LDC Section 5.1.2 prohibits specific land uses on lands lying within the transitional, approach, conical, horizontal and primary zones as shown on Transportation Element (TE) Map 3.9 of the Marion County Comprehensive Plan, known as the Airport Overlay Zone (AOZ). LDC Section 5.1.3 provides additional height limitations based on distance from the existing runways.

Staff finds that limited areas of the subject property are located within the AOZ—primarily within the northwestern corner of the subject property. Any commercial or industrial development will need to comply with appropriate AOZ standards during formal development review processes.

Staff therefore finds that a rezoning request to M-1 zoning **is consistent** with FLUE Policy 7.1.1.

Based on the above findings, granting the proposed rezoning request **is not consistent** with the Comprehensive Plan. Staff finds that B-4 zoning classification and its permitted uses remains the most appropriate for the subject property’s Employment Center (EC) Future Land Use (FLU) designation and the surrounding area.

V. STAFF RECOMMENDATION

Although the proposed zoning amendment will not adversely affect the public interest relative to the existing B-4 zoning, Staff recommends **DENIAL** of the proposed rezoning because approving the application is not compatible with the surrounding area and is not consistent with the Marion County Comprehensive Plan. Staff finds that B-4 zoning classification and its permitted uses remains the most appropriate for the subject property’s Employment Center (EC) Future Land Use (FLU) designation and the surrounding area, with the applicant better served through a Special Use Permit (SUP) request.

VI. PLANNING & ZONING COMMISSION RECOMMENDATION

APPROVAL (6-0)

VII. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined. Scheduled for July 22, 2026 at 1:30 PM.

VIII. LIST OF ATTACHMENTS

- A. Application
- B. DRC Comments Letter
- C. Site Photos
- D. CPA No. 10-PR-M13 (10-L13)
- E. Rezoning/Special Use Permit No. 111007Z/SU
- F. Rezoning No. 210505ZC
- G. Marion County Airport Master Plan (2022)
- H. Dunnellon Airport Subdivision (Plat BK/PG 7-107)



Marion County Board of County Commissioners

Page 1 of 3

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:
B-4 to: M-1 for the intended use of: Contractor Yard

Parcel ID Number(s): 34899-004-00

Property/Site Address: 15877 SW Hwy 484

Future Land Use Designation: EC Total Acreage: 9.67 +/-

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) 484 LAND HOLDINGS LLC	Applicant or Agent Name (print) Tillman & Associates Engineering, LLC
Mailing Address 606 SW 3rd Avenue	Mailing Address 1720 SE 16th Avenue, Bldg 100
City, State, Zip Ocala, FL	City, State, Zip Ocala, FL 34471
Phone Number (include area code) NA	Phone Number (include area code) 352-387-4540
E-Mail Address NA	E-Mail Address Permits@Tillmaneng.com
Signature* 	Signature*
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Chris Armstrong	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) J. David Tillman

*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.:	
Rcvd by:		Rcvd Date: / /	Time:
		Code Case No.:	
		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.



April 8, 2026

Growth Services
Chuck Varadin, Director
2710 East Silver Springs Blvd
Ocala, FL 34470

RE: REZONING APPLICATION FOR PARCEL 34899-004-00
Mr. Varadin,

Our office is submitting a rezoning application for vacant parcel 34899-004-00. This 9.67 +/- acre parcel is currently designated Employment Center (EC) by the Comprehensive Plan. It is zoned B-4 (Regional Business) but is seeking to rezone to M-1 (Light Industrial) for the purpose of allowing a general contractor's yard as permitted use. In 2011 under case 111007SU a flea market was approved but it expired in 2013. Also, in 2011 a rezoning application was filed (111007Z) to request B-5 (Heavy Business). The result was approval to B-4 (Regional Business). In 2021 under case 210505Z a request to rezone from B-4 to M-1 was denied on this site along with parcel 34899-002-00 to the east. The owner intends to comply with the Land Development Code requirements and protocol. This site has frontage on SW Hwy 484. The property to the west and east, parcels 34899-004-01 & 34899-002-00 are zoned B-4 with EC land use. Parcel 34899-004-01 is currently owned by a church and is vacant. Parcel 34899-002-00, also vacant, is owned by West-to-West Construction who is not opposed to this request. The property to the north (34801-000-00) is owned by Marion County. It is utilized by Dunnellon Airport. It is zoned M-1 with Rural Land Use. The subject property is in the Secondary Springs Zone.

Included in this submittal are the following items:

- Executed application
- Market Analysis
- Certified legal with Boundary Sketch
- Location Map, Land Use Map, and Zoning Map
- Recorded deed
- Traffic Statement
- MCPA Card
- Sun Biz for 484 Land Holdings, LLC

Sincerely,

Tillman and Associates Engineering, LLC



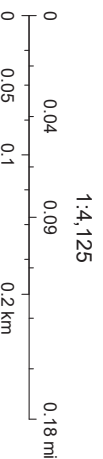
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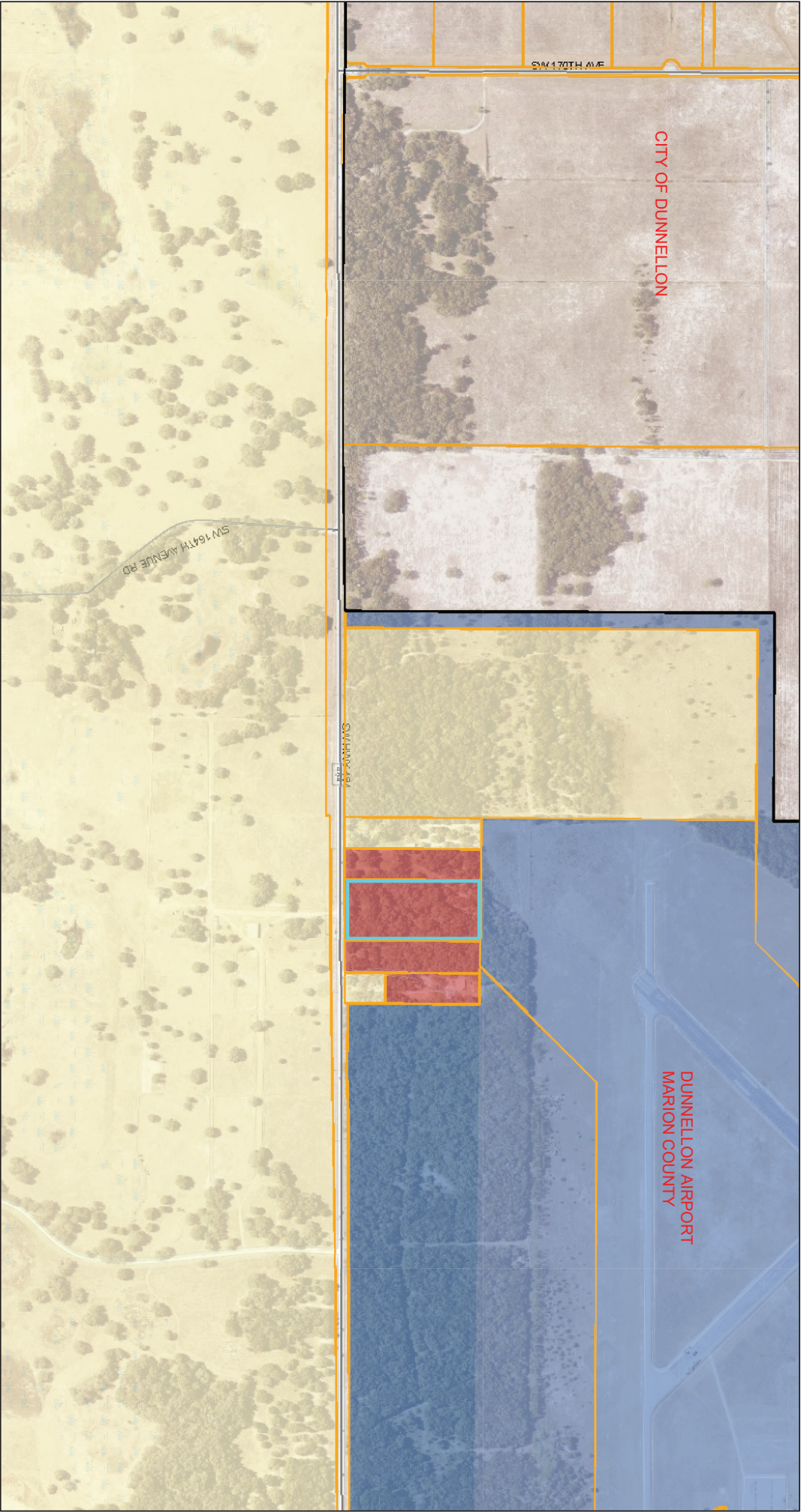
☐ Municipalities ☐ Parcels ☐ Aerial 2024

☐ Marion County ☐ Streets ☐ Red: Band_1 ☐ Blue: Band_3



Marion County BOCC, Marion County Property Appraiser





2/26/2026, 11:06:27 AM



Municipalities

Zoning Classification

Aerial 2024

Blue: Band_3



Marion County

A-1

M-2

Red: Band_1



Parcels

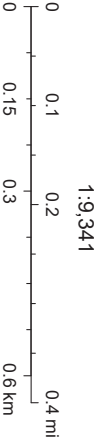
B-4

Streets

Green: Band_2



Marion County BOCC, Marion County Property Appraiser



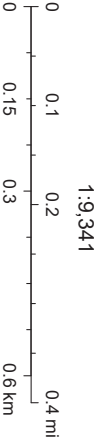


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- Municipalities
- Marion County
- Parcels
- Future Land Use
- Rural Land (1 du/10 ac)
- Employment Center (0 - 16 du/ac; FAR 2.0)
- Commerce District (N/A; FAR 2.0)
- Public (N/A; FAR 1.0)
- Municipality
- Streets
- Aerial 2024
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Marion County BOCC, Marion County Property Appraiser



Submitted Market Analysis



Nathan R. Gibboney, MAI
State-Certified General Real Estate Appraiser #RZ2580

Real Estate Appraisers, Consultants & Market Analysts

GIBBONEY
& ASSOCIATES

Market Analysis

Subject Property:

**9.67 ACRES
OF VACANT LAND
Dunnellon, Florida**

Location of Subject Property:

15877 SW Highway 484, Dunnellon, Marion County, Florida

Prepared for:

Chis Armstrong
484 Land Holdings, LLC
606 SW 3rd Avenue
Ocala, Florida 34471

Prepared by:

Gibboney & Associates

Nathan R. Gibboney, MAI
State-Certified General Real Estate Appraiser
License No. RZ2580



Nathan R. Gibboney, MAI
State-Certified General Real Estate Appraiser #RZ2580

Real Estate Appraisers, Consultants & Market Analysts

GIBBONEY
& ASSOCIATES

March 19, 2026

Chis Armstrong
484 Land Holdings, LLC
606 SW 3rd Avenue
Ocala, Florida 34471

Re: 9.67 Acres of Vacant Land; 15877 SW Highway 484, Dunnellon, Marion County, Florida

Dear Mr. Armstrong:

As requested, I have prepared a market analysis regarding the aforementioned property that is identified as approximately 9.67 acres (421,059 SF) of vacant land located at 15877 SW Highway 484 in Dunnellon, Marion County, Florida. The property is further identified as Parcel No. 34899-004-00 and is located along the north side of CR 484 just west of SW 147th Court and adjacent south of the Marion County Airport (X35). It is currently zoned B-4, Regional Business with an Employment Center future land use classification.

According to the information provided, the client is seeking to rezone the subject property from B-4, Regional Business to M-1, Light Industrial in order to develop a contractor's yard. As a result, a market analysis is required to potentially justify the need for a zoning amendment for the subject property. The client and intended user of the market analysis is Chis Armstrong and 484 Land Holdings, LLC. I have provided appraisal services regarding the subject property on one occasion within the prior three years.

The subject property was most recently inspected and photographed on March 9, 2026. The purpose of the inspection was to study the physical characteristics of the subject property and its interrelationship with surrounding economic influences. As well, attention has been given to other factors that may impact the subject property within the region and neighborhood.

The purpose of this market analysis is to analyze the supply, demand, and market conditions for a possible zoning amendment that would permit a proposed contractor's yard with a workshop, employee parking area, parking for 13 dump trucks and three transporters, and a perimeter 6'-high chainlink fence with opaque screening and vegetation buffer of 30 feet. Access to the subject property is provided by CR 484. It is proposed to include water and sewer services provided by a private potable water well and septic system with electric service provided by Duke Energy.

Based on the information presented in this market analysis, I have concluded the zoning amendment and contractor's yard, as proposed, would align with the market and immediate area, as well as anticipated market demand for light industrial uses adjacent to and proximate to the Marion County Airport (X35). Although there has been limited recent development in the immediate area of the airport, it provides a positive influence on the subject neighborhood and should serve as a catalyst for commercial and industrial development.

Chis Armstrong
 484 Land Holdings, LLC
 March 19, 2026
 Page Three

The parcels to the east and west of the subject property are also zoned B-4, Regional Business with Employment Center future land use classifications. However, the Marion County Airport (X35), as well as an 887.99-acre parcel fronting CR 484 and adjacent to the airport, includes a mixture of M-1, Light Industrial and M-2, Heavy Industrial with Employment Center and Commerce District future land use classifications. A zoning change of the subject to M-1, Light Industrial would align the property with the aforementioned industrial-zoned parcels and is not expected to adversely impact other properties in the immediate area. The property is also subject to height restrictions and development limitations of the Dunnellon Airport Overlay Zone and the proposed contractor's yard is anticipated to align with any restrictions.

My analysis of the area adjacent and proximate to the Ocala International Airport indicated it is common for similar properties adjacent to airports to include industrial zoning classifications. In addition, nearby rural residential homesites and residential subdivisions would not be negatively impacted as evidenced by the comparable proximity of existing residential subdivisions to the Ocala International Airport. Furthermore, the current B-4 zoning classification could permit more intensive development of the property and there is limited demand for commercial uses in the immediate area, which is removed from development proximate to the Dunnellon city limits and SR 200. Finally, the direct frontage along CR 484 would provide good accessibility for the proposed user to service existing and proposed commercial, industrial, and residential projects proximate to CR 484, SR 40, US Highway 41, and SR 200 in southwest Marion County.

The analyses, opinions, and conclusions communicated within this market analysis were developed based upon the requirements and guidelines of the current Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics, and the Standards of Professional Appraisal Practice of the Appraisal Institute. The following market analysis presents all of the relevant factual data that resulted in the conclusions for the subject property.

Respectfully submitted,

Gibboney & Associates

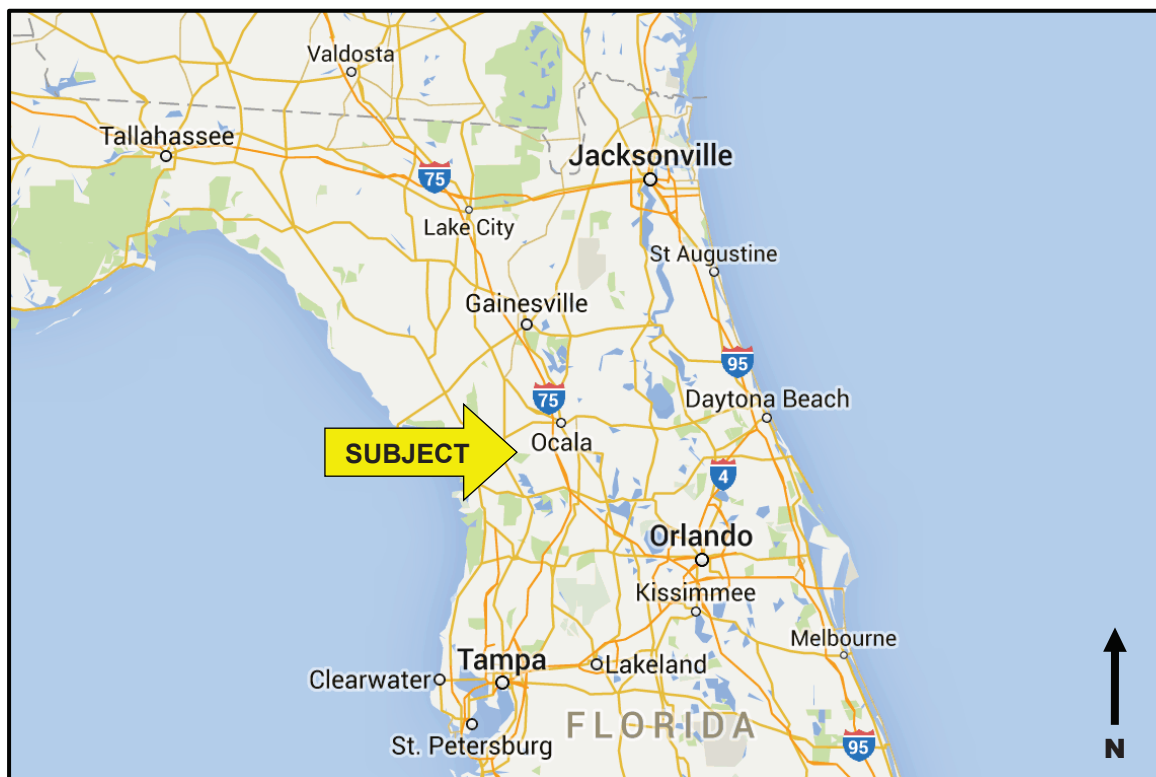


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 State-Certified General Real Estate Appraiser
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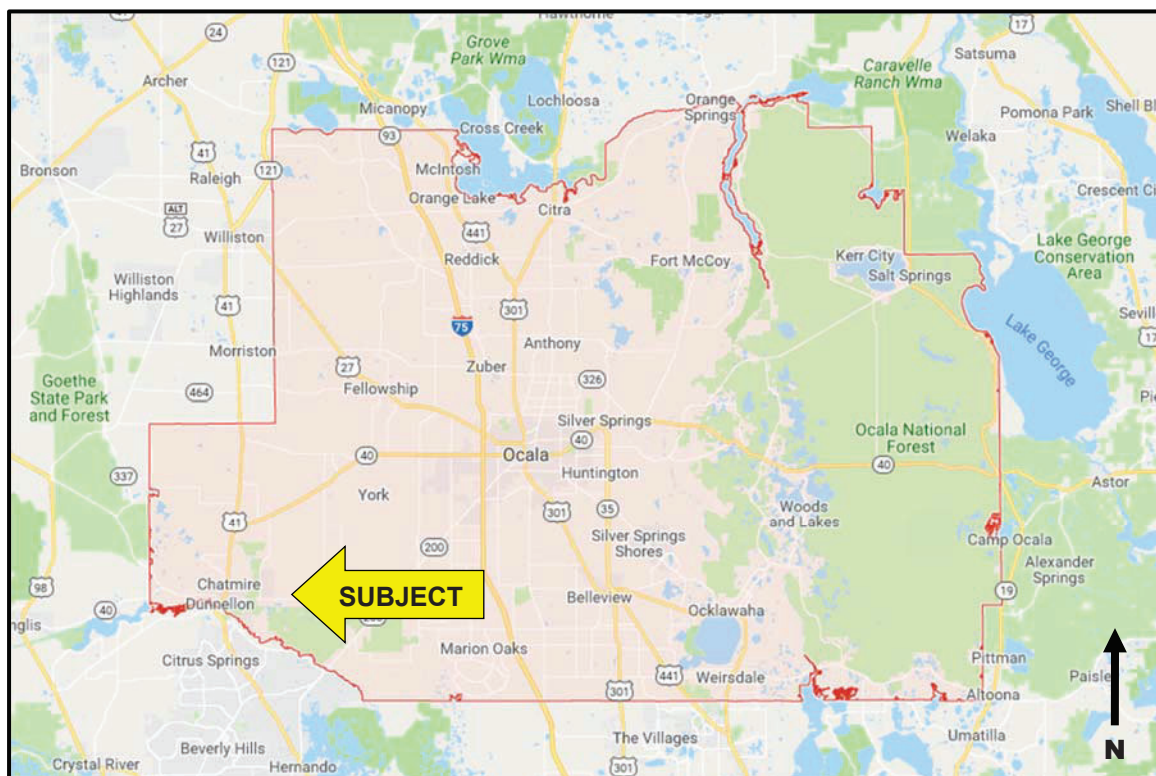
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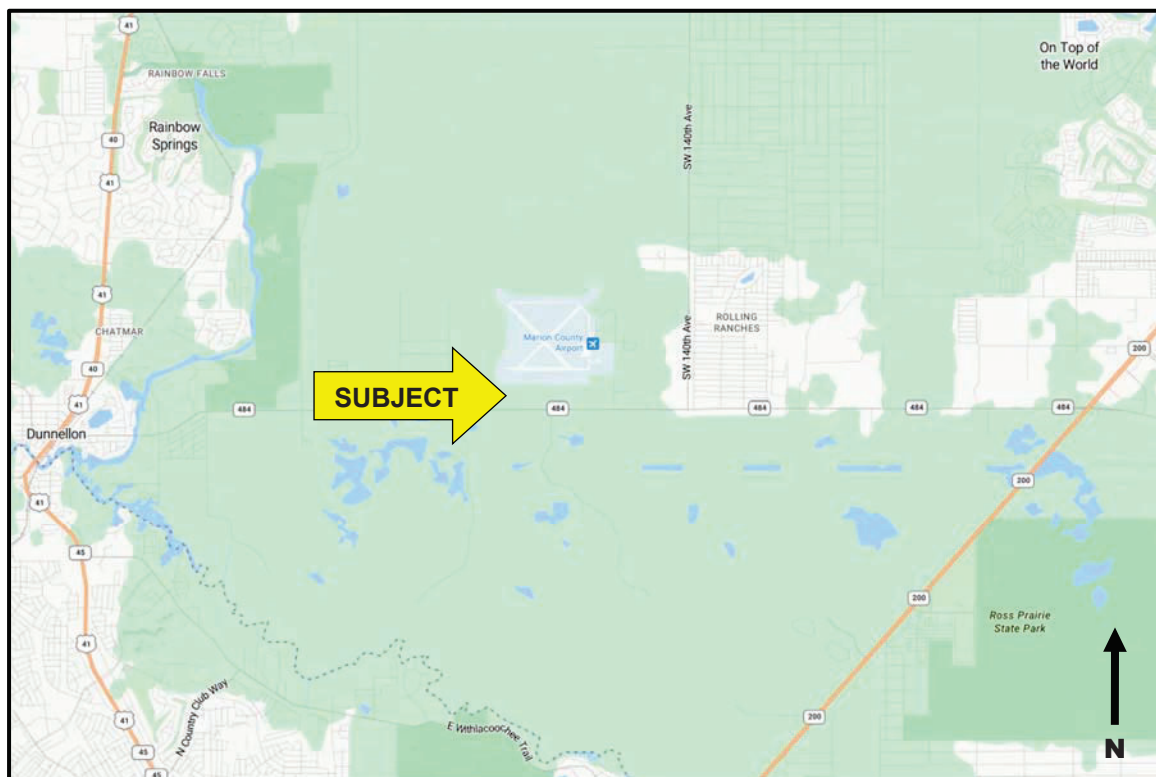
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REGIONAL MAP



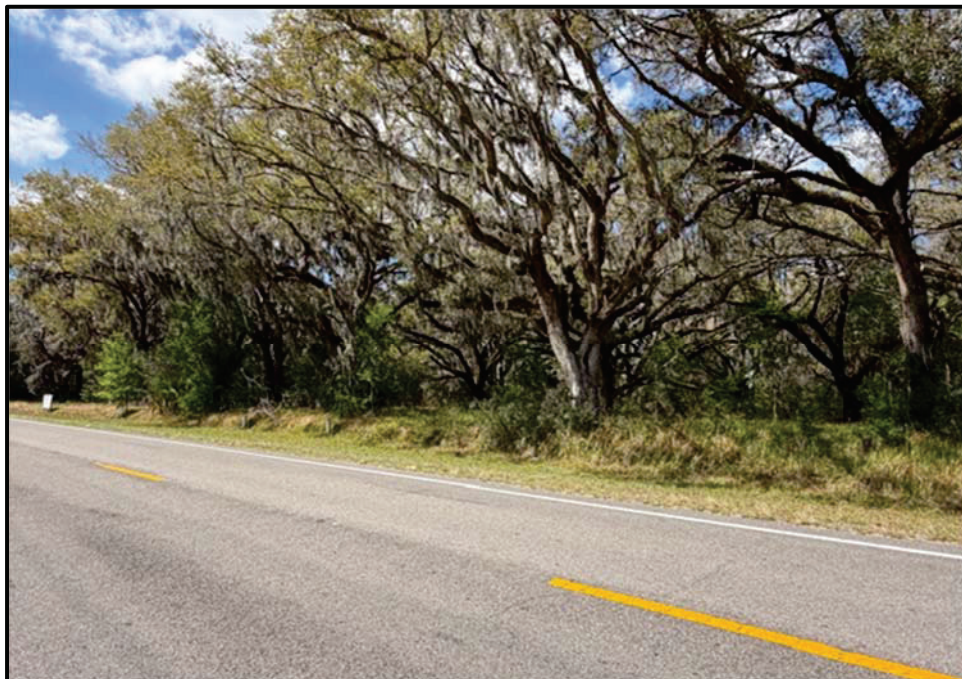
COUNTY MAP



LOCATION MAPS**NEIGHBORHOOD MAP****AERIAL MAP**

PHOTOGRAPHS

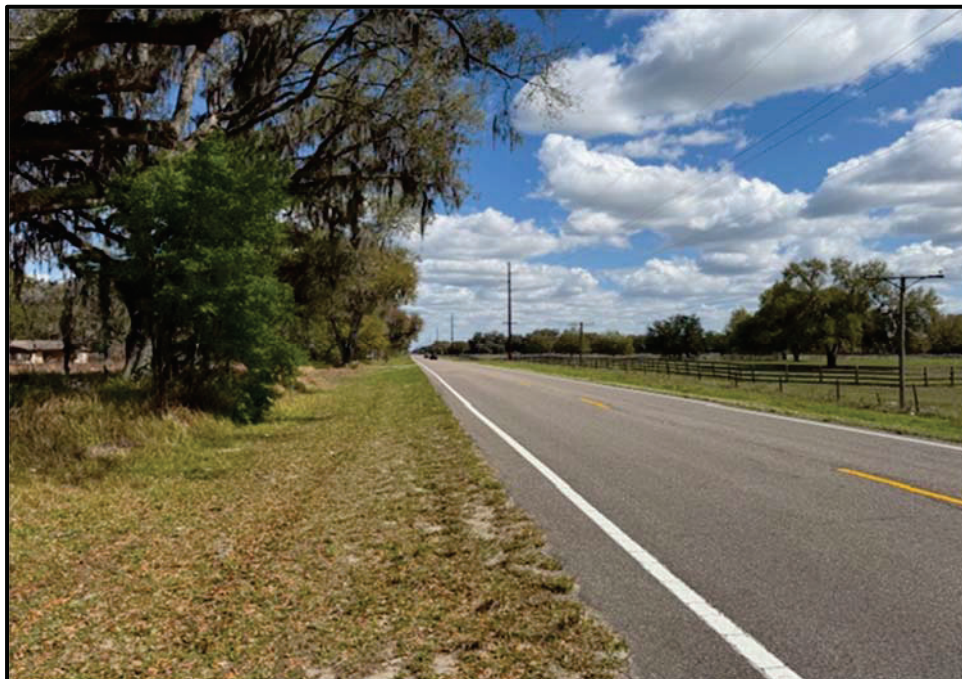
Date Taken: March 9, 2026



View of the subject property from CR 484 facing northwest.



View of the subject site from CR 484 facing northeast.

PHOTOGRAPHS

View of CR 484 facing east. The subject is to the left of the photo.



View of CR 484 facing west. The subject is to the right of the photo.

SUMMARY OF IMPORTANT FACTS**Intended Use**

To potentially justify the need for a zoning amendment for the subject property

Intended User

Chis Armstrong and 484 Land Holdings, LLC

Property Rights

Fee simple interest

Assignment Dates

Date of Inspection: March 9, 2026

Effective Date: March 9, 2026

Date of Report: March 19, 2026

Identification of the Property

Approximately 9.67 acres (421,059 SF) of vacant land located at 15877 SW Highway 484 in Dunnellon, Marion County, Florida

Site Data

Size: 9.67 AC; 421,059 SF

Zoning: B-4, Regional Business (existing)
M-1, Light Industrial (proposed)

Future Land Use: Employment Center

Characteristics: Rectangular site; grassy characteristics with moderate to heavy tree cover and underbrush; fairly level elevations; interior lot configuration with paved road frontage along CR 484; situated level with road grade; the Marion County Airport (X35) is located adjacent north of the subject

Flood Zone: Zone X (FEMA Panel No. 12083C 0667 D; dated August 28, 2008)

Improvements: None; proposed for development with a contractor's yard that would include a workshop, employee parking area, parking for 13 dump

ATTACHMENT A

trucks and three transporters, and a perimeter 6'-high chainlink fence with opaque screening and existing vegetation buffer of 30 feet; access to the subject property is provided by CR 484; proposed to include water and sewer services provided by a private potable water well and septic system with electric service provided by Duke Energy

SCOPE OF WORK

The development and reporting processes require gathering and analyzing information about those assignment elements necessary to properly identify the problem to be solved. The scope of work decision must include the research and analyses that are necessary to develop credible assignment results given the intended use of the market analysis. Sufficient information includes disclosure of research and analyses performed and might also include disclosure of research and analyses not performed.

The scope of work for this assignment includes physical inspection of the subject property and the surrounding influences of the region and neighborhood. The market analysis includes employment, population, household income, and real estate trends within the subject market and immediate area. The subject market and immediate area must also be inspected and examined to consider external influences on the subject. The market analysis confirms and analyzes the legal and physical features of the subject property including the size of the site (and any proposed improvements), flood map data, zoning and future land use classifications, easements and encumbrances, access, and exposure of the site. Finally, a market analysis is prepared that summarizes the analyses and conclusions.

A market analysis is then completed that includes market and sub-market overviews. The research completed includes, but is not limited to, data sources such as Multiple Listing Service, Marion County Property Appraiser, CoStar, Loopnet, local Brokers, Realtors, and property managers, as well as peers within the real estate appraisal profession. Conclusions are then drawn regarding the potential competitive position of the subject property given its physical and locational characteristics, the prevailing economic conditions, and external influences.

The reporting of this report is commensurate with that of a market analysis and the conclusions will be summarized in this report. The conclusions are limited strictly to real estate; that is, land and improvements that are identified within this report. I understand the Competency Rule of USPAP and the author of this market analysis meets the standards.

The scope of work for this assignment has been described above and is considered acceptable for this market analysis assignment. The analyses, opinions, and conclusions of this market analysis report have been prepared in accordance with accepted practices and procedures provided by USPAP, FIRREA, and the Appraisal Institute.

PURPOSE OF THE ASSIGNMENT

The purpose of this market analysis is to analyze the supply, demand, and market conditions for a possible zoning amendment that would permit a proposed contractor's yard along CR 484 and adjacent to the Marion County Airport (X35) in Dunnellon, Marion County, Florida.

INTENDED USE AND INTENDED USER

The intended use of this market analysis is to potentially justify the need for a zoning amendment for the subject property. The client and intended user of the market analysis is Chis Armstrong and 484 Land Holdings, LLC. I have provided appraisal services regarding the subject property on one occasion within the prior three years.

PROPERTY RIGHTS

The market analysis acknowledge the fee simple interest of the subject property. Fee simple interest is defined as absolute ownership unencumbered by any other interest or estate. A person who owns all of the property rights is said to have fee simple title, subject only to the limitations of eminent domain, escheat, police power, and taxation.

ASSIGNMENT DATES

The effective dates of this assignment are as follows.

Date of Inspection: March 9, 2026
 Effective Date: March 9, 2026
 Date of Report: March 19, 2026

DEFINITIONS

The following definitions were compiled from the *Code of Federal Regulations, Title 12, Chapter I, Part 34.42[g]* and *The Dictionary of Real Estate Appraisal, Sixth Edition*, published by the Appraisal Institute.

Market Analysis

A process for examining the demand for and supply of a property type and the geographic market area for that property type.

Market Area

The area associated with a subject property that contains its direct competition.

Market Study

A macroeconomic analysis that examines the general market conditions of supply, demand, and pricing or the demographics of demand for a specific area or property type. A market study may also include analyses of construction and absorption trends.

Neighborhood Analysis

The objective analysis of observable and/or quantifiable data indicating discernable patterns of urban growth, structure, and change that may detract from or enhance property values. It focuses on four sets of consideration that influence value: social, economic, governmental, and environmental factors.

IDENTIFICATION OF THE PROPERTY

The subject property of this market analysis is identified as approximately 9.67 acres (421,059 SF) of vacant land located at 15877 SW Highway 484 in Dunnellon, Marion County, Florida. The property is further identified as Parcel No. 34899-004-00 and is located along the north side of CR 484 just west of SW 147th Court and adjacent south of the Marion County Airport (X35). It is currently zoned B-4, Regional Business with an Employment Center future land use classification. It is proposed to be rezoned from B-4, Regional Business to M-1, Light Industrial in order to develop a contractor's yard.

LEGAL DESCRIPTION

The legal description of the subject property is located in the Addenda of this report.

PROPERTY OWNERSHIP

As of the effective date, fee simple ownership of the subject property is identified as:

Jayne Ward
6045 Huntington Creek Boulevard
Pensacola, Florida 32526-4435

HISTORY OF THE PROPERTY

Sales History

The subject property currently includes a Vacant Land Contract between Jayne Ward (seller) and West to West Construction, LLC (buyer). The contract was executed on February 5, 2026 and includes a purchase price of \$550,000, or \$1.31/SF. A deposit of \$15,000 is being held in escrow with the remaining balance to be paid at closing, which is scheduled to occur on or before March 20, 2026. The pending sale price is within the range of comparable land sales in the market.

Prior to the contract, the subject property was listed for sale at \$650,000 by Jacqueline Tavares, Broker with Newmark Commercial Real Estate.

There have not been any other transfers of ownership associated with the subject in the prior three years.

Rental Data

The subject property does not include any lease agreements.

TAXES AND ASSESSMENTS

The subject property is included in the 2026 Marion County Property Assessment Roll as Parcel No. 34899-004-00. The total just value in 2025 was \$152,916, while the total assessed value in 2025 was \$91,810. The 2025 combined tax liability and assessments for the subject were \$1,850.25. Based on information provided by the Marion County Tax Collector's Office, real estate taxes have been paid for 2025 and there are no past due taxes from previous years.

ZONING AND LAND USE PLANS

According to the Marion County Land Development Regulations and Comprehensive Plan, the subject property includes the following classifications.

Zoning

B-4, Regional Business (existing)

The B-4 zoning classification is intended to create a zoning district to provide for the development of regional shopping centers; to establish and maintain intensive commercial activities and specialized service establishments that require centralized locations within a large service area; to provide a full range of merchandise and services usually obtainable in major department stores and their complimentary specialty shops; and, to permit the development of major financial and administrative complexes that may serve a region and require a conspicuous and accessible location convenient for motorists.

The B-4 district includes a maximum building height of 50 feet and maximum floor area ratio (FAR) of 1.0. There is no minimum lot size or lot width. The building setbacks are 40 feet for the front yard, 10 feet for the side yard, and 25 feet for the rear yard. One dwelling unit is permitted per shop or store.

M-1, Light Industrial (proposed)

The client is applying for a zoning change to M-1, Light Industrial in order to develop a contractor's yard. The M-1 zoning classification is intended to provide land for primarily the manufacture of small articles and products that do not involve the use of any materials, processes, or machinery or production of a product likely to be detrimental to nearby or

adjacent residential or business property. Phased developments are allowed. Consideration must be given to transportation facilities (rail and highway) traffic circulation, parking, utility needs, aesthetics, and compatibility.

The M-1 district includes a maximum building height of 50 feet and maximum floor area ratio (FAR) of .75. There is no minimum lot size and the minimum lot width is 200 feet. The building setbacks are 40 feet for the front yard and 25 feet for the side and rear yards. One security dwelling unit is permitted.

Future Land Use

The subject property is situated in the **Employment Center** future land use classification. This future land use is intended to provide a mix of business, enterprise, research and development, light to moderate intensity commercial, and light industrial activities. It also allows residential uses, campgrounds, and recreational vehicle parks. The Employment Center designation will allow for and encourage mixed-use buildings. The density range for residential units is up to 16 dwelling units per one gross acre and a maximum floor area ratio (FAR) of 2.0. This land use designation is an Urban land use designation.

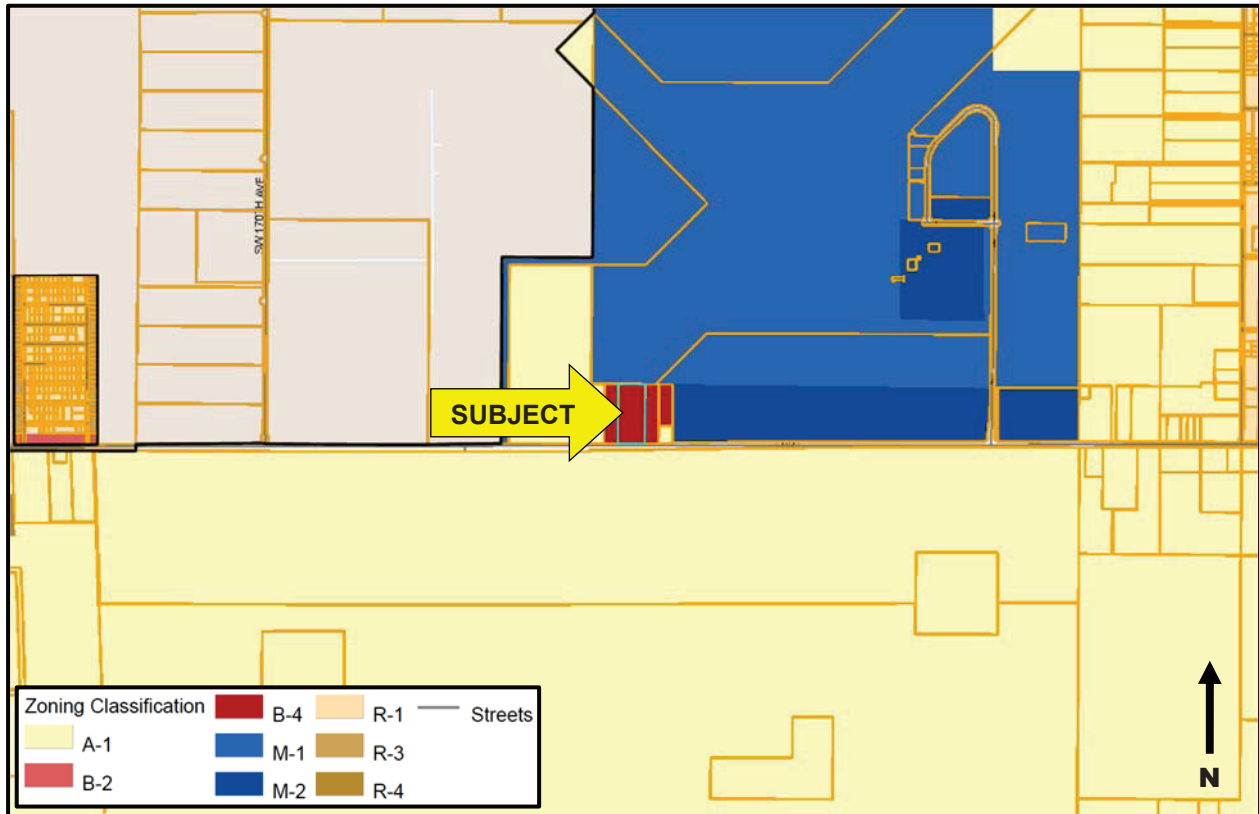
Based on information provided by the Marion County Growth Services Department, the current B-4 zoning was approved in 2011. That being said, discussions with officials at the Marion County Growth Services Department did not indicate any request for a zoning change to M-1 had been submitted.

My analysis of the Marion County market indicated it is common for properties adjacent to airports to include industrial zoning classifications. The Marion County Airport (X35), as well as an 887.99-acre parcel fronting CR 484 and adjacent to the airport, includes a mixture of M-1, Light Industrial and M-2, Heavy Industrial with Employment Center and Commerce District future land use classifications. As a result, a contractor's yard would be allowable within the M-1 zoning and Employment Center future land use categories. A zoning change of the subject to M-1, Light Industrial would align the property with the aforementioned industrial-zoned parcels and is not expected to adversely impact other properties in the immediate area.

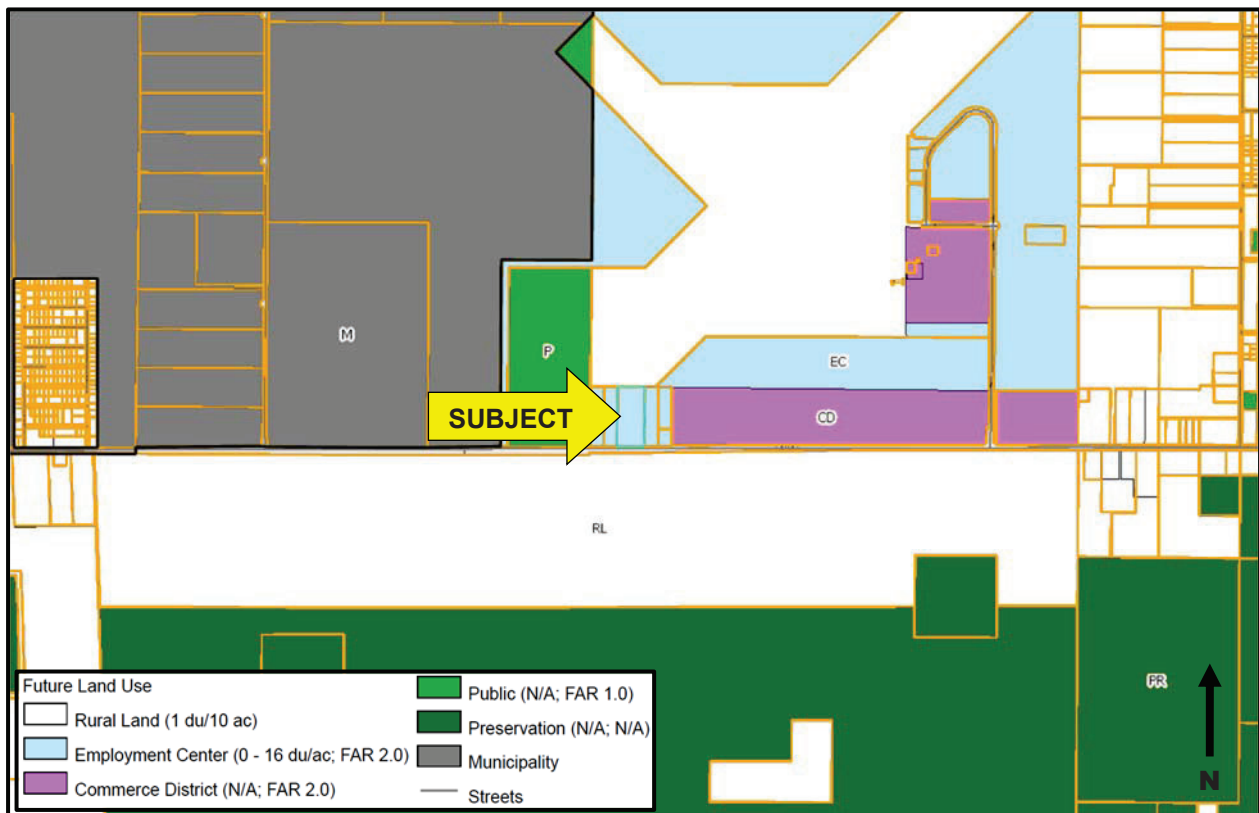
In addition, the subject property is located within the boundary of the Dunnellon Airport Overlay Zone. This limits the type of uses and building heights for properties adjacent and proximate to the Marion County Airport (X35). The restrictions preclude residential developments with a gross density greater than one dwelling unit per acre, the storage of explosive materials above the ground, any use that interferes with the lawful operation of an airborne aircraft, any permanent use of any type that produces electronic interference with navigation signals or with radio communication between aircraft and the airport, and any airport obstruction, as prohibited by the Federal Aviation Administration (FAA). Height limitations are generally dependent upon the horizontal distance between a proposed structure and the runways. Based on my review of the Marion County Airport Layout Plan, the subject property is not anticipated to be adversely impacted by any height limitations. However, the Marion County Airport Layout Plan indicates the extreme

northwest corner of the subject property is included within an area designated as a possible future avigation easement for FRPZ (Future Runway Protection Zone) and FROFZ (Future Runway Obstacle Free Zone). Any easement would have a minimal impact, if any, on the proposed use of the subject property as a contractor's yard.

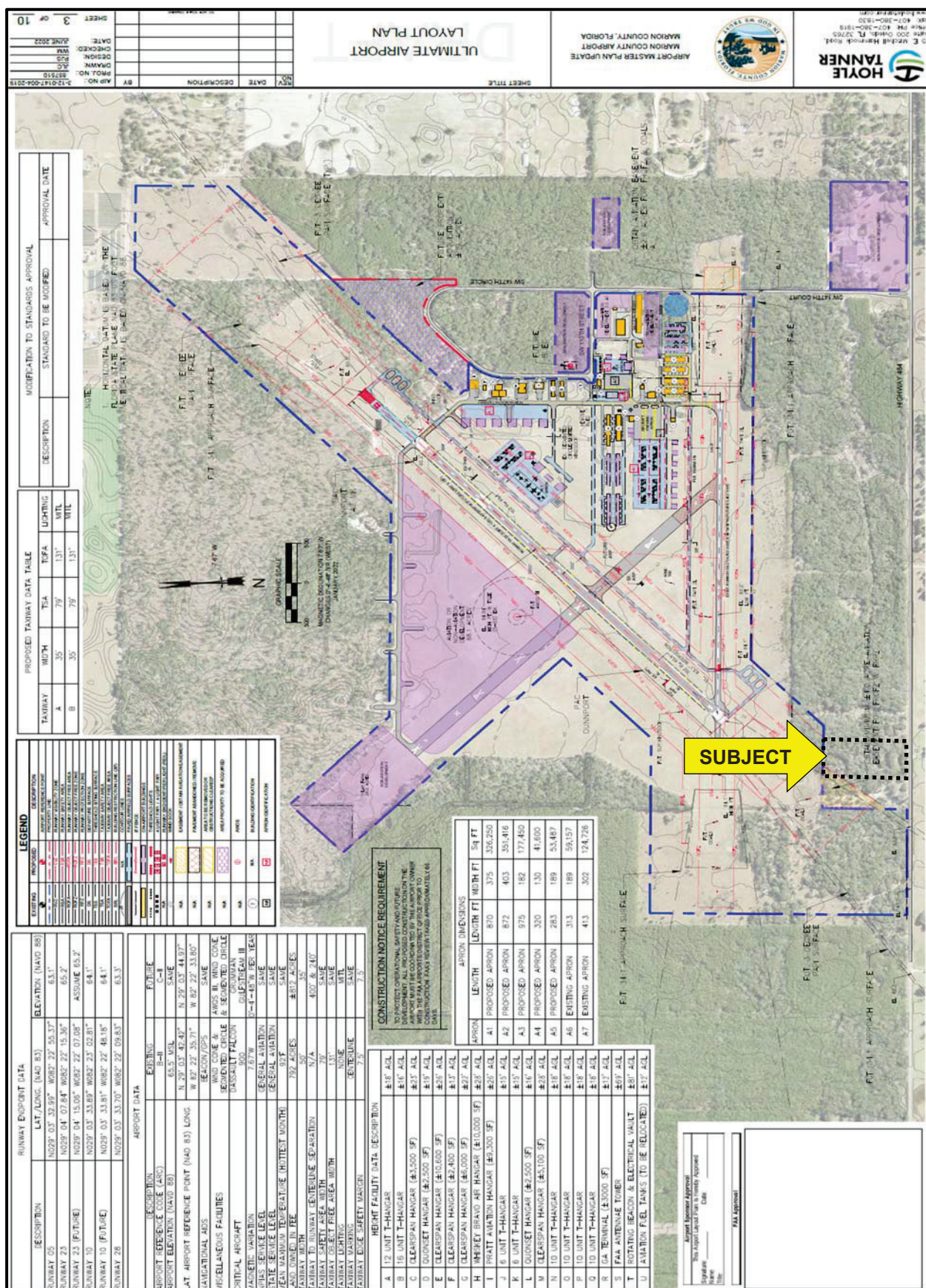
ZONING MAP



FUTURE LAND USE MAP



MARION COUNTY AIRPORT LAYOUT PLAN



SITE DESCRIPTION AND ANALYSIS

According to the legal description and information from the Marion County Property Appraiser's Office, the subject site includes approximately 421,059 SF, or 9.67 acres. The subject is situated along the north side of CR 484 just west of SW 147th Court and adjacent south of the Marion County Airport (X35). The rectangular site has grassy characteristics with moderate to heavy tree cover and underbrush. The property includes fairly level elevations and an interior lot configuration with paved road frontage along CR 484. It is situated level with road grade.

Adjacent uses include the Marion County Airport (X35) to the north, rural residential homesite to the south, and vacant land to the east and west. CR 484 is a two-lane paved state highway with overhead electric service, and drainage swales. Based on information provided by the Florida Department of Transportation (FDOT), the annual average daily traffic (AADT) data along CR 484 (Levy County line to SR 200) in 2024 was a total of 10,200 trips.

The subject property includes electric service provided by Duke Energy. Water and sewer services must be provided by a private potable water well and septic system. According to FEMA Flood Insurance Rate Map Panel No. 12083C 0667 D, dated August 28, 2008, the subject site is located in Zone X, an area determined to be outside the 0.2% annual chance flood plain.

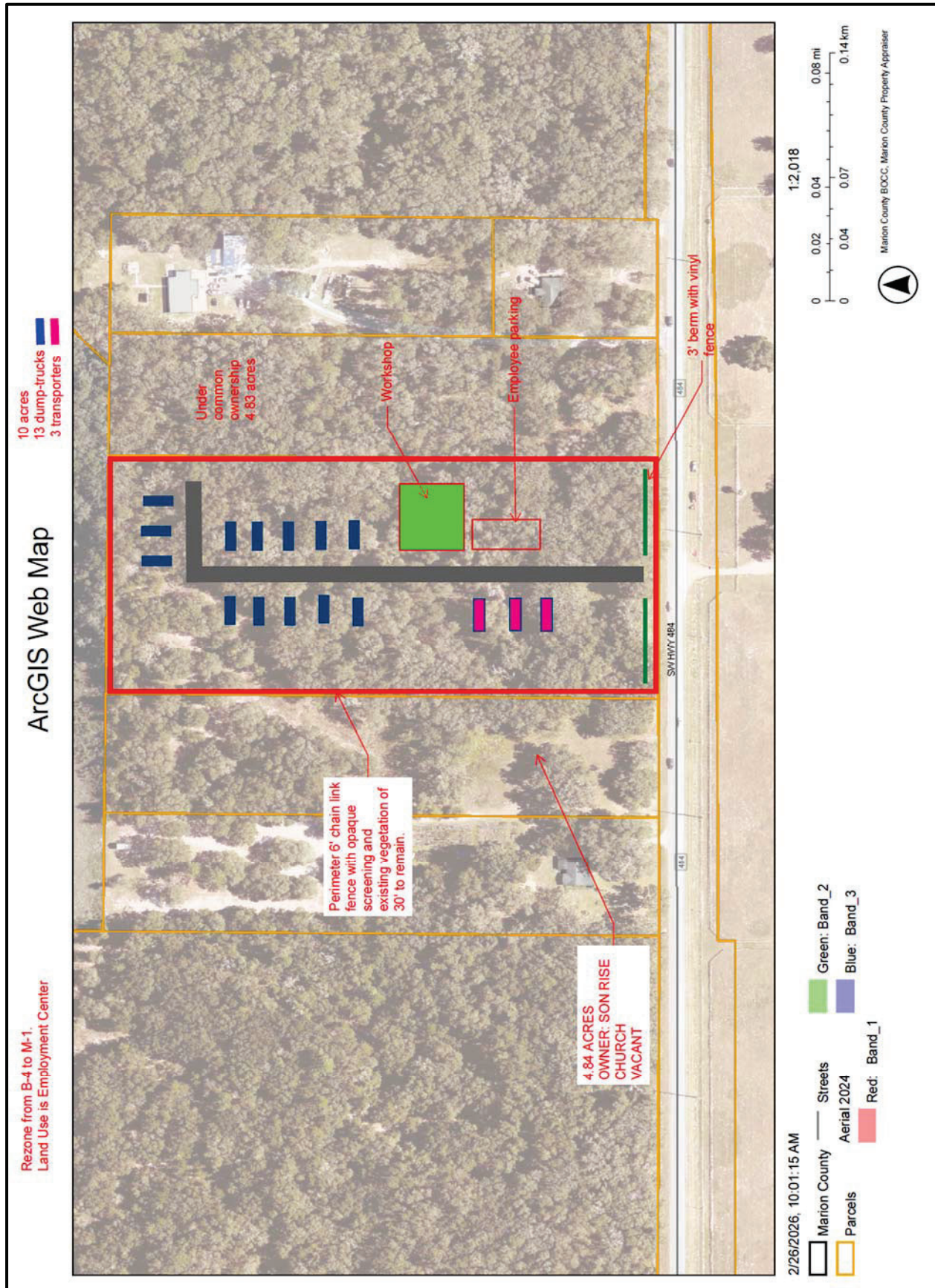
The northwest corner of Parcel No. 34899-004-00 is included within an area designated as a possible future aviation easement for FRPZ (Future Runway Protection Zone) and FROFZ (Future Runway Obstacle Free Zone). This easement area totals approximately 4.00 acres and includes a small portion of the subject property and larger portions of two parcels west of the subject (Parcel Nos. 34899-001-00 and 34899-004-01). Any such easement is not anticipated to adversely impact the value or utility of the subject site.

The proposed contractor's yard would include a workshop, employee parking area, parking for 13 dump trucks and three transporters, and a perimeter 6'-high chainlink fence with opaque screening and existing vegetation buffer of 30 feet. Access to the subject property is provided by CR 484.

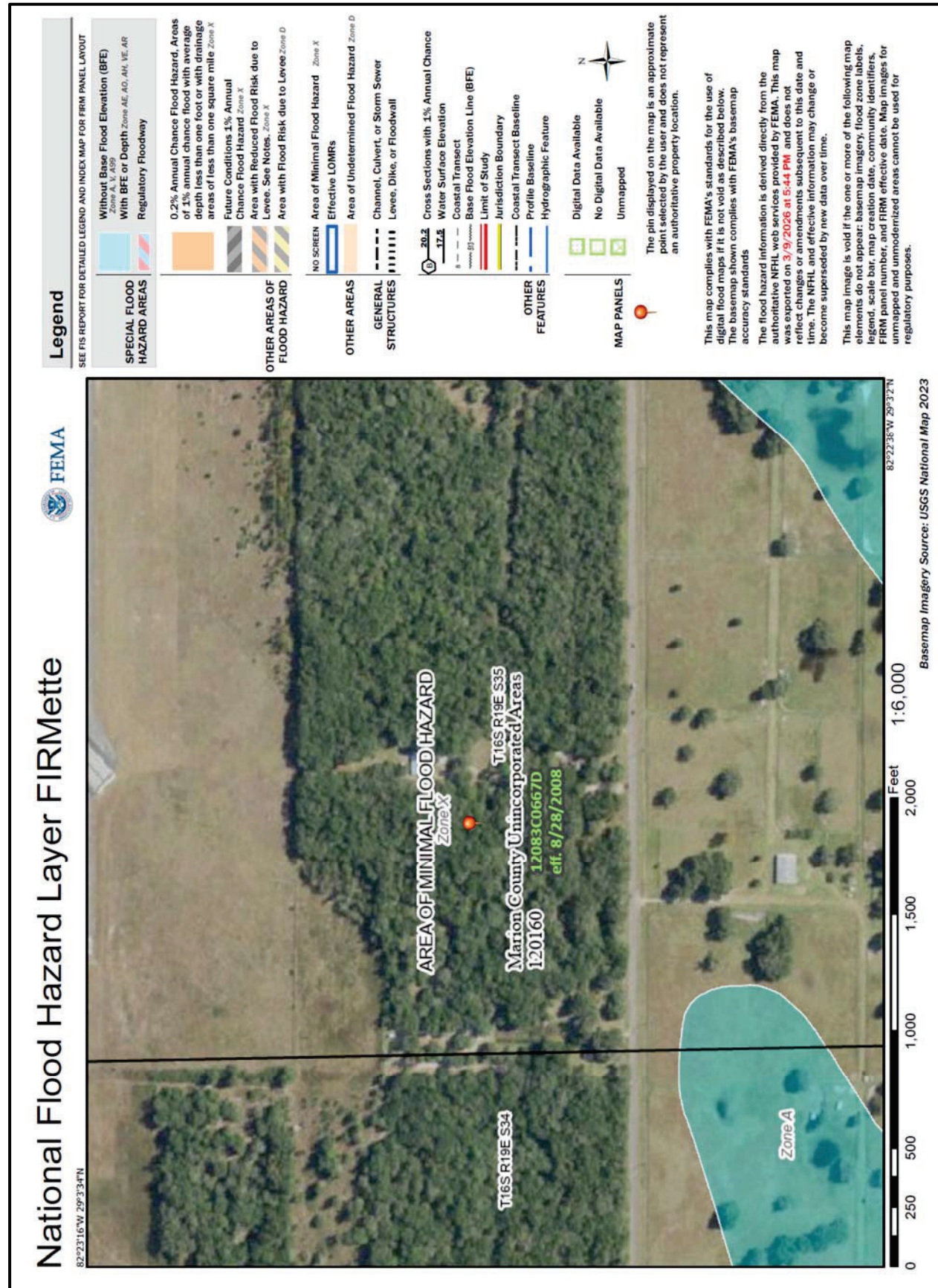
AERIAL MAP



CONCEPT PLAN



FLOOD INSURANCE RATE MAP



MARKET ANALYSIS

As was previously discussed, the subject property is identified as approximately 9.67 acres (421,059 SF) of vacant land located at 15877 SW Highway 484 in Dunnellon, Marion County, Florida. The property is further identified as Parcel No. 34899-004-00 and is located along the north side of CR 484 just west of SW 147th Court and adjacent south of the Marion County Airport (X35). It is currently zoned B-4, Regional Business with an Employment Center future land use classification. It is proposed to be rezoned from B-4, Regional Business to M-1, Light Industrial in order to develop a contractor's yard. Please refer to the Site Description and Analysis and Improvements Description and Analysis sections of this report for descriptions of the subject site and proposed improvements.

Based on my comparison of the subject with other vacant parcels in the market area that include commercial and light industrial development potential, the physical characteristics are comparable to similar properties. The subject site has grassy characteristics with moderate to heavy tree cover and underbrush, as well as fairly level elevations. It includes an interior lot configuration with paved road frontage along CR 484 and is situated level with road grade. These characteristics satisfy the preferences of buyers in the market. As a result, this analysis indicates the subject is overall comparable to other vacant commercial and industrial sites in the market. Furthermore, the location along the CR 484 corridor and adjacent to the Marion County Airport (X35) enhances the desirability of the property.

As was previously discussed in the Zoning and Land Use Plans section of this report, the subject includes the B-4, Regional Business zoning designation with an Employment Center future land use classification. As a result, some form of commercial development represents a conforming use. However, it should be noted the client intends to rezone the subject property from B-4 to M-1, Light Industrial. The zoning change from B-4 to M-1 is not anticipated to adversely impact parcels in the immediate area and it is common for properties adjacent to airports to include industrial zoning classifications. That being said, discussions with officials at the Marion County Growth Services Department did not indicate any request for a zoning change had been submitted.

In addition, the subject property is located within the boundary of the Dunnellon Airport Overlay Zone. This limits the type of uses and building heights for properties adjacent and proximate to the Marion County Airport (X35). Height limitations are generally dependent upon the horizontal distance between a proposed structure and the runways. Based on my review of the Marion County Airport Layout Plan, the subject property is not anticipated to be adversely impacted by any height limitations. However, the Marion County Airport Layout Plan indicates the extreme northwest corner of the subject property is included within an area designated as a possible future aviation easement for FRPZ (Future Runway Protection Zone) and FROFZ (Future Runway Obstacle Free Zone). No additional information was provided to the appraiser.

A review of the Marion County and City of Dunnellon Future Land Use Maps shows the subject's location in relationship with surrounding land uses. These zoning and future land use patterns are consistent with planning policies, and adjacent land uses in the area are

generally complementary. Please refer to the Zoning and Land Use Plans section for more detailed discussion of the public regulations governing the subject property.

A neighborhood has been defined as a grouping of complimentary land uses affected in a similar manner by the following forces: social, economic, governmental, and environmental, which affect all property values. In addition to physical boundaries, neighborhood boundaries can be further identified by perceptible changes in such characteristics as degree of similarity in land use, type of structure, architectural style, and maintenance. Its surrounding community or metropolitan area influences every neighborhood.

The subject is located east of the city limits of Dunnellon, which was founded in 1887. In 1889, phosphate was discovered in the area, leading to an expansion of the area until the early 1910's. The original mining took place in and around the Rainbow River (formerly called Blue Run) using the river's natural flow to transport phosphates. According to the U.S. Census Bureau, the population was 2,434 persons, as of July 2023, which represented an increase of just over 26% from 2020 levels (1,928 persons).

According to information provided by CoStar, the 2024 population estimate within five miles of the subject property was 11,611 persons, which represents a 13.87% increase over 2020 levels. This is expected to increase to 13,281 persons in 2029. The average household size is 2.20 persons and 84.84% of the homes are owner-occupied. The median age within a five-mile radius of the subject is 58.60 years and the unemployment rate of 1.12% is below the Ocala/Marion County and State averages of 5.6% and 4.3%, respectively (United States Department of Labor, Bureau of Labor Statistics, December 2025). The average household income in the area is \$72,400 and the median household income is \$55,579. The median home value within five miles of the subject property is \$208,670 and the median year built is 1995. Lastly, a slight majority of the homes in the immediate area (37.21%) are valued between \$100,000 and \$200,000, while 31.90% of the homes are valued between \$200,000 and \$300,000.

The subject neighborhood is geographically defined as the land area lying south of SR 40, north of the Withlacoochee River (Marion/Citrus County line), east of the Marion/Levy County line, and west of SR 200 in southwest Marion County, Florida. This neighborhood encompasses a rather large land area comprising the majority of the southwest quarter of the county. The defined neighborhood includes the communities of Dunnellon and Rainbow Springs.

Access within the neighborhood is very good with primary roads including US Highway 41, SR 40, and CR 484. Although SR 200 forms the east boundary of the neighborhood, the commercial corridor is vastly superior to the other roadways in the area and it will not be discussed further in the report. US Highway 41 is the primary thoroughfare within the area providing access through Inverness (Citrus County) to Tampa (Hillsborough County) to the south and Lake City (Columbia County) to the north. SR 40 and CR 484 are the principal east/west access roads as they extend east from US Highway 41 to Ocala. As well, there is a network of interior paved roads providing access through the neighborhood.

The predominant land uses within the neighborhood include agricultural, residential, commercial, and light industrial. The agricultural uses are evidenced by the abundant grazing and pasture lands, crop production, and livestock operations located throughout the area. The residential uses are located within the above-mentioned communities, as well as other single-family subdivisions and numerous rural residential homesites in the area. Commercial development is concentrated in Dunnellon and at major crossroads in the neighborhood along SR 40, CR 484, US Highway 41, and SR 200. Industrial uses in the neighborhood include warehouse properties located at the Marion County Airport (X35) and several limerock mining operations.

As previously stated, commercial properties in the neighborhood are generally located along US Highway 41 in Dunnellon. These include the Plaza of Dunnellon with an Ace Hardware and Dollar General, Rainbow Square anchored by Publix with a Tractor Supply Company and Beall's, Dunnellon Plaza with Aldi and Dollar Tree, and Wal-Mart Supercenter. Other commercial uses were noted as convenience stores with fuel sales, retail buildings, dine-in and fast food restaurants, medical and professional offices, and branch bank facilities. As well, The Village Shops at Rainbow Springs, a neighborhood shopping center serving the Rainbow Springs community, is located about one mile north of Dunnellon.

The commercial uses fronting CR 484 to the east of US Highway 41 include Swampy's Bar and Grill, Robert's Funeral Home, Blue Creek Florist, River Run Wellness Center, Plaza South, Plaza North, Lark Sheds of Dunnellon, Exit Realty-Riverside Realty, Dunnellon Business Center, Home Beautiful, Two Rivers Local Bar, Truist Bank, Rainbow River Animal Hospital, Marion Medical Center, former Badcock & More, Blue Run Bicycles and Paddling, Penn Plaza, Regions Bank, Paige's Burgers and Root Beer, Dunnellon Jewelry and Pawn, State Farm, Dunnellon Car Wash, and Majestic Nails and Spa. The commercial uses west of US Highway 41 are generally older homes that have been converted to antique shops, boutiques, galleries, and other retail uses. This area is identified as the Historic Village Shops of Dunnellon.

The commercial uses east of Dunnellon and fronting CR 484 were noted as Heart of Florida Health Center, Mind, Body and Glow, Inner Transformation Center, Nursery 484, The Harbor House at Ocala, Optimal Med Dr. Ramaswami), and Mariscos Vallarta Mexican Grill. The corridor also includes larger agricultural properties such as Flying P Ranch, Cannon Farms, Gissy Rainbow River Ranch, Shining Star Ranch, Walk A Long Oaks Farm, and Green Gate Farm. Several churches and governmental properties (Blue Run of Dunnellon Park, Pruitt Trailhead, Marion County Fire Rescue Station 31, and Marion County Airport (X35)) were also identified along CR 484 between the city limits of Dunnellon and SR 200. In addition, Dunnellon Elementary School and Dunnellon High School are located along the east side of SW 180th Avenue about 1¼ miles north of CR 484.

The Marion County Airport (X35) is located adjacent north of the subject property with access from CR 484 provided by SW 147th Court. Initial development of the airport began in 1941 with an agreement between Marion County and the federal government to construct a training base for the Army Air Corps. In 1942 it was named the Dunnellon Army Airfield

and consisted of three runways with facilities to support the Army Air Forces School of Applied Tactics. The airfield became a civilian airport after the federal government returned the property to the County in 1945. As of the effective date, the airport is owned and operated by Marion County.

It is served by two intersecting runways. These asphalt runways are Runway 05/23, which is 5,000 feet long by 100 feet wide, and Runway 10/28, which is 4,700 feet long by 60 feet wide. Both runways are equipped with pilot-activated MIRL (medium intensity runway lighting) and a weather advisory system. The airfield has a third runway alignment, Runway 14-32 (4,875 feet long by 150 feet wide), which has been closed for about 25 years due to the deteriorating condition of the pavement. The airport includes 68 T-hangars and 51 tie-down spaces on approximately 792 acres of land.

Within the interior of the airport property, there are numerous light industrial properties that include leasehold ownership. These properties were noted as Aero Aggregates, ITEC, Aergility, Saint Aviation, ASA Manufacturing, Triad EDM, and ITEC's Life University. In addition, the Native Construction Group Dunnellon Yard is situated along the east side of SW 147th Court on a portion of a 887.99-acre parcel owned by Anticipo, LLC. The Marion County Airport (X35), as well as the Anticipo, LLC parcel, includes a mixture of M-1, Light Industrial and M-2, Heavy Industrial with Employment Center and Commerce District future land use classifications. Although there has been limited recent development in the immediate area of the airport, it provides a positive influence on the subject neighborhood and should serve as a catalyst for commercial and industrial development.

The neighborhood also includes the Rainbow River System, which is the third largest spring system in the world, an Outstanding Florida Waterway, Aquatic Preserve, Registered Natural Landmark, and Resource of Global Significance. Rainbow Springs is a first-magnitude artesian spring that is the focal point of the Rainbow Springs State Park. The springs form the headwaters of the Rainbow River, which flows into the Withlacoochee River. It was acquired by the State of Florida in 1990. The Rainbow Springs State Park comprises 1,000 acres and includes a visitor center, nature trail, full-service campground, picnic area with pavilions, canoe and kayak rentals, gardens, and access to the Rainbow River. Patrons can enjoy swimming, snorkeling, canoeing, and kayaking.

The Rainbow River flows in a southwest direction as it extends to and connects with the Withlacoochee River just southwest of CR 484. The Withlacoochee River is over 100 miles long and traverses from the central portion of the state westward to the Gulf of Mexico. It forms the entire northern and eastern boundaries of Citrus County providing a natural border with Levy, Marion, and Sumter Counties. The Withlacoochee River is a popular destination for freshwater fishing, as well as providing access to the Gulf of Mexico for saltwater fishing. Residential uses are popular in the area due to the recreational amenities offered by the rivers.

A variety of residential uses are situated throughout the subject neighborhood. These include rural residential homesites and a number of residential subdivisions that have been

developed on former agricultural properties. It is expected that as the population of Marion County increases, more particularly Dunnellon and Ocala, agricultural uses will continue to give way to residential development. This is evidenced by several larger developments such as Rolling Hills, Rolling Ranch Estates, Westwood Acres South, Juliette Falls, and Rainbow Springs. Rainbow Springs is located south of the junction of US Highway 41 and SR 40 in the north portion of the subject market. It consists of more than 3,000 single-family homes and the Rainbow Springs Club, which includes a community swimming pool, lighted tennis courts, bocce ball, pickleball, billiards, horseshoes, nine-hole frisbee disk golf course, restaurant, and a bar and grill. This area has remained popular primarily due to the lower average home price and available amenities. In addition, Juliette Falls was developed in 2008 to include a total of 323 lots. It includes an 18-hole, par-72 championship golf course that was ranked as one of the "Top Five New Golf Courses of 2008" by *Golf Digest* magazine. Smaller subdivisions located along CR 484 were noted as Dunnellon Oaks, River Oaks, Hills of Ocala, and Blue Run Ranches.

Between 2000 and 2010, the county's population increased from 258,914 to 331,298, an increase of about 28.0%. As of July 1, 2023, the population of Marion County had increased to 403,966. During the same 10-year period (2000-2010), 42,671 new residential units were constructed in Marion County. According to the U.S. Census Bureau, the number of new residential units constructed annually increased from 2,354 in 2000 to 7,453 in 2005. The number of new residential units for 2006 dropped slightly to 7,063 and each successive year to a low of 397 in 2012. However, the number of units permitted has gradually increased with 630 residential units in Marion County during 2013, 755 in 2014, 1,055 in 2015, 1,426 units in 2016, 2,234 units in 2017, and 2,808 units in 2018. There were a total of 2,357 permits issued for residential housing in 2019. Although the number of permits issued in 2019 was slightly lower than 2018 levels, there was a significant increase in 2020 with 3,814 housing units permitted. In addition, there were a total of 6,229 units permitted in 2021, 6,489 units in 2022, 5,197 units in 2023, and 7,071 units in 2024. There were a total of 5,985 units permitted in 2025. With respect to the area of the subject property (five-mile radius), 1,658 housing units were constructed between 2000 and 2010, while 771 housing units have been built in the area since 2010.

Due to the current inventory of vacant lots within existing developments, growth patterns for the county are not expected to change significantly. Although demand has been somewhat consistent in the subject neighborhood, there has been an overall increase in demand for new residential development in the county as evidenced by the higher number of building permits issued for residential housing units. This suggests increased demand for new residential development in the subject neighborhood and throughout Marion County. As well, this has driven up values of larger tracts with residential development potential.

That being said, the United States of America continues to recover from a national health pandemic caused by COVID-19 (coronavirus). In the short-term, financial markets and the global economy experienced significant volatility and turmoil. The Federal Reserve responded to the pandemic with significant reductions to interest rates in an effort to offset market uncertainty. In an effort to avoid face-to-face contact, banks initially reduced access to their lobbies. These policies were relaxed and increased transaction volumes

were the result. However, interest rates have since increased significantly to levels not seen since the early 2000's and lending has decreased to some degree.

With respect to Florida, the number of new cases peaked in July 2020 and then decreased throughout August 2020 to the middle of October 2020. The number of cases peaked again in January and mid-August 2021, January 2022, August 2023, and most recently in July 2024. Although intermittent spikes may occur in the future, there is optimism any market disruptions could be short-term. Vaccines are widely available to the general public. In addition, recent studies indicate natural immunity generated from an infection was found to be at least as high, if not higher, than that provided by the vaccines. My analysis relies on the best market data available. Furthermore, the market continues to stabilize and revert to prior conditions as the public health risk remains contained.

In conclusion, the subject neighborhood is heavily impacted by the agricultural properties and residential subdivisions of the area. These properties are more noticeable within the neighborhood as they make up a large part of the area and are "scattered" throughout, while the commercial properties are primarily located along SR 40, CR 484, US Highway 41, and SR 200 and within the city limits of Dunnellon. The residential uses are generally confined to established subdivisions. However, the neighborhood also includes an abundance of rural residential homesites. Although this area has historically experienced nominal commercial and light industrial growth, limited development and redevelopment of existing properties along the US Highway 41 corridor in Dunnellon provides some evidence of commercial growth in this market sector. The network of roads is also a positive factor for access and distribution purposes. In addition, while there has been limited recent development in the immediate area of the Marion County Airport (X35), it provides a positive influence on the subject neighborhood and should serve as a catalyst for future commercial and industrial properties. Therefore, despite the availability of infrastructure and market acceptance, it is likely the subject neighborhood will experience limited new development in the coming years primarily due to the location.

Acknowledging the existing zoning (B-4, Regional Business) and future land use (Employment Center) designations, development of the subject property is intended for the development of regional shopping centers and maintain intensive commercial activities and specialized service establishments that require centralized locations within a large service area. Although the B-4 zoning classification will also permit less intensive commercial uses and other property types that might align more appropriately to rural areas such as the subject neighborhood, the future land use is intended to provide a mix of business, enterprise, research and development, light to moderate intensity commercial, and light industrial activities. The zoning change from B-4 to M-1 is not anticipated to adversely impact other parcels in the immediate area and it is common for properties adjacent to airports to include industrial zoning classifications.

This is supported by my analysis of properties within and adjacent to the Marion County Airport (X35), as well as properties adjacent to the Ocala International Airport. The Ocala International Airport is located approximately 10 miles northeast of the subject property. It is bounded by SR 40 on the north, SW 60th Avenue on the east, and SW 38th Street on the south. These roadways include 2024 traffic counts of 24,500 to 29,500 trips for SR 40

between I-75 and SW 80th Avenue, 17,500 to 17,800 trips for SW 60th Avenue between SR 40 and SR 200, and 8,900 to 10,900 trips for SW 38th Street between SR 200 and SW 80th Avenue. The aforementioned traffic counts are just below to well above the AADT for CR 484 in 2024 of a total of 10,200 trips.

The area around the Ocala International Airport includes numerous industrial parks, which were identified as Ocala Airport Commerce Center, Ocala International Commerce Park, Meadowbrook Commerce Park, Airport Industrial Park, Ocala Airport Logistics Park, Runway Industrial Park, Stinson Industrial Park, and Jo-Mar Industrial Center, as well as Ocala Business Park. These parks generally include M-1, Light Industrial (City of Ocala), M-2, Medium Industrial (City of Ocala), M-1, Light Industrial (Marion County), M-2, Heavy Industrial (Marion County), I-C, Industrial Complex (Marion County), and B-5, Heavy Business (Marion County) zoning classifications. The corresponding future land use designations are Employment Center, Medium Intensity/Special District, and Low Intensity for the properties within the city limits and Employment Center and Commerce District for the properties in Marion County.

As previously discussed, the properties within and adjacent to the Marion County Airport (X35) include a mixture of M-1, Light Industrial and M-2, Heavy Industrial zonings with Employment Center and Commerce District future land use classifications. This indicates it is much more common for properties located adjacent to airports in Marion County to include industrial or heavy commercial zonings. These properties generally benefit from proximity to the airports, as well as road frontage, accessibility, and visibility from well-travelled corridors and connectors.

The location of the subject property along CR 484 and adjacent to the Marion County Airport (X35) would suggest an industrial zoning classification allowable within the Employment Center future land use is appropriate. Furthermore, the current B-4 zoning classification appears to be somewhat misplaced within an area that does not include other commercial development. Although the immediate area includes some rural residential properties and residential subdivisions such as Rolling Hills, Rolling Ranch Estates, Dunnellon Oaks, River Oaks, Hills of Ocala, and Blue Run Ranches, the presence of residential subdivisions near airports and industrial-zoned properties is common. The area surrounding the Ocala International Airport and the aforementioned industrial subdivisions includes Ocala Thoroughbred Acres, Timberwood, Ocala Ridge, Fore Ranch, and Calesa Township. These subdivisions include lot sizes ranging from less than ¼-acre to over one acre.

Additionally, the location of the subject property within the boundary of the Dunnellon Airport Overlay Zone limits the type of uses and building heights. The proposed contractor's yard would include a workshop, employee parking area, and parking for 13 dump trucks and three transporters, which would be subject to any restrictions of the Dunnellon Airport Overlay Zone. The subject is also proposed to include a perimeter 6'-high chainlink fence with opaque screening and vegetation buffer of 30 feet. This is anticipated to further minimize any impact on nearby properties. Considering the adjacent parcels to the east and west are vacant and include B-4 zoning classifications, it should not adversely impact these properties that would potentially be permitted to be developed with

more intensive commercial uses. However, market data and a lack of recent commercial sales in the southwest Marion County market does not support commercial development in an area removed from the more developed areas of Dunnellon and SR 200.

The size and shape of the subject property is suitable for light industrial development with ample space for buildings, site improvements, and any required on-site water retention. Although there has been limited commercial and/or light industrial development in the area, the location of the subject property along CR 484 affords excellent visibility and accessibility. Direct frontage along CR 484 would provide good accessibility for the proposed user to service existing and proposed commercial, industrial, and residential projects proximate to CR 484, SR 40, US Highway 41, and SR 200 in southwest Marion County. Any usage of CR 484 would likely have less of an impact on the immediate area than a more intensive commercial use of the site that would be permitted in the B-4 zoning district and could create increased traffic counts.

Based on these findings, the market fundamentals support the viability of the proposed development of the subject property and a zoning change to M-1, Light Industrial aligns with the adjacent Marion County Airport (X35) and other industrial properties in the immediate area. It is further supported by the acceptance of similar industrial properties adjacent and proximate to the Ocala International Airport.

CERTIFICATION

I certify, to the best of my knowledge and belief, that:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined conclusion or direction that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this market analysis.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have personally inspected the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, Nathan R. Gibboney, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
- I have provided appraisal services regarding the subject property on one occasion within the prior three years.

Dated: March 19, 2026



Nathan R. Gibboney, MAI
State-Certified General Real Estate Appraiser
License No. RZ2580

ASSUMPTIONS AND LIMITING CONDITIONS

This market analysis report has been made with the following general assumptions and limiting conditions:

1. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is assumed to be free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. The finding of this market analysis is contingent upon the conclusions of a qualified survey of the subject property in terms of size, dimensions of the land and/or improvements, and the location of those on-site improvements. Significant differences between the survey and the representations made by the client and reported herein may result in the need for reevaluation of the market analysis process as it relates to the subject.
6. All engineering studies are assumed to be correct. Maps, plats, exhibits, and other illustrative material in this report are included only to help the reader visualize the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, sub-soil, or structures that would render it more or less valuable. No responsibility is assumed for such conditions nor for the engineering that may be required to discover such factors. Unless specifically cited, no value has been allocated to subsurface rights or deposits, including minerals, oil, gas, and geothermal.
8. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the report.
9. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described, and considered in the report.
10. Although the flood hazard status for the subject property has been studied, it is recommended that more in-depth information be obtained prior to development upon the site.
11. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the analysis contained in this report is based.
12. It is assumed that the use of the land and improvements (if applicable) is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
13. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The presence of substances such as radon gas, lead based paint, mold, fungi, asbestos, formaldehyde, ground water contamination, underground storage tanks, and other potentially hazardous materials may affect the value of the property. The appraiser, however, is not qualified to detect such substances and is not an expert in the identification of adverse environmental factors. The market analysis is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any

expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.

14. The appraiser has been retained to provide a market analysis and the inspection performed by the appraiser is more of an observation and is not intended to reveal defects in the mechanical systems, plumbing, electrical systems, structural integrity, roofing, or other components of the structures appraised. The appraiser does not claim to be an expert in those areas. The appraiser can only observe areas that are visually accessible. If the client has any concerns about or questions about such conditions, an expert in this field should be called to do an inspection.

15. The conclusion presented within this report is warranted as an accurate representation, subject to the Certification and Assumptions and Limiting Conditions specified herein, as of the effective date. I assume no responsibility for economic or physical factors occurring at some later date that may affect the conclusion herein stated.

16. The conclusion presented within the report is an opinion of the appraiser. There is no guarantee, written or implied, that acceptance of the subject property will align precisely with conclusions contained herein.

17. Forecasted projections presented within this report are utilized to assist in the market analysis process and are based on current market conditions, as well as anticipated short-term supply and demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future supply and demand projections.

18. Expert witness testimony or attendance in court or at any other hearing by Nathan R. Gibboney, MAI is not required by reason of rendering this appraisal unless such arrangements are made a reasonable time in advance.

19. Disclosure of the contents of the market analysis report is governed by the bylaws and regulations of the Appraisal Institute.

20. This market analysis report, including the format style, spreadsheet data, and addenda, is the property of the appraisal firm of **Gibboney & Associates** and no portion of the report is to be reproduced without the expressed written permission of **Gibboney & Associates**.

21. Possession of this report, or a copy thereof, does not carry with it the right of publication.

22. The appraiser, by reason of this market analysis, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.

23. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

24. The only intended user of this market analysis is the intended user stated in the report. There is no other intended user. No purchaser, seller, or borrower are intended users of this report. No party, other than the intended user, should rely upon this market analysis for any purpose whatsoever. The fact that some party, other than the client, paid for the market analysis, either directly, or indirectly, does not make them an intended user.

QUALIFICATIONS**NATHAN R. GIBBONEY, MAI****Employment History:**

Gibboney & Associates, 2008-Present

Rhodes & Rickolt, P.A., 1998-2008

Formal Education:

Bachelor of Arts in Business Administration, University of Florida, 1998

Professional Organizations:

MAI Member, Appraisal Institute, Certificate No. 12451

Appraisal Institute-East Florida Chapter, Board of Directors

State-Certified General Real Estate Appraiser, License No. RZ2580

Civic Organizations:

Ocala-Silver Springs Rotary Club, Past President (2007-2008)

Ocala-Marion County Chamber of Commerce

City of Ocala Planning and Zoning Commission (2008-2020)

City of Ocala Citizens Academy (2009)

Kappa Alpha Order, Beta Zeta Chapter

Real Estate Education:

AB-I, Licensed Residential Appraisal

AB-II, Certified Residential Appraisal

AB-III, Certified General Appraisal

510, Advanced Income Capitalization, Appraisal Institute

520, Highest & Best Use and Market Analysis, Appraisal Institute

530, Advanced Sales Comparison & Cost Approaches, Appraisal Institute

540, Report Writing & Valuation Analysis, Appraisal Institute

550, Advanced Applications, Appraisal Institute

410, National USPAP Course, Appraisal Institute

NATHAN R. GIBBONEY, MAI

Real Estate Education (cont.):

420, Business Practices and Ethics, Appraisal Institute

General Demonstration Reports Seminar, Appraisal Institute

What Clients Would Like Their Appraisers to Know Seminar, Appraisal Institute

Condemnation Appraising: Basic Principles and Applications, Appraisal Institute

Uniform Standards for Federal Land Acquisitions, Appraisal Institute

Analyzing Distressed Real Estate, Appraisal Institute

Separating Real Property, Personal Property, and Intangible Business Assets, Appraisal Institute

Analyzing Operating Expenses, Appraisal Institute

Insurance Replacement Valuation: An Emerging Appraisal Discipline, Appraisal Institute

Evaluating Commercial Construction, Appraisal Institute

Subdivision Valuation, Appraisal Institute

Cool Tools: New Technology for Real Estate Appraisers, Appraisal Institute

Data Verification Methods, Appraisal Institute

Forecasting Revenue, Appraisal Institute

Farmer Mac Appraisal Requirements, American Society of Farm Managers & Rural Appraisers

NATHAN R. GIBBONEY, MAI

Copy of State Certification:



LISTING OF CLIENTS**Lending Institutions:**

Addition Financial Credit Union	Florida Credit Union
Ameris Bank	Guardian Bank
Arkansas Valley Bank	Gulf Atlantic Bank
Bank 7	Hancock Whitney Bank
Bank of America	Key Bank
Bank OZK	Mainstreet Community Bank of Florida
BankTrust	MidFlorida Credit Union
Barwick Banking Company	Millennium Bank
BBVA Bank	Peoples South Bank
Campus USA Credit Union	PNC
Capital City Bank	Regions Bank
Centennial Bank	Renasant Bank
Chambers Bank	Sabadell United Bank
Citizens First Bank	Seacoast Bank
Citizens State Bank	South State Bank
Cogent Bank	Superior Bank
Colony Bank	Synovus Bank
Commercial Bank	TC Federal Bank
Community Credit Union	TD Bank
Farm Credit of North Florida	Truist Bank
Fidelity Bank	United Ag Lending
Fifth Third Bank	United Community Bank
First Federal Bank	United Southern Bank
First National Bank of Fort Smith	Wells Fargo

Government/Public Institutions:

City of Apalachicola	Marion County Public Schools
City of Belleview	Santa Fe College
City of Ocala	United States Department of Agriculture
City of Port St. Joe	
Florida Department of Environmental Protection	
Franklin County School Board	
Gulf County School Board	
Lake County Board of County Commissioners	
Marion County Board of County Commissioners	

LEGAL DESCRIPTION

34899-004-00

SEC 35 TWP 16 RGE 19
W 441.05 FT OF E 882.10 FT OF NW 1/4 OF SW
1/4 LYING N OF SR 484

ENGAGEMENT LETTER

Nathan R. Gibboney, MAI
State-Certified General Real Estate Appraiser #RZ2580

Real Estate Appraisers, Consultants & Market Analysts

GIBBONEY
& ASSOCIATES

February 25, 2026

Carl West
West to West Construction, LLC
11642 Mockingbird Drive
Dunnellon, Florida 34432

Re: 10.00 Acres of Vacant Land; 15877 SW Highway 484, Ocala, Marion County, Florida

Dear Mr. West:

I appreciate the opportunity to provide a proposal for market analysis services regarding the aforementioned property that is identified as approximately 10.00 acres of vacant land located at 15877 SW Highway 484 in Ocala, Marion County, Florida. The property is further identified as Parcel No. 34899-004-00. It is currently zoned B-4, Regional Business with an Employment Center future land use classification.

According to the information provided, the client is seeking to rezone the subject property to M-1, Light Industrial in order to develop a contractor's yard. As a result, a market analysis is required to potentially justify the need for a zoning amendment for the subject property. The client and intended user of the market analysis will be Carl West and West to West Construction, LLC.

Based on our discussion, I would suggest preparation of a market analysis with the total cost not to exceed **\$2,000**. I anticipate completion of the assignment within **three weeks from the date of authorization**. A retainer of \$1,000 is requested prior to commencement of the assignment. Upon completion, one electronic copy of the report will be provided to the intended user, at which time the balance of the fee is due and payable.

Pursuant to this agreement, market analysis services provided by Gibboney & Associates do not include participation in, or preparation for, whether voluntarily or pursuant to subpoena, any oral or written discovery, sworn testimony in a judicial, arbitration, or administrative proceeding, or attendance at any judicial, arbitration, or administrative proceeding relating to these services. Furthermore, market analysis services do not provide conclusions of market value or market rent and are limited to supply and demand information provided by market participants and industry sources. In the event any litigation is commenced for enforcement or interpretation of this agreement, or performance hereunder, the prevailing party shall recover all costs and reasonable attorney fees, whether at the trial or appellate level, including any attorney fees incurred in any bankruptcy action. Interest will accrue at the rate of 1.5% per month on any balance outstanding after 30 days from the date of the invoice. After 12 months, any interest on

1107 E. Silver Springs Boulevard, Unit 9 Ocala, Florida 34470 Phone: (352) 433-2580 Fax: (352) 433-2581
Website: www.gibboneyappraisals.com

ENGAGEMENT LETTER

Nathan R. Gibboney, MAI
State-Certified General Real Estate Appraiser #RZ2580

Real Estate Appraisers, Consultants & Market Analysts

GIBBONEY
& ASSOCIATES

Carl West
West to West Construction, LLC
February 25, 2026
Page Two

the unpaid balance will continue at 18% per year. In addition, any attorney fees related to collection of an unpaid balance will be added to the fee.

If you agree with the above terms please sign and date below and return this letter as soon as it is convenient for you so I can arrange for the property inspection. If you have any further questions, please let me know.

Respectfully submitted,

Gibboney & Associates

Nathan R. Gibboney, MAI
State-Certified General Real Estate Appraiser
License No. RZ2580

Carl West
West to West Construction, LLC

2-26-26
Date

1107 E. Silver Springs Boulevard, Unit 9 Ocala, Florida 34470 Phone: (352) 433-2580 Fax: (352) 433-2581
Website: www.gibboneyappraisals.com

Submitted Traffic Impact Analysis

MEMORANDUM

To: Mr. Christopher Zeigler – Traffic Operations Manager, Marion County

From: Mr. Chris J. Walsh, P.E.

Date: March 27, 2026

Subject: Rezoning Traffic Statement for Parcel 34899-004-00 - Marion County, Florida

Walsh Traffic Engineering, LLC (Walsh Traffic) has been retained to conduct a Traffic Statement for the proposed rezoning of 10.0 acres of property located on the north side of CR 484 approximately 1.1 miles west of SW 147th Court in Marion County, Florida (see **Site Location Map** below). The property is currently vacant and located within unincorporated Volusia County. The subject property (parcel ID – 34899-004-00) is undeveloped and is currently zoned Marion County B-4 (Regional Business). It is proposed to change the zoning to M-1 (Light Industrial). This memorandum provides a trip generation comparison between the maximum development potential allowed under the existing and proposed zoning.



Trip Generation

The maximum development intensity allowed under the existing B-4 zoning is a floor-to-area (FAR) ratio of 1.0 which equates to 435,600 square feet of commercial development on the 10.0 acres.

The total daily, AM peak-hour and PM peak-hour trip generation potential for the maximum development intensity allowed under the existing zoning was estimated based on trip generation equations/rates provided in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 12th Edition*. As shown in Table, the maximum development potential under the existing zoning is projected to generate 15,851 total daily trips, 399 total AM trips, and 1,395 total PM trips (see **Table 1**). The pass-by trip reduction for the PM peak hour is 19%, resulting in 1,130 new external PM peak-hour trips.

The maximum development intensity allowed under the proposed M-1 zoning is a floor-to-area (FAR) ratio of 0.75 which equates to 326,700 square feet of development on the 10.0 acres. The M-1 zoning allows for both office and industrial developments, however, the office is a higher traffic generator. Therefore, the maximum development allowed under the proposed zoning was estimated based on 326,700 square feet of office. Based on trip generation equations/rates provided in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 12th Edition*, the 326,700 square feet of office is projected to generate 1,130 total daily trips, 386 AM peak-hour trips, and 355 PM peak-hour trips (see **Table 1**)

Table 1 – Trip Generation Comparison for Existing and Proposed Zoning

Land Use	ITE Land Use Code	Intensity	Daily									
			Total Trips			ITE Pass-By				Net New External Trips		
			In	Out	Total	%	In	Out	Total	In	Out	Total
Existing Zoning (B-4) - Shopping Center	820	435.6 KSF	7,926	7,925	15,851	0%	0	0	0	7,926	7,925	15,851
Proposed Zoning (M-1) - General Office Building	710	326.7 KSF	1,113	1,114	2,227	0%	0	0	0	1,113	1,114	2,227
Trip Differential			6,813	6,811	13,624					6,813	6,811	13,624
												-86.0%

Land Use	ITE Land Use Code	Intensity	AM Peak Hour									
			Total Trips			ITE Pass-By			Net New External Trips			
			In	Out	Total	%	In	Out	Total	In	Out	Total
Existing Zoning (B-4) - Shopping Center	820	435.6 KSF	247	152	399	0%	0	0	0	247	152	399
Proposed Zoning (M-1) - General Office Building	710	326.7 KSF	340	46	386	0%	0	0	0	340	46	386
Trip Differential			-93	106	13					-93	106	13
												-3.3%

Land Use	ITE Land Use Code	Intensity	PM Peak Hour									
			Total Trips			ITE Pass-By			Net New External Trips			
			In	Out	Total	%	In	Out	Total	In	Out	Total
Existing Zoning (B-4) - Shopping Center	820	435.6 KSF	684	711	1,395	19%	133	132	265	551	579	1,130
Proposed Zoning (M-1) - General Office Building	710	326.7 KSF	57	298	355	0%	0	0	0	57	298	355
Trip Differential			627	413	1,040					494	281	775
												-68.6%

As summarized above, with the proposed rezoning, the maximum trip generation potential for the property is reduced by 86% for daily trips, reduced by 3.3% for the AM peak hour, and reduced by 68.6% for the PM peak hour. Thus, the proposed rezoning will result in a potential trip reduction on the adjacent roadway network providing a net benefit to the regional roadways.

With the proposed rezoning, the development of a contractor's yard is anticipated. While the specific details of any development are still evolving, for purposes of this analysis, the current plan contemplates a small office building with five employees along with 16 contractor vehicles (dump trucks, transporters, etc.). Trip generation for this development scenario was estimated to provide an understanding of the low trip generation potential of this development scenario, particularly when compared against the maximum development potential allowed under the existing zoning. Trip generation for the small office building was estimated based on ITE's *Trip Generation Manual, 12th Edition*. ITE does not provide traffic rates for contractor vehicles. Thus, a highly-conservative estimate of trips for these vehicles is provided in **Table 2**. As summarized below, this development scenario is projected to generate 135 daily trips and 21 AM/PM peak-hour trips, substantially below the maximum development trip generation potential under the existing zoning.

Table 2 – Trip Generation Potential for Contractor's Yard Development Scenario

Land Use	ITE Land Use Code	Intensity	Daily		
			Total Trips		
			In	Out	Total
Small Office Building	712	5 Employees	20	19	39
Contractor Vehicles*	-	16 Vehicles	48	48	96
Total			68	67	135

* 6 trips per day per vehicle is estimated

Land Use	ITE Land Use Code	Intensity	AM Peak Hour		
			Total Trips		
			In	Out	Total
Small Office Building	712	5 Employees	5	0	5
Contractor Vehicles*	-	16 Vehicles	4	12	16
Total			9	12	21

* 1 trip per vehicle in the AM peak hour with most being outbound trips

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Small Office Building	712	5 Employees	2	3	5
Contractor Vehicles*	-	16 Vehicles	12	4	16
Total			14	7	21

* 1 trip per vehicle in the PM peak hour with most being inbound trips

Roadway Segment Analysis

Even though the proposed rezoning is shown to substantially reduce the trip generation potential of the subject property, an analysis was conducted to evaluate the future operating conditions of CR 484 adjacent to the property under the maximum development scenario allowed under the proposed rezoning. The analysis was conducted on a daily trip basis using the existing daily volumes and service volumes as provided in the Ocala Marion TPO CMP Database - August 2023 (CMP). As shown below in **Table 3**, the existing daily volume on CR 484 adjacent to the development is well below the service volume, thereby indicating that CR 484 currently operates acceptably.

Table 3 – Existing Roadway Segment Analysis (Daily)

Roadway Segment	ID	# of Lanes	Adopted LOS	Service Volume (vpd)	Source	Existing Volume (vpd)	Year	Source	Service Volume	V/C	Existing Volume Exceeds Svc Vol?
CR 484 Hendrix Dr to SW 140th Ave	1990.4	2	D	19,170	CMP	9,500	2023	CMP	19,170	0.50	no

The existing daily volume was factored up to year 2036 to provide a ten-year analysis. The CMP identifies a historical growth rate of 1.10% for CR 484. Thus, the existing volume was factored to year 2036 based on a 2.0% annual growth rate to provide a conservatively high background volume projection on CR 484. As shown below in **Table 4**, the future background volume projection on CR 484 is below the generalized service, thereby indicating that CR 484 is projected to operate acceptably under future background conditions in year 2036.

Table 4 – Future Background (Year 2036) Roadway Segment Analysis (Daily)

Roadway Segment	# of Lanes	Adopt. LOS	CMP Annual Growth Rate	Applied Annual Growth Rate	Existing Volume (vph)	Existing Year	Buildout Year	Applied Volume Growth	Total Background Vol. (vph)	Service Volume (vph)	V/C	Volume Exceeds Svc Vol?
CR 484 Hendrix Dr to SW 140th Ave	2	D	1.1%	2.0%	9,500	2023	2036	2,470	11,970	19,170	0.62	no

Trips associated with the maximum development potential under the proposed rezoning (2,227 total trips) were then assigned to CR 484. As shown on the following page, 40% of the trips are projected to be to/from the west on CR 484 with the remaining 60% to/from the east on CR 484. As shown in **Table 5**, with these additional trips the future buildout volume (year 2036) on CR 484 is still projected to be below the service volume, thereby indicating that CR 484 is projected to operate acceptably under the highly conservatively analysis scenario where the subject property is development to its maximum trip generating potential. This therefore clearly indicates that CR 484 would also operate acceptably under the previously-discussed development scenario of the contractor's yard given that this scenario generates substantially less trips than the maximum development potential included in the analysis below.

Table 5 – Future Buildout (Year 2036) Roadway Segment Analysis (Daily)

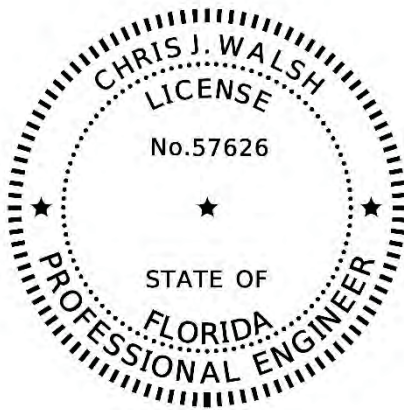
Roadway Segment	# of Lanes	Adopted LOS	Total Background Volume (vph)	Project Trips		Total Buildout Volume (vph)	Service Volume (vph)	V/C	Volume Exceeds Svc Vol?
				% Assign	Volume (vph)				
CR 484 Hendrix Dr to SW 140th Ave	2	D	11,970	60.0%	1336	13,306	19,170	0.69	no



Conclusions

A Traffic Statement was conducted for the proposed rezoning of 10.0 acres of property located on the north side of CR 484 approximately 1.1 miles west of SW 147th Court in Marion County, Florida. Based on the trip generation projections, the maximum development allowed under the proposed zoning (M-1) is projected to generate substantially less daily, AM, and PM peak-hour trips than the maximum development allowed under the existing zoning (B-4). Thus, the proposed rezoning will result in a potential trip reduction on the adjacent roadway network providing a net benefit to the regional roadways. Further, CR 484 is projected to operate acceptably even with the maximum development potential allowed under the proposed rezoning.

Please let us know if you have any questions.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Chris J Walsh Date: 2026.03.27
16:14:20 -04'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Attachments

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

Search Filter Table Add Data Layers Draw Print Buffer Elevations XY Basemap Bookmarks Legend Help Menu

Parcel: 34899-004-00

Zoom to

Open Pictometry Oblique Imagery Viewer

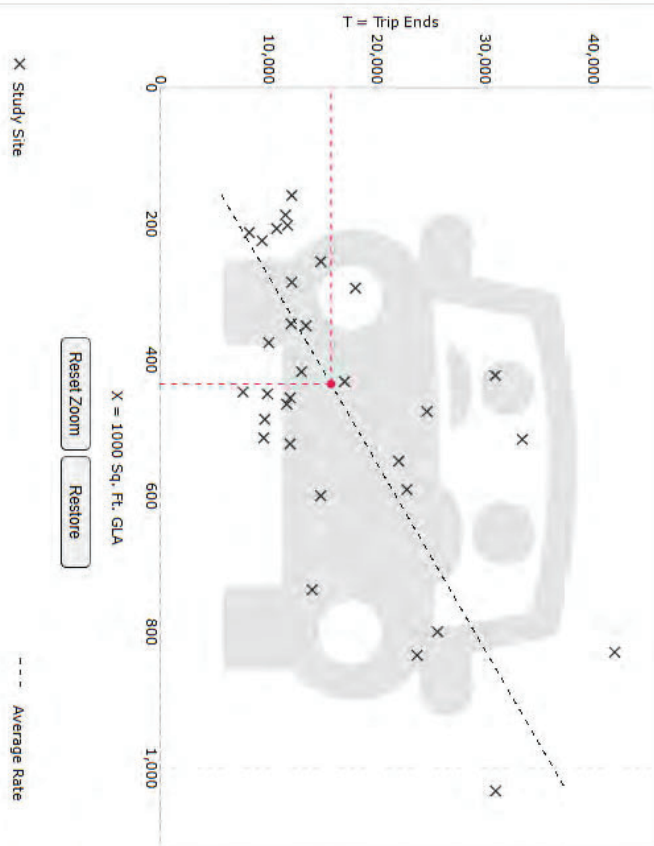
Open Property Record Card

Parcel Information	
PARCEL	34899-004-00
PC	99-ACREAGENON CLASSIFIED USE
NAME	WARD JAYNE
ADD_1	6045 HUNTINGTON CREEK BLVD
ADD_2	PENSACOLA FL 32526-4435
ADD_3	
ADD_4	
ACRES	10.000000
Map Number	61

Streetview Directions

Query	Filter
DATA SOURCE: Trip Generation Manual, 12th Ed	
SEARCH BY LAND USE CODE: 820	
LAND USE GROUP: (800-899) Retail	
LAND USE: 820 - Shopping Center (>150k)	
LAND USE SUBCATEGORY: All Sites	
SETTING/LOCATION: General Urban/Suburban	
INDEPENDENT VARIABLE (M): 1000 Sq. Ft. GLA	
TIME PERIOD: Weekday	
TRIP TYPE: Vehicle	
ENTER IV VALUE TO CALCULATE TRIPS: 435.6	
Calculate	

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

Buttons:

DATA STATISTICS

Land Use:	Shopping Center (>150k) (820) Click for Description and Data Plots
Independent Variable:	1000 Sq. Ft. GLA
Time Period:	Weekday
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	32
Avg. 1000 Sq. Ft. GLA:	459
Average Rate:	36.39
Range of Rates:	17.27 - 77.31
Standard Deviation:	15.38
Fitted Curve Equation:	Not Given
R ² :	****
Directional Distribution:	50% entering, 50% exiting
Calculated Trip Ends:	15851 (Total), 7926 (Entry), 7925 (Exit)

Query

Filter

DATA SOURCE:

Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:

820

LAND USE GROUP:

(800-899) Retail

LAND USE :

820 - Shopping Center (>150k)

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GLA

TIME PERIOD:

Weekday, Peak Hour of Adjacent Stre

TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIP S:

435.6

Calculate

DATA STATISTICS

Land Use:

Shopping Center (>150k) (820) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GLA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

32

Avg. 1000 Sq. Ft. GLA

498

Average Rate:

0.88

Range of Rates:

0.40 - 3.10

Standard Deviation:

0.45

Fitted Curve Equation:

$T = 0.61(X) + 132.89$

R²:

0.52

Directional Distribution:

62% entering, 38% exiting

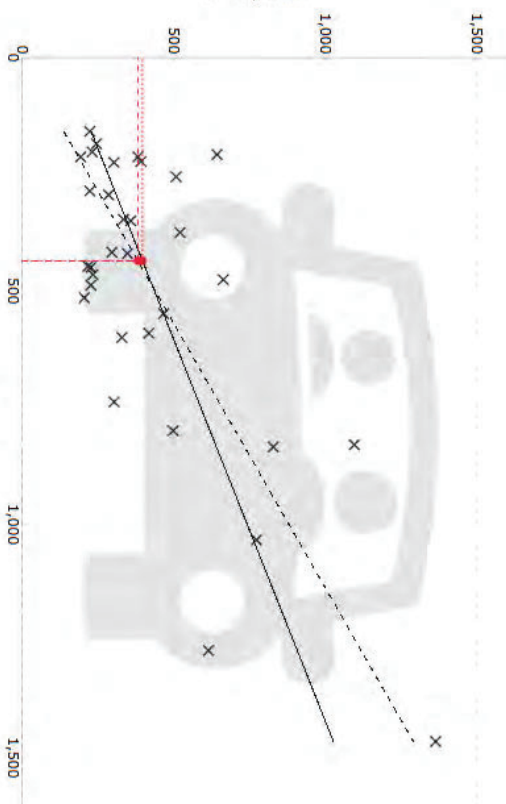
Calculated Trip Ends:

Average Rate: 383 (Total), 238 (Entry), 145 (Exit)

Fitted Curve: 399 (Total), 247 (Entry), 152 (Exit)

DATA Plot and Equation

T = Trip Ends



X Study Site

Fitted Curve

Average Rate

Reset Zoom

Restore

X = 1000 Sq. Ft. GLA

Use the mouse wheel to Zoom Out or Zoom In.

Hover the mouse pointer on data points to view X and T values.

Query

Filter

DATA SOURCE:

Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:

820

LAND USE GROUP:

(800-899) Retail

LAND USE :

820 - Shopping Center (>150k)

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GLA

TIME PERIOD:

Weekday, Peak Hour of Adjacent Site

TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIP S:

435.6

Calculate

DATA STATISTICS

Land Use:

Shopping Center (>150k) (820) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GLA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

55

Avg. 1000 Sq. Ft. GLA:

460

Average Rate:

3.26

Range of Rates:

1.57 - 7.22

Standard Deviation:

1.25

Fitted Curve Equation:

$\ln(T) = 0.66 \ln(X) + 3.23$

R²:

0.63

Directional Distribution:

49% entering, 51% exiting

Calculated Trip Ends:

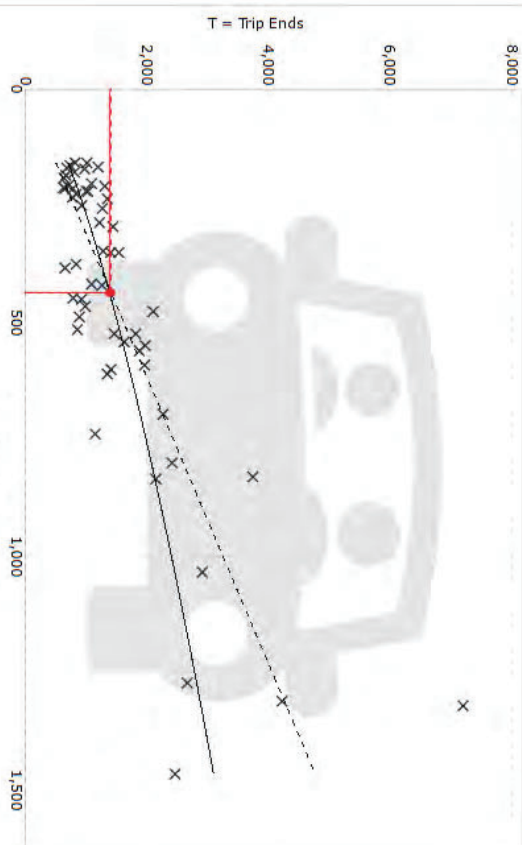
Average Rate: 1420 (Total), 696 (Entry), 724 (Exit)

Fitted Curve:

1395 (Total), 684 (Entry), 711 (Exit)

DATA Plot and Equation

T = Trip Ends



X Study Site

Reset Zoom

Restore

— Fitted Curve

--- Average Rate

Use the mouse wheel to Zoom Out or Zoom In.

Hover the mouse pointer on data points to view X and T values.



Query

Filter

DATA SOURCE:

Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:

710

LAND USE GROUP:

(700-799) Office

LAND USE:

710 - General Office Building

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday

TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

326.7

Calculate

Data Plot and Equation

$T = \text{Trip Ends}$

$X = 1000 \text{ Sq. Ft. GFA}$

Reset Zoom Restore

X Study Site

— Fitted Curve

- - - Average Rate

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:

General Office Building (710) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

22

Avg. 1000 Sq. Ft. GFA:

126

Average Rate:

7.83

Range of Rates:

3.27 - 27.56

Standard Deviation:

3.71

Fitted Curve Equation:

$T = 6.18(X) + 207.96$

R²:

0.86

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 2558 (Total), 1279 (Entry), 1279 (Exit)

Fitted Curve: 2227 (Total), 1113 (Entry), 1114 (Exit)

Query

Filter

DATA SOURCE:

Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:

710

LAND USE GROUP:

(700-799) Office

LAND USE:

710 - General Office Building

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday, Peak Hour of Adjacent Site

TRIP TYPE:

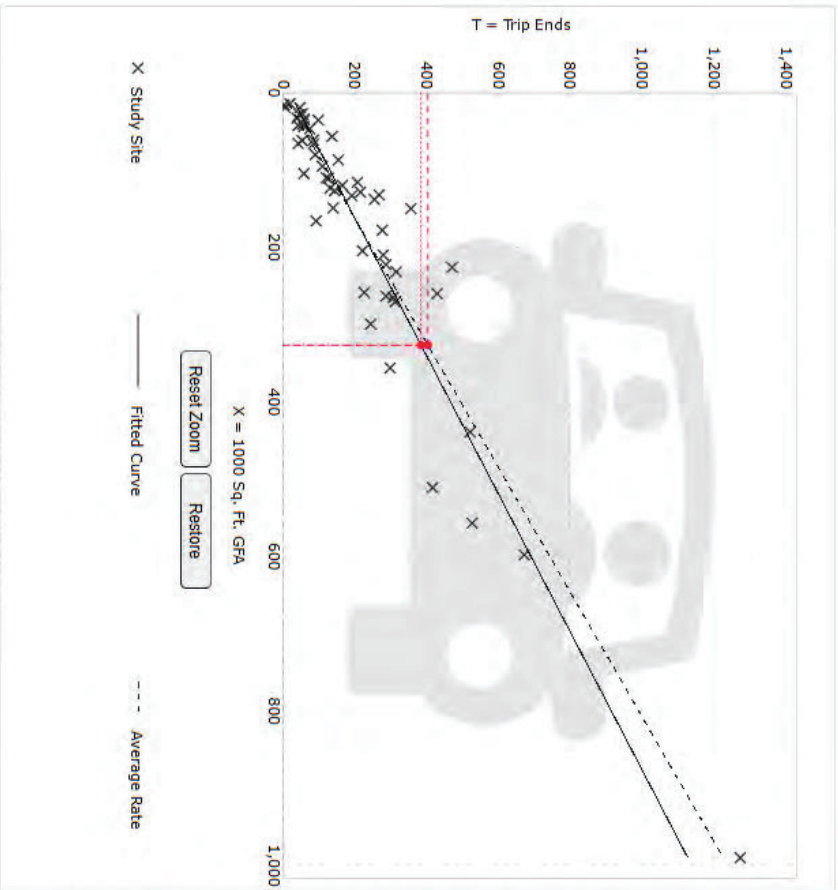
Vehicle

ENTER IV VALUE TO CALCULATE TRIP S:

326.7

Calculate

Data Plot and Equation



DATA STATISTICS	
Land Use:	General Office Building (710) Click for Description and Data Plots
Independent Variable:	1000 Sq. Ft. GFA
Time Period:	Weekday Peak Hour of Adjacent Street Traffic One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	54
Avg. 1000 Sq. Ft. GFA:	170
Average Rate:	1.24
Range of Rates:	0.32 - 2.83
Standard Deviation:	0.40
Fitted Curve Equation:	$T = 1.12(X) + 19.95$
R ² :	0.89
Directional Distribution:	88% entering, 12% exiting
Calculated Trip Ends:	Average Rate: 405 (Total), 356 (Entry), 49 (Exit) Fitted Curve: 388 (Total), 340 (Entry), 46 (Exit)

ITETripGen Web-based App



Query Filter

DATA SOURCE:

Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:

710

LAND USE GROUP:

(700-799) Office

LAND USE:

710 - General Office Building

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday, Peak Hour of Adjacent Site

TRIP TYPE:

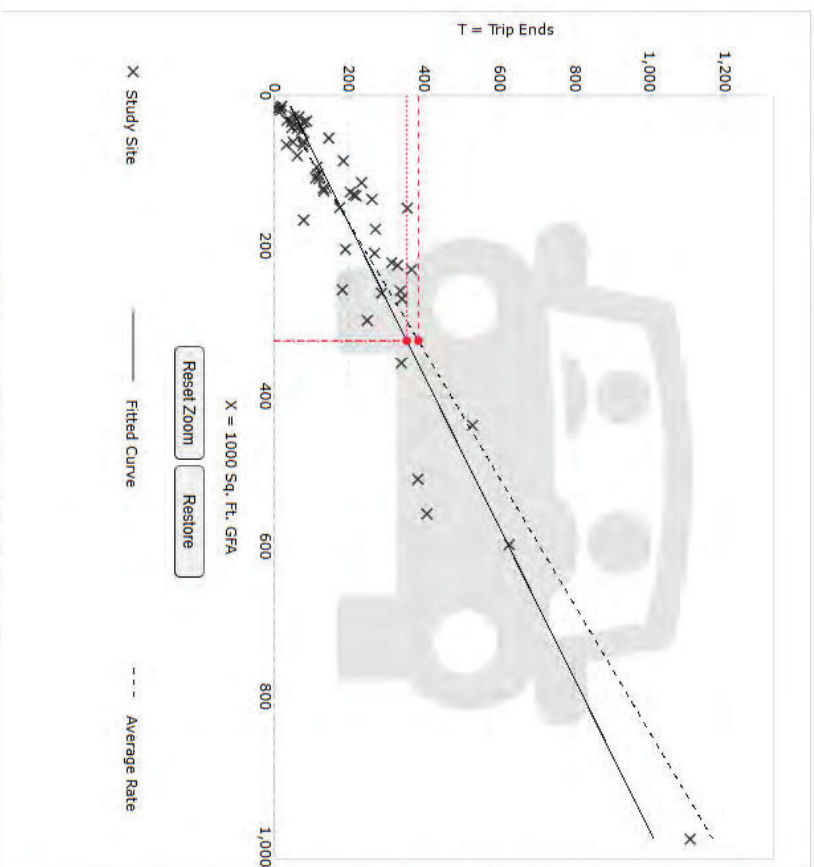
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

326.7

Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:

General Office Building (710) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

53

Avg. 1000 Sq. Ft. GFA:

166

Average Rate:

1.18

Range of Rates:

0.26 - 2.59

Standard Deviation:

0.41

Fitted Curve Equation:

 $T = 0.99(X) + 31.14$ R^2 :

0.89

Directional Distribution:

16% entering, 84% exiting

Calculated Trip Ends:

Average Rate: 386 (Total), 62 (Entry), 324 (Exit)

Fitted Curve: 355 (Total), 57 (Entry), 298 (Exit)

Vehicle Pass-By Rates by Land Use											
Source: ITE Trip Generation Manual, 12th Edition											
820											
Land Use Code	Shopping Center (> 150k)										
Land Use	General Urban/Suburban										
Setting	Weekday PM Peak Period										
Time Period	16 Sites with GLA between 300 and 900k										
# Data Sites	8 Sites with GLA between 150 and 300k					19% for Sites with GLA between 300 and 900k					
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k					19% for Sites with GLA between 300 and 900k					
Pass-By Characteristics for Individual Sites											
		Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour			
GLA (000)	State or Province	Year			Primary (%)	Diverted (%)	Total (%)	Hour	Source		
213	Florida	1990	312	28	31	41	72	—	33		
225	Illinois	1994	264	35	32	33	65	1970	24		
227.9	Kentucky	1993	—	34	35	31	66	—	34		
235	Kentucky	1993	211	35	29	36	65	2593	2		
255	Iowa	1994	222	23	38	39	77	3706	24		
256	Connecticut	1994	208	27	51	22	73	3422	24		
293	Illinois	1994	282	24	70	6	76	4606	13		
294	Pennsylvania	1994	213	24	48	18	76	4055	24		
350	Massachusetts	1994	224	18	45	37	82	2112	24		
361	Virginia	1994	315	17	54	29	83	2034	24		
375	North Carolina	1994	214	29	48	23	71	2053	24		
413	Texas	1994	228	28	51	21	72	589	24		
418	Maryland	1994	281	20	50	30	80	5610	24		
450	California	1994	321	23	49	28	77	2787	24		
476	Washington	1994	234	25	53	22	75	3427	24		
488	Texas	1994	257	12	75	13	88	1094	13		
560	Virginia	1994	437	19	49	32	81	3051	24		
581	Colorado	1994	296	18	53	29	82	2939	24		
598	Colorado	1994	205	17	55	28	83	3840	24		
633	Texas	1994	257	10	64	26	90	—	24		
667	Illinois	1994	200	16	53	31	84	2770	24		
738	New Jersey	1994	283	13	75	12	87	8059	24		
800	California	1994	205	21	51	28	79	7474	24		
808	California	1994	240	13	73	14	87	4035	24		

OCALA MARION TPO

Congestion Management Process

2023 STATE OF THE SYSTEM REPORT



175

Submitted Ownership Documentation

18⁵⁰
3,850⁰⁰
Rec. _____
Doc. _____

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

WARRANTY DEED

THIS INDENTURE, made effective the 27th day of March, 2026 between **JAYNE WARD**, whose address is 605 Huntington Creek Blvd., Pensacola, Florida 32526, Grantor, and **484 LAND HOLDINGS LLC**, a Florida limited liability company, whose address is 606 SW 3rd Avenue, Ocala, Florida 34471, 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:

Commencing at the Northeast corner of the Northwest 1/4 of Southwest 1/4 of Section 35, Township 16 South, Range 19 East, Marion County, Florida, thence West along the North boundary of said Northwest 1/4 of Southwest 1/4 441.05 feet to the Point of Beginning; thence South on a line parallel to the East boundary line of said Northwest 1/4 of Southwest 1/4 952.94 feet to a point on the North Right of Way line of State Road No. 484, thence West along said North Right of Way line 441.32 feet, thence North on a line parallel with the East boundary line of said Northwest 1/4 of Southwest 1/4 956.25 feet, more or less, to the North boundary line of said Northwest 1/4 of Southwest 1/4, thence East 441.05 feet to the Point of Beginning.

Property Appraiser's Parcel I.D. Number: 34899-004-00

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:

SUBJECT TO:

1. Ad valorem taxes for 2026 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.

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, 2025 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:

Witness

Shannon Senkarik

Print Name

14758 Perdido Key Dr
Pensacola, FL 32507

Address

Witness

Lisa Durant Thompson

Print Name

14758 Perdido Key Dr
Pensacola, FL 32507

Address

STATE OF FLORIDA

COUNTY OF Escambia

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 27th day of March, 2026 by Jayne Ward, who is known to me (YES ☒ NO ☐) to be the person described in and who executed the foregoing instrument, OR who has produced Driver License as identification and acknowledged before me that she executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of March, 2026.



SHANNON SENKARIK
Commission # HH 657115
Expires July 23, 2029

Shannon Senkarik (Print Name)

Notary Public, State of Florida

My Commission Expires:



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

Detail by Entity Name

Florida Limited Liability Company
484 LAND HOLDINGS LLC

Filing Information

Document Number L26000156210
FEI/EIN Number NONE
Date Filed 03/23/2026
State FL
Status ACTIVE

Principal Address

606 SW 3RD AVENUE
OCALA, FL 34471

Mailing Address

606 SW 3RD AVENUE
OCALA, FL 34471

Registered Agent Name & Address

MCGRRAW, JON
35 SE 1ST AVENUE, STE 102
OCALA, FL 34471

Authorized Person(s) Detail

Name & Address

Title MGR

ARMSTRONG, CHRIS
606 SW 3RD AVENUE
OCALA, FL 34471

Annual Reports

No Annual Reports Filed

Document Images

No images are available for this filing.

ATTACHMENT A

Florida Department of State, Division of Corporations



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2026 Property Record Card

34899-004-00

[GOOGLE Street View](#)

Prime Key: 816230

[MAP IT+](#)

Current as of 6/12/2026

Property Information

[M.S.T.U.](#)[PC](#): 10

Acres: 10.00

484 LAND HOLDINGS LLC
606 SW 3RD AVE
OCALA FL 34471-0930

Taxes / Assessments:

Map ID: 61

[Millage](#): 9002 - UNINCORPORATED

Situs: 15877 SW HWY 484
DUNNELLON

2025 Certified Value

Land Just Value	\$149,800		
Buildings	\$0		
Miscellaneous	\$3,116		
Total Just Value	\$152,916		
Total Assessed Value	\$91,810	Impact	(\$61,106)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$91,810		
School Taxable	\$152,916		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$149,800	\$0	\$3,116	\$152,916	\$91,810	\$0	\$91,810
2024	\$149,800	\$0	\$3,116	\$152,916	\$83,464	\$0	\$83,464
2023	\$72,760	\$0	\$3,116	\$75,876	\$75,876	\$0	\$75,876

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8872/1785	03/2026	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$550,000
4596/1120	10/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$305,000
4596/1119	10/2006	77 AFFIDAVIT	0	U	I	\$100
4138/1553	07/2005	09 EASEMNT	0	U	I	\$100
2659/0473	06/1999	77 AFFIDAVIT	0	U	I	\$100
2659/0472	08/1983	71 DTH CER	0	U	I	\$100

Property Description

SEC 35 TWP 16 RGE 19
W 441.05 FT OF E 882.10 FT OF NW 1/4 OF SW

1/4 LYING N OF SR 484

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
1000		441.0	988.0	B4	43,560.00	SF						
1000		.0	.0	B4	392,040.00	SF						
Neighborhood 9963												
Mkt: 2 70												

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00		UT	99	1974	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00		UT	99	1974	2	0.0	0.0
159 PAV CONCRETE	2,812.00		SF	20	1974	3	37.0	76.0

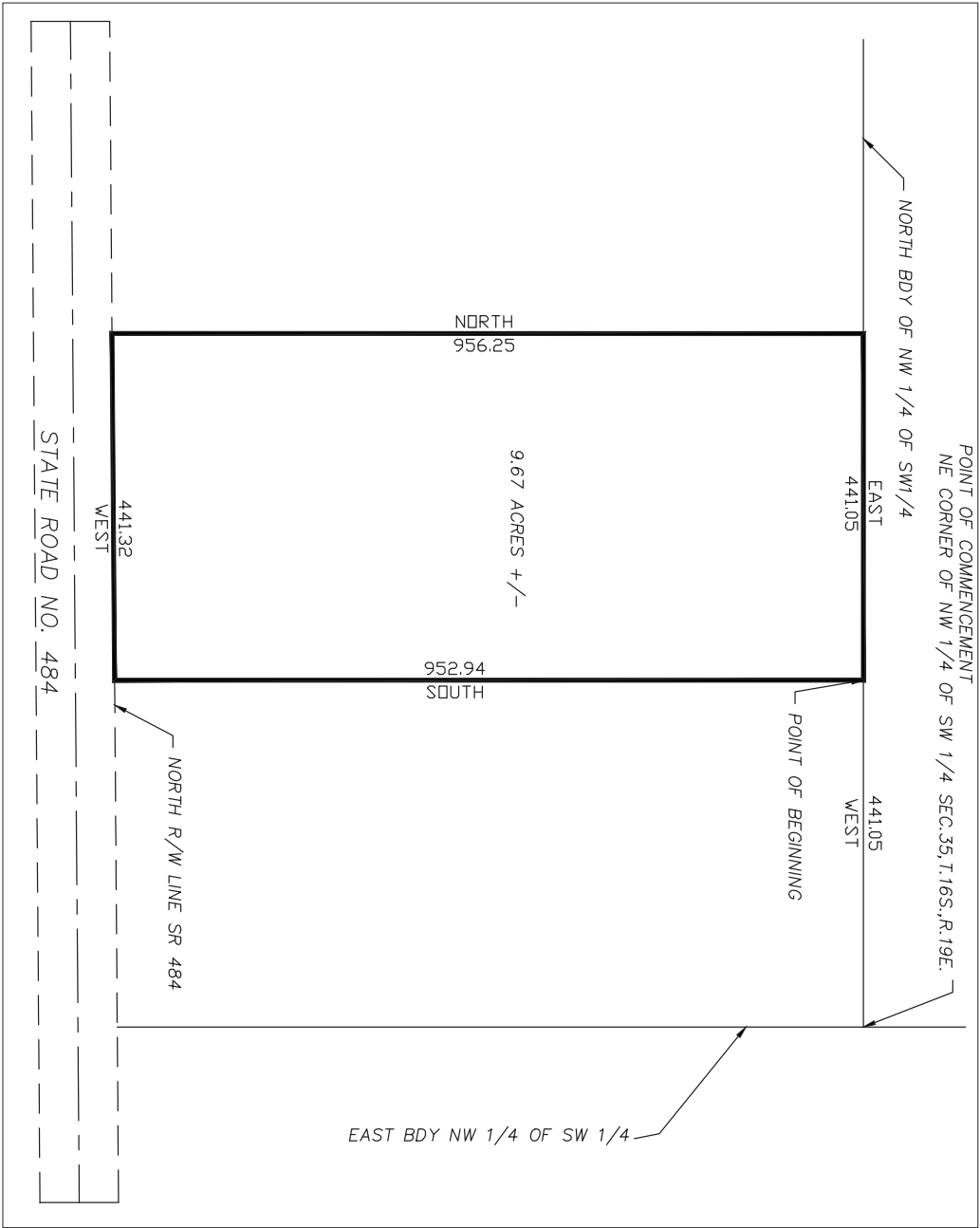
Appraiser Notes

RES DEMO IN 2015 ONLY SLAB LEFT

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BSAPS-26-03-4256	3/11/2026	3/11/2026	
2015061275	6/1/2015	8/31/2015	DEMO
CEAPS-2603-5188	-	3/12/2026	

SKETCH OF DESCRIPTION



LEGAL DESCRIPTION

Commencing at the Northeast corner of the Northwest 1/4 of Southwest 1/4 of Section 35, Township 16 South, Range 19 East, thence West along the North boundary of said NW 1/4 of SW 1/4 441.05 feet to the Point of Beginning; thence South on a line parallel to the East boundary line of said NW 1/4 of SW 1/4 952.94 feet to a point on the North Right of Way line of State Road No. 484, thence West along said North Right of Way line 441.32 feet, thence North on a line parallel with the East boundary line of said NW 1/4 of SW 1/4 956.25 feet, more or less, to the North boundary line of said NW 1/4 of SW 1/4, thence East 441.05 feet to the Point of Beginning.

SKETCH OF DESCRIPTION

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION ON 03/31/2026. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by
John C Counts Jr
Date: 2026.03.31 16:09:28 -04'00'



FOR THE FIRM:
GRADEWORKS, LLC, LB 7946
851 NW 24th CT, SUITE 101
OCALA, FL 34475
(352) 840-0086
THIS CERTIFICATION IS INVALID UNLESS SIGNED AND SEALED WITH A RAISED, EMBOSSED SEAL.

DATE: 03/31/2026	GRADEWORKS, LLC	FOR: CHRIS ARMSTRONG
DWN: CC	APR: JCC	
SCALE: 1"=150'		
	851 NW 24th CT, SUITE 101 OCALA, FL 34475 (352) 840-0086 LB# 7946	SHEET 1 OF 1



SUBMITTAL SUMMARY REPORT

PL ZoneChg-000597-2026

PLAN NAME:	484 Land Holding LLC_ZC	LOCATION:	15877 SW HWY 484 DUNNELLON,
APPLICATION DATE:	04/08/2026	PARCEL:	34899-004-00
DESCRIPTION:	West to West CR 484 Rezoning		

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Owner	Chris Armstrong	484 Land Holdings LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.2	04/29/2026	05/13/2026	04/30/2026	Approved
GS Development Review Depts Reviews v.1	04/10/2026	04/24/2026	04/24/2026	Requires Re-submit

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.2

ITEM REVIEW	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/13/2026	04/30/2026	Informational
<i>Comments</i>	Site is heavily wooded and preservation of trees greater than 10" DBH should be considered prior to final site design			

GS Development Review Depts Reviews v.1

ITEM REVIEW	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	04/24/2026	04/10/2026	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/24/2026	04/16/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	04/24/2026	04/10/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	04/24/2026	04/10/2026	Approved
<i>Comments</i>	Review to be completed during report writing phase.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/24/2026	04/10/2026	Requires Re-submit
<i>Comments</i>	Please submit tree preservation plan showing tree mitigation, and proposed landscape and irrigation if required for mitigation. a signed and sealed photometric plan is required for proposed site lighting, if applicable			
OCE Property Management (Plans) (Office of the County Engineer)		04/24/2026	04/24/2026	Not Required
<i>Comments</i>	ROW is not a reviewer on this type of plan. -EMW			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/24/2026	04/13/2026	Informational
<i>Comments</i>	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from B-4 to M-1. Parcel# 34899-004-00 is currently zoned B-4 and is a total of 10 acres in size. There is a Flood Prone Area on			

ATTACHMENT B

most of the property. Per the MCPA, this parcel currently has 2,812 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)	Theresa Smail	04/24/2026	04/21/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/24/2026	04/20/2026	Informational
<i>Comments</i>	A contractor's yard will generate minimal traffic impacts to CR 484. The access will be reviewed during the site plan review and cross access along CR 484 will be required per the Land Development Code.			
Utilities (Plans) (Utilities)	Carrie Hyde	04/24/2026	04/10/2026	Approved
<i>Comments</i>	MCU service area; resulting use may require connection to MCU water and/or sewer as available by developer-funded extension. Any questions on current/existing utilities should be addressed with MCU at 352-307-6000 x4 REF PA# 34899-004-00.			

SITE PHOTOS

Planning staff conducted a site visit on June 9, 2026. Consistent with LDC Section 2.7.3.B, one (1) sign was posted and the below photos were taken.

Figure 1.
Close-up of sign posted along SW Highway 484

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

☒ **Change zoning from:** Regional Business (B-4)
to: Light Industrial (M-1)
☐ **Special Use Permit**
☐ **Variance to** _____

On this property which is owned by:
484 Land Holdings, L.L.C.

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

Hearing dates & times:
 Zoning Commission: date 6/29/26 time 5:30 PM
 Board of Adjustment: date _____ time _____
 Board of County Commissioners: date 7/22/26 time 1:30 PM
 For further information call 438-2675

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

ID # 260703ZC
Zoning Director: Chuck Varadin

Figure 2.
Sign posted along SW Highway 484



Figure 3.
Facing toward western half of subject property across SW Highway 484



Figure 4.
Facing toward western half of subject property across SW Highway
484



Figure 5.
Close-up views of heavily vegetated subject property



Figure 5.
Close-up views of heavily vegetated subject property (cont...)



Figure 7.
View of uninstalled church to the west of the subject property



Figure 8.
View of agriculturally-zoned property to the west of church property



Figure 9.
View of single-family residences across cleared lot to the east of the subject property



Figure 10.
Facing west toward agricultural property along SW Highway 484 from
subject property



Figure 11.
Facing east toward agricultural property along SW Highway 484 from
subject property



Figure 12.
View of existing Flying P Ranch horse farm to the south of the subject property across Highway 484



Figure 13.
View of vacant Dunnellon Airport subdivision property along SW Highway 484



Figure 14.
View of Marion County Airport entrance along SW Highway 484



Figure 15.
View of SW 147th Court from Marion County Airport entrance along SW Highway 484



Figure 16.
View of industrial site at intersection of SW Highway 484 and SW 147th
Court (Google Maps)



Figure 17.
View of Runway 10-28 from SW 147th Court



Figure 18.
View of existing contractor's yard along SW 147th Court across
Runway 10-28



Figure 19.
View of Marion County Airport terminal along SW 110th Street



Figure 20.
View of hanger buildings adjacent to Marion County Airport terminal



Figure 21.
View of non-aviation related industrial buildings adjacent to Marion County Airport terminal



Figure 22.
View of aviation-related industrial buildings adjacent to existing taxiways



Figure 22.
View of aviation-related industrial buildings adjacent to existing taxiways (cont...)





Figure 23.
View of vacant Dunnellon Airport subdivision property to northeast of
Marion County Airport along SW 147th Circle



ORDINANCE NO. 11-21

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, PROVIDING FOR FINDINGS; ADOPTING AMENDMENT 10-PR-M13 (RURAL to SCD) TO THE FUTURE LAND USE MAP SERIES AS PART OF SEVERAL EVALUATION AND APPRAISAL REPORT BASED AMENDMENTS TO THE FUTURE LAND USE MAP SERIES OF THE MARION COUNTY COMPREHENSIVE PLAN, PURSUANT TO SECTIONS 163.3191 AND 163.3184, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Certified A True Copy
of 5 page document
this 23rd day of Feb. 2011
DAVID R. ELLSPERMANN
Clerk of Court
BY C. B. Murdock D.C.

WHEREAS, Section 125.01(1)(g), Florida Statutes, empowers the Board of County Commissioners of Marion County, Florida ("Board") to prepare and enforce comprehensive plans to plan for and manage the development of the County; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the Board of County Commissioners of Marion County to (a) plan for the County's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the County; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and

WHEREAS, the Board has followed the procedures set forth in Sections 163.3191 and 163.3184, Florida Statutes, in order to adopt Evaluation and Appraisal Report (EAR) based and related amendments to the Comprehensive Plan; and

WHEREAS, the Board has substantially provided for public participation in the Plan amendment process; and

WHEREAS, the Board of County Commissioners of Marion County, Florida, advertised for and held a public hearing pursuant to the requirements of Rule 9J-11.003(2)-(5), F.A.C., on August 3, 2010, and continued such public hearing to August 4, 2010 for the purposes of transmitting proposed plan amendments to the Department of Community Affairs (DCA); and

WHEREAS, the DCA issued its Objections, Recommendations and Comments (ORC) Report on October 15, 2010 for DCA number 10-2ER, relating to these amendments; and

WHEREAS, the Board held an adoption hearing on February 3, 2011, and continued such public hearing to February 10, 2011, after due public notice for the purposes of adopting amendments to the Comprehensive Plan; and

WHEREAS, various amendments to the Marion County Comprehensive Plan were proposed by county staff to update and revise the Comprehensive Plan; and

WHEREAS, the Board allowed members of the public to submit requests to make additional changes to the Comprehensive Plan Elements and Future Land Use Map Series; and

WHEREAS, these amendments provided by staff and the public are referenced as “10-PR” requests; and

WHEREAS, the Plan amendments set forth herein have been reviewed by all required State agencies and the Department’s ORC Report has been considered by the Board; and

WHEREAS, the Board of County Commissioners of Marion County, Florida, further considered all oral and written comments received during said public hearing, including the data and analysis packages; and

WHEREAS, the Board hereby finds that the Plan, as amended by this ordinance, is internally consistent with and compliant with the provisions of State law, including, but not limited to, Part II, Chapter 163, Florida Statutes, and the State Comprehensive Plan, and the Strategic Regional Policy Plan of the Withlacoochee Regional Planning Council;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA:

SECTION 1. LEGISLATIVE FINDINGS. The above recitals are true and correct and such findings are a material part of this ordinance.

SECTION 2. PURPOSE AND INTENT. This ordinance is enacted to adopt one of several EAR-based and related amendments to the Marion County Comprehensive Plan, which several amendments shall collectively comprise the Marion County 2035 Comprehensive Plan.

SECTION 3. LARGE SCALE AMENDMENT APPROVAL. The Board hereby approves the below-listed Map Amendment to the Comprehensive Plan and approves and authorizes the necessary amendments to the Future Land Use Map Series, in accordance with Exhibits “A” and “B”, attached hereto and by this reference made a part of based on a finding of compatibility and consistency with the Marion County Comprehensive Plan:

**10-PR-M13, JAYNE WARD, ±29.01 ACRES
Rural Land to Specialized Commerce District**

SECTION 4. SEVERABILITY. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining portions and provisions of this ordinance shall remain in full force and effect.

SECTION 5. REPEAL. All ordinances or part of ordinances which are in conflict with this ordinance are hereby repealed.

SECTION 6. COPY ON FILE. The original ordinance shall be filed with the Clerk of Circuit Court and a certified copy of this ordinance shall be on file with the Marion County Growth Management Department Planning Division for public inspection.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect immediately upon enactment by the Board of County Commissioners of Marion County, Florida; provided, however, that the effective date of the Plan amendments set forth herein shall be twenty-two days after the Florida Department of Community Affairs' publication of a notice of intent to find the Plan amendments in compliance, if no affected party challenges the Plan amendments, or if an affected party challenges the Plan amendments, when a final order is issued by the Florida Department of Community Affairs or the Administration Commission determining that the Plan amendment is in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders or development permits, if dependent upon an amendment, may be issued or commence before an amendment becomes effective. If a final order of noncompliance is issued by the Administration Commission adopting a resolution affirming its effective status, a copy of said resolution shall be provided to the Florida Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100, by the Clerk of the Board of County Commissioners.

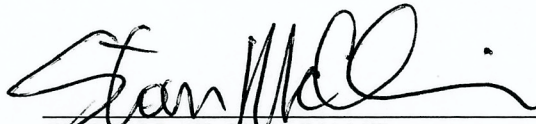
DULY ADOPTED this 10th day of February, 2011.

ATTEST:

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



DAVID R. ELLSPERMANN, CLERK



STAN McCLAIN, CHAIR

EXHIBIT "A"

Parcel numbers 34899-002-00 and 34899-004-00 (in order as listed) described as follows:

SEC 35 TWP 16 RGE 19

COM AT NE COR OF NW 1/4 OF SW 1/4 OF SEC 35 TH W ALONG N BDRY 220.53 FT TO
POB TH S 951.28 FT TO POINT ON N ROW LINE OF ST RD 484 TH W 220.66 FT TH N
952.94 FT MOL TO N BDRY LINE TH E 220.52 FT TO POB

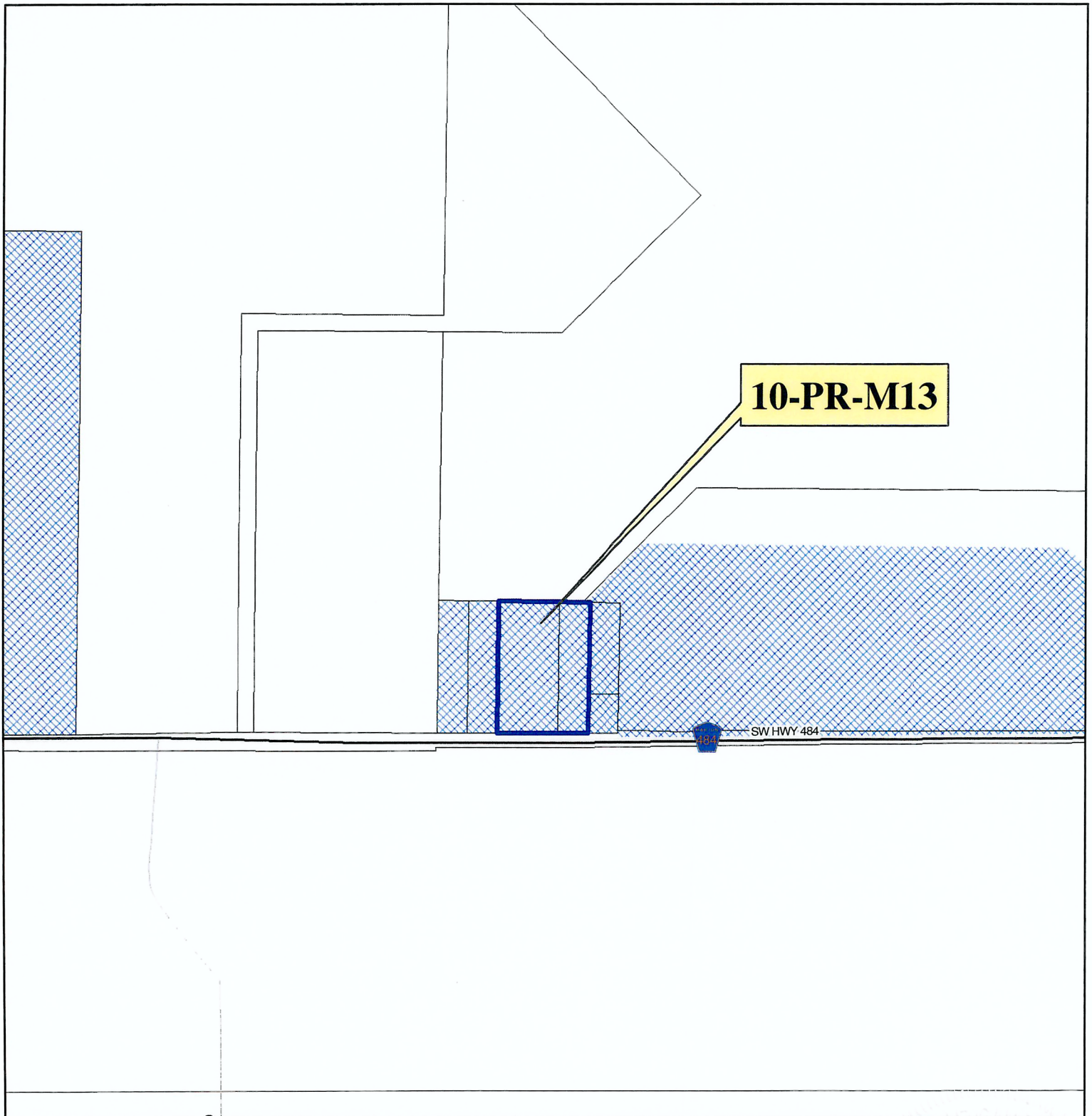
SEC 35 TWP 16 RGE 19

W 441.05 FT OF E 882.10 FT OF NW 1/4 OF SW 1/4 LYING N OF SR 484

All being in Marion County, Florida and containing 29.01 acres, more or less.
(Per Marion County Property Appraiser's Office records)

10-PR-M13 Jayne Ward – Specialized Commerce District

Exhibit "B" *Proposed Future Land Use Designation*



Legend

LUBO	Equine Commerce Support District	Multi-Family HDR	Recreation	Urban Neighborhood District
Municipalities	High Density Residential	Multi-Family MDR	Rural Land	Very Low Density Residential
Commercial	Industrial	Natural Reservation	Rural Preservation	
Conservation	Low Density Residential	Professional Office	Rural Village District	
Commercial Recreation	Limited Commercial	Public	Specialized Commerce District	
DRI Boundaries	Medium Density Residential	Rural Activity Center	Urban Commerce District	

1 inch = 1000'



ORDINANCE NO. 11-56

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.** 111001SU A petition by Community Presbyterian Church of North Marion, Inc., P.O. Box 616, McIntosh FL, requests a Special Use Permit, of the Marion County Land Development Code, Section 5.3, for the purpose of expansion of church and pre-kindergarten school to recently acquired property, and to use existing structure as a Pregnancy Counseling Center, in A-1(General Agriculture) and B-5 (Heavy Business) zones, on Parcel Account No. 02609-002-00, 7.09 acres,

Including all terms and conditions of Resolution No. 11-R-415, attached hereto and incorporated herein by reference.

2. **AGENDA ITEM #14A2.** 111002SU A petition by Liberty Ocala Investments, LLC, 13577 Feather Sound Drive #520, Clearwater FL, requests a Special Use Permit, of the Marion County Land Development Code, Section 5.3, for the purpose of an assisted

living facility with maximum of 80 beds, in a B-2 (Community Business) zone, on Parcel Account No. 41219-002-02, 2.48 acres.

Including all terms and conditions of Resolution No. 11-R-416, attached hereto and incorporated herein by reference.

3. **AGENDA ITEM #14A3.** 111003SU A petition by Chip Investments 3, LLC/Pat McLaughlin, PO Box 2829, Belleview FL, requests a Special Use Permit, of the Marion County Land Development Code, Section 5.2, for the purpose of placing a mobile home for security, in an M-2 (Heavy Industrial) zone, on Parcel Account No. 37021-003-05, 1.00 acre.

Including all terms and conditions of Resolution No. 11-R-417, attached hereto and incorporated herein by reference.

4. **AGENDA ITEM #14A4.** 111004SU A petition by Delmer and Margaret Meeks, 3132 NE Jacksonville Road, Ocala FL, requests a Special Use Permit, of the Marion County Land Development Code, Section 5.3, to allow parking two commercial vehicles greater than 10,000 lbs. each, in a B-2 (Community Business) zone, on Parcel Account No. 2473-001-001, .45 acres.

Including all terms and conditions of Resolution No. 11-R-418, attached hereto and incorporated herein by reference.

5. **AGENDA ITEM #14A5.** 111005Z A petition by Richard Daniels, PO Box 490022, Leesburg FL, requests a Zoning Change, Article 5 of the Marion County Land Development Code, from B-4 (Regional Business) to A-3 (Residential Agricultural Estate), on Parcel Account No. 02242-000-00, 2.66 acres.
6. **AGENDA ITEM #14A6.** 111006Z A petition by Clarence and Dorothy Boyd, 4839 SE 112th Street Road, Belleview FL, requests a Zoning Change, Article 5 of the Marion County Land Development Code, from B-2 (Community Business) to B-5 (Heavy Business), on a portion of Parcel Account No. 36635-000-00, 4.5 acres.
7. **AGENDA ITEM #14C1.** 111007Z A petition by Jayne Ward, 5480 N. Shore Road, Pensacola FL, requests a Zoning Change, Article 5 of the Marion County Land Development Code, from A-1 (General Agriculture) and R-4 (Residential Mixed Use) to B-4 (Regional Business), for any and all uses permitted in a B-4 zone, on Parcel Account Nos. 34899-004-00 and 34899-002-00, 14.83 acres.

8. **AGENDA ITEM #14C1.** 111007ZSU A petition by Jayne Ward, 5480 N. Shore Road, Pensacola FL, requests a Special Use Permit, Section 5.3 of the Marion County Land Development Code, for operating a flea market in a B-4 zone, on Parcel Account Nos. 34899-004-00 and 34899-002-00, 14.83 acres.

Including all terms and conditions of Resolution No. 11-R-421, attached hereto and incorporated herein by reference.

9. **AGENDA ITEM #14C2.** 111008SU A petition by OLSC Land Ventures, LLC, 377 NW 14th Street, Ocala FL, requests a Special Use Permit, of the Marion County Land Development Code, Section 5.3, for a cattle harvesting facility, in an A-1(General Agriculture) zone, on a portion of Parcel Account No. 04728-001-01, 640 acres.

Including all terms and conditions of Resolution No. 11-R-422, 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.

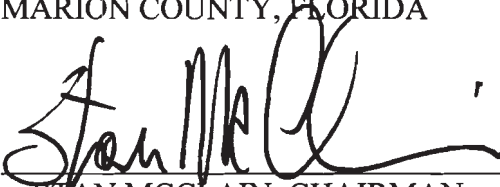
DULY ADOPTED this 18th day of October, 2011.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



DAVID R. ELLSPERMANN, CLERK



STAN MCCLAIN, CHAIRMAN

RECEIVED NOTICE FROM
SECRETARY OF STATE ON
NOVEMBER 2, 2011 THAT ORDINANCE
WAS FILED ON OCTOBER 27, 2011.

RESOLUTION NO. 11-R-421

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING THE ISSUANCE OF A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Zoning Change to B-5 was duly filed by Jayne Ward, and was considered by the Marion County Zoning Commission at its meeting on September 26, 2011; and

WHEREAS, the aforementioned application was recommended to be reduced in zoning intensity to B-4 by the Zoning Commission at its meeting on October 18, 2011: and

WHEREAS, the aforementioned application was considered for a Special Use Permit at a public hearing held by the Board of County Commissioners of Marion County, Florida at its meeting on Tuesday, October 18, 2011; now therefore,

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

SECTION 1. SPECIAL USE PERMIT APPLICATION APPROVAL 111007ZSU

Jayne Ward. The application for a Special Use Permit as submitted by Jayne Ward, is hereby approved for a request for a Special Use Permit in a B-4 (Regional Business) zone on approximately 14.83±/ acres to operate a flea market, on Parcel Account No. 34899-004-00 and 34899-002-00.

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

1. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
2. The outdoor market shall be limited to the outdoor sales of fresh produce and the retail items permitted in the B-1 zoning category. Sale of new merchandise or services outside of the scope of those uses and products listed previously shall not be permitted.
3. The outdoor market shall be limited to the western, ±441' wide, Parcel No. 34899-004-00. No outdoor market activity, parking or supporting/accessory activity shall occur on the eastern, ±220' wide, Parcel No. 34899-002-00.

4. The days and hours of operation for the outdoor market shall be limited to Friday, Saturday, and Sunday from 8:00 am to 5:00 pm for a maximum of three weekends per calendar month. Prior to commencing the outdoor market and prior to each month, the applicant shall provide a monthly schedule identifying the Three weekends the use will be conducted to the Zoning Division; as an alternative, the applicant may provide the schedule for an extended time, (e.g., quarterly, annual, etc.) subject to providing the extended schedule prior to commencing the use.
5. No new permanent structures shall be erected or established on the subject property to conduct the outdoor market use (e.g., vendor booths, etc.). All vendor related booths and materials shall be cleared and removed from the site and not stored or maintained on the property at any time other than the authorized days and hours of operation established consistent with Condition #4.
6. Operation of the outdoor market shall comply with the requirements of the Florida Department of Health (DOH) regarding restroom facilities for the outdoor market. The existing on-site ±2,150 SF building may be restored and/or renovated for commercial use to provide restrooms, if acceptable to DOH, and support administration/office space for the outdoor market; however no other outdoor market operations shall occur within said building (e.g., food preparation, food service, sales, etc.). In the event portable restroom facilities are authorized by DOH, the portable facilities shall be located west of the existing on-site single-family residence.
7. Ingress shall be via CR 484. Within thirty (30) days of the approval of this Special Use Permit, the applicant shall contact the Marion County Transportation Department to determine the type and extent of driveway apron and/or other driveway apron improvements required, including obtaining any necessary R/W Permit(s). Any driveway apron and/or other related improvements required by the Marion County Transportation Department, pursuant to this condition, shall be completed prior to commencing the outdoor market use authorized by this Special Use Permit.
8. A Land Development Code Type "C" Buffer (minimum 15' wide, 5 trees per 100 LF, and a continuous double-staggered hedgerow to reach 60" in 2 years) shall be provided along the outdoor market site's Hwy 484 frontage; however, consistent with LDC requirements, existing vegetation within the Buffer area may be used to satisfy the Buffer planting requirements.
9. The Special Use Permit shall run with Jayne Ward and not the property.
10. The Special Use Permit shall expire October 18th, 2013. The applicant may submit a new Special Use Permit Application for consideration to renew and extend this permit in the future.

SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit could result in revocation of this Special Use Permit by the Board at a noticed public hearing.

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

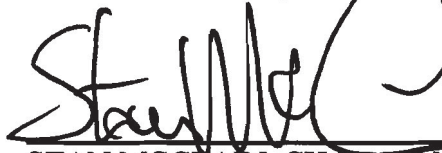
DULY ADOPTED in regular session this 18th day of **October, 2011.**

ATTEST:

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



DAVID R. ELLSPERMANN, CLERK



STAN MCCLAIN, CHAIRMAN

Rezoning Case No. 111007Z
Special Use Permit No. 111007SU
Official Minutes
(October 18, 2011)

October 18, 2011

acres. The property is located in the northwest portion of the County and is 2.55 acres in size with one single family residence.

DRC action on August 8, 2011, by a vote of 4-1, was to approve the waiver request subject to 1) no family or guest cottages will be authorized and 2) completing the family division within two years from the date of approval by the Board of County Commissioners.

Budget/Impact: None.

Recommended Action: Motion to approve the requested family division as recommended by DRC.

A motion was made by Commissioner Stone, seconded by Commissioner Bryant, to agree with the DRC and approve the family division, subject to no family or guest cottages would be authorized and the family division would be completed within two years from the date of approval by the BCC. The motion was unanimously approved by the Board (5-0).

Resolutions/Zoning – (14.C.) – 1. – (Z. C. 111007Z) – The Board considered a petition by Jayne Ward, 5480 N. Shore Road, Pensacola, FL, requesting a Zoning Change, Article 5 of the Marion County Land Development Code, from A-1 and R-4 to B-5 for flea market and any other use permitted in a B-5 zone, on Parcel Account Nos. 34899-004-00 and 34899-002-00, located at 15865 SW Hwy 484, Dunnellon, FL.

PERCENT WRITTEN OPPOSITION WITHIN 300 FEET: 2 of 7 = 29%.

ZONING COMMISSION RECOMMENDATION: Mr. Finn opined that a B-4 zoning change would be better in this situation, and made a motion, seconded by Mr. Thompson, to disagree with staff's findings and recommendation, and recommend denial based on the following findings of fact:

1. Is not compatible with the surrounding land uses.
2. Is not consistent with the Marion County Comprehensive Plan.
3. Will adversely affect the public interest.

Motion passed 3 to 2, with Mr. Lord dissenting.

Senior Planner Rison stated Planning Department staff recommended approval of the Zoning Change; however, the Zoning Commission recommended denial.

Jayne Ward, applicant, was present.

Upon call for public comment, Cindy Tveter, SW Highway 484, Dunnellon, presented a 2 page letter and photograph, which addressed her concerns and opposition to the Zoning Change. She requested the Board to deny the request.

Ms. Tveter also presented a letter from Mr. R. H. Wagner, SW Highway 484, Dunnellon, who could not be present. The letter requested that the petition not be granted.

Janet Barrow, SW 164th Avenue Road, Dunnellon, presented a two page letter, describing the surrounding area, as well as addressing her concerns and objections to the zoning change. She requested that the Board deny the zoning change.

Ms. Ward stated she was a Florida Licensed Realtor and addressed her reason for choosing the B-5 zoning classification. She noted she wanted the land to coincide with the land use to put on the market. Ms. Ward stated she purchased the property as an investment in 2007, which was well before Ms. Tveter built her home. She was aware that the County did not want homes on the property due to the airport. Ms. Ward advised that she was a residential realtor and currently had the property listed with a local commercial realtor.

October 18, 2011

Ms. Ward stated she requested the outdoor market as an inexpensive way to help offset some of the costs of holding the land until a proper buyer was found. She stated her thoughts were more of an arts and crafts weekend, nicer, under the trees sort of event to attract residents from On Top of the World, etc., rather than a yard sale type of event. Ms. Ward noted she did not have all of the details at this time, but had looked to the Florida Department of Health about restroom facilities. She advised that she was not looking for this to be long-term as she did not want a business there for any length of time, but rather to help offset some of her costs. Ms. Ward preferred the property be sold to someone that would enhance the area and briefly described the area. She requested the Board consider the zoning change, which would eventually be for the sale of the property, not for the market place.

In response to Chairman McClain, Ms. Ward stated she anticipated the market place would be open Friday through Sunday. Chairman McClain stated a driveway permit would likely be needed, which would then bring in Southwest Florida Water Management District (SWFWMD). Mr. Rison concurred. He noted conversation was held with the petitioner about the Board approving a different zoning classification with a Special Use Permit.

Mr. Rison stated Planning Department staff prepared the following Approval Conditions, which he presented:

1. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
2. The outdoor market shall be limited to the outdoor sales of fresh produce and the retail items permitted in the B-1 zoning category. Sale of new merchandise or services outside of the scope of those uses and products listed previously shall not be permitted.
3. The outdoor market shall be limited to the western, $\pm 441'$ wide, Parcel No. 34899-004-00. No outdoor market activity, parking or supporting/ accessory activity shall occur on the eastern, $\pm 220'$ wide, Parcel No. 34899-002-00.
4. The days and hours of operation for the outdoor market shall be limited to Friday, Saturday, and Sunday from 8:00 am to 5:00 pm for a maximum of two weekends per calendar month. Prior to commencing the outdoor market and prior to each month, the applicant shall provide a monthly schedule identifying the three weekends the use will be conducted to the Zoning Division; as an alternative, the applicant may provide the schedule for an extended time, (e.g., quarterly, annual, etc.) subject to providing the extended schedule prior to commencing the use.
5. No new permanent structures shall be erected or established on the subject property to conduct the outdoor market use (e.g., vendor booths, etc.). All vendor related booths and materials shall be cleared and removed from the site and not stored or maintained on the property at any time other than the authorized days and hours of operation established consistent with Condition #4.
6. Operation of the outdoor market shall comply with the requirements of the Florida Department of Health (DOH) regarding restroom facilities for the outdoor market. The existing on-site $\pm 2,150$ SF building may be restored and/or renovated for commercial use to provide restrooms, if acceptable to DOH, and support administration/office space for the outdoor market;

October 18, 2011

- however no other outdoor market operations shall occur within said building (e.g., food preparation, food service, sales, etc.).
7. Ingress shall be via CR 484. Within thirty (30) days of the approval of this Special Use Permit, the applicant shall contact the Marion County Transportation Department to determine the type and extent of driveway apron and/or other driveway apron improvements required, including obtaining any necessary R/W Permit(s). Any driveway apron and/or other related improvements required by the Marion County Transportation Department, pursuant to this condition, shall be completed prior to commencing the outdoor market use authorized by this Special Use Permit.
 8. A Land Development Code Type "C" Buffer (minimum 15' wide, 5 trees per 100 LF, and a continuous double-staggered hedgerow to reach 60" in 2 years) shall be provided along the outdoor market site's Hwy 484 frontage; however, consistent with LDC requirements, existing vegetation within the Buffer area may be used to satisfy the Buffer planting requirements.
 9. The Special Use Permit shall run with Jayne Ward and not the property.
 10. The Special Use Permit shall expire October 18th, 2013. The applicant may submit a new Special Use Permit Application for consideration to renew and extend this permit in the future.

Commissioner Stone addressed the Specialized Commerce District along that portion of CR 484. Mr. Rison advised that the area to the east of the subject site had been designated as a Commerce District since the adoption of the Comprehensive Plan in 1994 and this area was converted with update in February of 2010, which was adopted in 2011. In response to Commissioner Stone, Mr. Rison commented on B-5 in a Specialized Commerce District. He noted the Zoning Classifications of B-5, M-1 and M-2 allowed general aviation and related uses as a permitted use. Commissioner Stone noted his reservation with a B-5 zoning classification. Chairman McClain noted one of the struggles would be finding the appropriate zoning and without an end user it was difficult for the Board to approve a B-5 zoning classification. He advised that he was inclined to find a reduced zoning classification with a Special Use Permit.

In response to Commissioner Bryant, Ms. Ward stated her primary purpose was to make the property more marketable and something to help offset the costs was secondary. She stated someone else would run the outdoor market; however, she would be in the area about every three months.

Board discussion ensued.

Mr. Rison advised that staff's recommendation was to approve a zoning change to B-1, B-2 or B-4, with a Special Use Permit, which was focused on the outdoor activity. He noted if the Board wanted to continue to include general aviation as a general related use it could be included in the Special Use Permit, otherwise the applicant would be required to come back before the Board to pursue a rezoning to allow general aviation as a permitted use on the site. Ms. Ward stated she selected the B-5 zoning classification as it had two related aviation categories. She realized that whoever purchased the property may have a different need, which may need to be readdressed to be permitted a different use; however, her intent was to get the zoning classification consistent with the land use designation in a category that might attract a buyer interested in being located next to an airport.

October 18, 2011

Board discussion continued.

A motion was made by Commissioner Bryant to deny the zoning change from A-1 and R-4 to B-5 and grant a zoning change to B-4, as well as adopt a Resolution granting the Special Use Permit with Conditions 1 through 10, based on Planning Department staff findings and recommendations that the proposed use was compatible with surrounding land uses, was consistent with the Comprehensive Plan and would not adversely affect the public interest.

Chairman McClain noted the Special Use Permit would expire in 2 years. In response to Commissioner Zalak, Commissioner Bryant stated the buffer from the nearest neighbor was 220 feet. Ms. Ward commented on Condition No. 4 and requested 4 weekends per calendar month instead of 2 weekends. She also addressed Condition No. 6 with regard to restroom facilities. Chairman McClain directed staff to include language that the restroom facilities would be placed on the west side of the property.

Commissioner Bryant advised that her motion was for conditions as proffered by staff, noting her preference was for 2 weekends per calendar month. Commissioner Amsden suggested changing the Condition from 2 weekends to 3 weekends per calendar month.

The motion died for lack of a second.

A motion was made by Commissioner Amsden, seconded by Commissioner Zalak, to approve the Zoning Change from A-1 and R-4 to B-4 and adopting Resolution 11-R-421 granting the Special Use Permit, with Conditions 1 through 10, as amended (see below), based on Planning Department staff findings and recommendations that the proposed use was compatible with surrounding land uses, was consistent with the Comprehensive Plan and would not adversely affect the public interest.

Condition No. 4: The days and hours of operation for the outdoor market shall be limited to Friday, Saturday, and Sunday from 8:00 am to 5:00 pm for a maximum of three weekends per calendar month. Prior to commencing the outdoor market and prior to each month, the applicant shall provide a monthly schedule identifying the three weekends the use will be conducted to the Zoning Division; as an alternative, the applicant may provide the schedule for an extended time, (e.g., quarterly, annual, etc.) subject to providing the extended schedule prior to commencing the use.

Condition No. 6: Operation of the outdoor market shall comply with the requirements of the Florida Department of Health (DOH) regarding restroom facilities for the outdoor market. The existing on-site ±2,150 SF building may be restored and/or renovated for commercial use to provide restrooms, if acceptable to DOH, and support administration/office space for the outdoor market; however no other outdoor market operations shall occur within said building (e.g., food preparation, food service, sales, etc.). In the event portable restroom facilities are authorized by DOH, the portable facilities shall be located west of the existing on-site single-family residence.

Mr. Rison requested clarification as to not including an option for general aviation related uses at this time. Commissioner Stone noted that if the applicant sold the property the Special Use Permit would go away. Mr. Rison advised that the rezoning would remain in effect. The Board concurred.

October 18, 2011

The motion was approved by the Board by a vote of 4-1, with Commissioner Bryant voting nay.

Chairman McClain passed the gavel to Commissioner Stone, who assumed the Chair.

Commissioner McClain out at 3:00 p.m.

Resolutions/Zoning – (14.C.) – 2. – (Z. C. 111008SU) – The Board considered a petition by OLSC Land Ventures, LLC, 377 NW 14th Street, Ocala, FL, requesting a Special Use Permit, Section 5.3 of the Marion County Land Development Code, for cattle harvesting facility in an A-1 zone, on a portion of Parcel Account No. 04728-001-01, located on CR 315, approximately 2.25 miles north of CR 316, and approximately 1 1/4 miles to the west of the highway.

PERCENT WRITTEN OPPOSITION WITHIN 300 FEET: 1 of 51 = 2%.

ZONING COMMISSION RECOMMENDATION: Motion made by Mr. Finn, seconded by Mr. Thompson, to agree with staff's findings and recommendation, and recommend approval with conditions, excluding Condition #12, based on the following findings of fact:

1. Is compatible with surrounding land uses.
2. Is consistent with the Marion County Comprehensive Plan.
3. Will not adversely affect the public interest.

Motion passed 5 to 0.

Senior Planner Rison stated the request was to allow a cattle harvesting facility with supporting uses, which would include wastewater treatment facilities and an energy cogeneration facility. The applicant noted the facility would encumber less of the property; however, staff used the larger holding for the advertising for this process. He advised that both Planning Department staff and the Zoning Commission recommended approval with the following Conditions:

1. The site shall be developed and operated consistent with the submitted "Site Concept Plan" and the conditions as provided with this approval.
2. This Special Use Permit shall permit the use of the property as a cattle harvesting facility (referred to in the Marion County Land Development Code as a "Meat packing plant"). Tanning of animal by-products on site is prohibited. Rendering, or similar processing, of inedible animal by-products on site is prohibited; this shall not prohibit the processing of blood.
3. The following supplying uses are also permitted by this Special Use Permit therewith:
 - a. Sewage treatment plants with an inflow exceeding 5,000 gallons per day, or sprayfields or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law.
 - b. Treatment facility for wastewater residuals.
 - c. Water supply, treatment and storage facilities which serve 15 or more service connections, or commercial or industrial buildings which are required by the building code to have fire sprinkler systems.
 - d. Electric cogeneration facility to supply electricity for the cattle harvesting facility and irrigation system.
4. The cattle harvesting facility and supporting uses enumerated in Condition



**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

May 20, 2021

Jayne Ward
5480 N. Shore Road
Pensacola FL 32507

To Whom It May Concern:

We are sending this letter to inform you that your request for a zoning change from B-4 (Regional Business) to M-1 (Light Industrial) on parcels 34899-002-00 and 34899-004-00 was denied by the Board of County Commissioners on May 18, 2021.

The board found the request would adversely affect the public interest and was incompatible with land uses in the surrounding area.

When contacting the Planning and Zoning Division about this action, please refer to file 210505Z.

Sincerely,

Mary Elizabeth Burgess,
Marion County Growth Services Director

SS

Rezoning Case No. 210505ZC
Official Minutes
(May 18, 2021)

May 18, 2021

A motion was made by Commissioner Bryant, seconded by Commissioner Stone, to adopt Resolution 21-R-257 granting the Special Use Permit with Condition 1, as amended below, agreeing with Growth Services staff and the P&Z Commission recommendation, based on findings that the proposed use is compatible with surrounding land uses, is consistent with the Comprehensive Plan and will not adversely affect the public interest. In response to Commissioner Zalak, Ms. Burgess advised that the Master Plan will come back before the Board for approval. When the zoning change to PUD was approved there were architectural renderings that each new development within the PUD would be required to follow. She stated the applicant has agreed to provide information regarding the impact the development will have on the surrounding area.

The motion was unanimously approved by the Board (5-0).

Resolution 21-R-257 contains the following Condition:

1. The project shall be developed consistent with the project Concept Plan (Dated 2/22/21), architectural graphic images (Dated 2/19/19 & 2/15/21) for the initial western addition as depicted in the architectural graphic images. Sight line analysis and minimum development standards will be provided within 60 days of SUP approval.

15.3.4. 210505Z - Jayne Ward, B-4 to M-1, 14.83 Acres

The Board considered a petition by Jayne M. Ward, 5480 N. Shore Road, Pensacola, FL, for a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from B-4 (Regional Business) to M-1 (Light Industrial), for all uses permitted, including uses compatible with an airport, on approximately 14.83 Acres, on Parcel Account Nos. 34899-002-00 and 34899-004-00.

WRITTEN OPPOSITION WITHIN 300 FEET 0 of 6= 0%

PLANNING AND ZONING COMMISSION RECOMMENDATION: Motion was made by Mr. Colen, seconded by Mr. Bonner, to agree with staff's findings and recommendation, and recommend approval of the requested Zoning Change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed 5 to 0

Senior Planner Ken Weyrauch, Growth Services, commented on the request for a zoning change.

Jayne Ward, North Shore Road, Pensacola, applicant, advised that M-1 zoning is consistent and compatible with the airport zoning and is within the Comprehensive Plan, noting she no longer intends to develop it under the B-4 use. She stated the intent is to set up the zoning to sell the property for a use that would benefit the surrounding area of the airport.

Chairman Gold opened the floor to public comment.

Cindy Tveter, SW Highway 484, commented on the negative impact M-1 zoning would have on the surrounding farms in the area.

Chairman Gold advised that public comment is now closed.

Commissioner Bryant stated she cannot support changing the zoning to M-1, noting there are too many uses that are allowed in M-1 zoning. She advised that if someone purchases

May 18, 2021

the property and wants to open a business that will support the airport then they would need to come before the Board with a plan.

A motion was made by Commissioner Bryant, seconded by Commissioner Stone, to deny the Zoning Change from B-4, to M-1, disagreeing with Growth Services staff and the P&Z Commission, based on findings and recommendations that the proposed use will adversely affect the public interest, is not consistent with the Comprehensive Plan and is not compatible with the surrounding land uses. The motion was unanimously approved by the Board (5-0).

15.3.5. 210508Z - Jason and Crystal Reed, R-E to A-1, 3.05 Acres

The Board considered a petition by Jason M. and Crystal I. Reed, 10181 SE 111th Court, Ocala, FL, for a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from R-E (Residential Estate) to A-1 (General Agriculture), for all uses permitted, including a flower nursery, on approximately 3.05 Acres, on Parcel Account No. 3758-014-000.

WRITTEN OPPOSITION WITHIN 300 FEET 0 of 13= 0%

PLANNING AND ZONING COMMISSION RECOMMENDATION: Motion 1 was made by Mr. Lourenco to disagree with staff's findings and recommendation, and recommend approval of the requested zoning change. This motion died for lack of a second.

Motion 2 was made Mr. Bonner, seconded by Mr. Colen, to agree with staff's findings and recommendation, and recommend denial of the requested zoning change based on the following findings of fact:

1. Will adversely affect the public interest
2. Is not consistent with the Marion County Comprehensive Plan
3. Is not compatible with the surrounding land uses

The Motion passed 4 to 1 with Mr. Lourenco dissenting

Growth Services Director Burgess provided an overview of the zoning change request from R-E to A-1. She advised that staff is recommending denial, noting the use is not proper in this area and the property does not meet the minimum 10 acres required for A-1. Ms. Burgess opined that a Special Use Permit would be a better option.

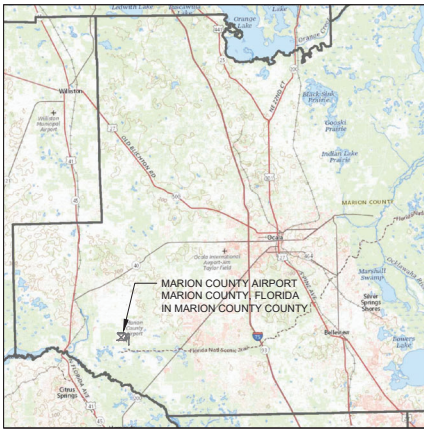
Crystal Reed, SE 111th Court, applicant, stated in 2019 she purchased the property from her grandparents, who moved into the smaller home on the property, and she took over the larger home. She advised that there are over 30 properties in the direct vicinity that are zoned A-1, noting there are cows, hogs and dogs that come onto the subject parcel from neighboring properties. The roads in the area are not paved and do not have streetlights.

Jason Reed, SE 111th Court, applicant, addressed staff concerns regarding the size of the property.

In response to Chairman Gold, Mr. Reed advised that he plans on registering with the United States Department of Agriculture (USDA) and getting his state certification for a small plant nursery on the property to support his landscaping business. He stated a 30 foot by 30 foot green house will be constructed and the property will not be open to the public.

Commissioner Stone questioned if poultry will be on the property. Mr. Reed stated there are no plans for chickens at this time, but there could be in the future.

MARION COUNTY AIRPORT MARION COUNTY, FLORIDA



VICINITY MAP

NO.	REVISIONS	
	DESCRIPTION	DATE

AIRPORT OWNERSHIP AND MANAGEMENT

The MARION COUNTY AIRPORT is owned by MARION COUNTY, Florida and operated under the management of MARION COUNTY, Airport Manager, Mike Grawe

Marion County Airport
14968 SW 110TH ST.
Dunnellon, FL 34432

Airport Sponsor Approval

This Airport Layout Plan is Hereby Approved
Signature: _____ Date: _____
Name _____
Title _____

PLANS PREPARED BY:

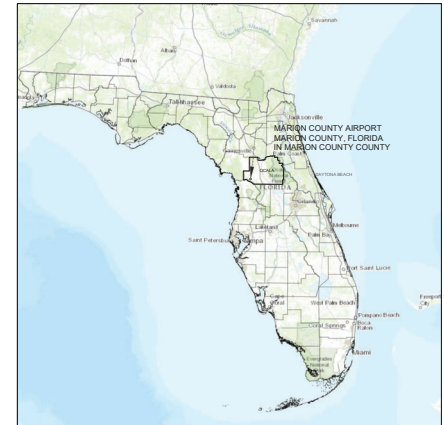


95 E. Mitchell Hammock Road, Suite 200 Oviedo, FL 32765
Office PH: 407-380-1919 FaX: 407-380-1830

AIRPORT LAYOUT PLAN



FAA AIP Project Number
3-12-0147-004-2019
JUNE 2022



LOCATION MAP

BOARD OF COUNTY COMMISSIONERS	TITLE
Curry, Craig	District 1 Commissioner, Vice Chairman
Bryant, Kathy	District 2 Commissioner
Gold, Jeff	District 3 Commissioner
Zalak III, Carl	District 4 Commissioner, Chairman
Stone, Michelle	District 5 Commissioner

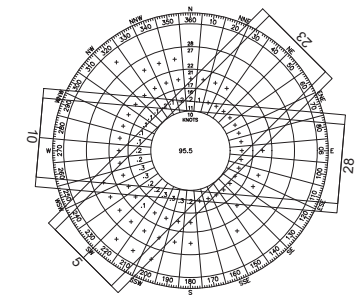
SHEET NO	INDEX OF DRAWINGS	REVISIONS
1	TITLE SHEET	
2	DATA SHEET	
3	ULTIMATE AIRPORT LAY OUT PLAN	
4	TERMINAL AREA PLAN	
5	FUTURE FAR PART 77 AIRSPACE SURFACE	
6	AIRPORT AIRSPACE PROFILES	
7	RUNWAY 05-23 INNER PORTION OF APPROACH SURFACE PLAN	
8	RUNWAY 10-28 INNER PORTION OF APPROACH SURFACE PLAN	
9	AIRPORT LAND USE	
10	AIRPORT PROPERTY MAP	

Drawing Name: 01_MARION_VA-3-CADD-PLAN-MF2505002.dwg Jun 07, 2022 3:10pm User: hoyle

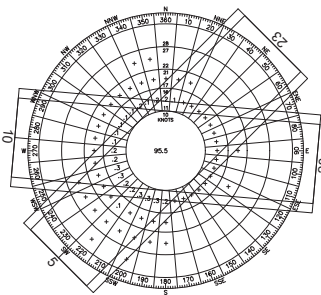
	Runway Data							
	Existing		Future		Existing		Future	
Runway Identification	DASSAULT FALCON 900		GRUMMAN GULFSTREAM III		KING AIR 100		KING AIR 100	
Design Aircraft	B1		C1		B1		B1	
Runway Design Code (RDC)	B/II/VS / B/II/5000		B/II/5000 & D/II/5000 & D/II/5000		B/II/VS / B/II/VS		B/II/5000 / B/II/5000	
Approach Reference Code (APRC)	B/II / B/II		B/II & D/II / B/II & D/II		B/II / B/II		B/II / B/II	
Pavement Strength & Material Type	Bituminous Asphalt		Bituminous Asphalt		Bituminous Asphalt		Bituminous Asphalt	
Pavement Strength (x 1,000 LBS Wheel Loading)	Single Wheel 41.0 / Dual Wheel 60.0		Single Wheel 41.0 / Dual Wheel 60.0		Single Wheel 41.0 / Dual Wheel 60.0		Single Wheel 41.0 / Dual Wheel 60.0	
Pavement Strength (PCN)	13F/B/II/T		13F/B/II/T		12F/II/II/T		12F/II/II/T	
Pavement Strength Surface Treatment	None		None		None		None	
Effective Runway Gradient (%)	0.061%		0.048%		0.41%		0.41%	
Percent (%) Wind Coverage	Refer to Wind Coverage Table		Refer to Wind Coverage Table		Refer to Wind Coverage Table		Refer to Wind Coverage Table	
Runway Dimensions (L x W)	500' X 100'		5,850' X 100'		4,702' X 60'		3,402' X 60'	
Displaced Threshold	None		None		None		None	
Runway End Coordinates	Runway 5		Runway 23		Runway 10		Runway 28	
	N029° 03' 32.96"		N029° 04' 07.84"		N029° 03' 32.96"		N029° 03' 33.70"	
	W082° 22' 55.37"		W082° 22' 55.37"		W082° 23' 02.81"		W082° 22' 48.18"	
Runway Lighting Type	MIRL		MIRL		MIRL		MIRL	
	63.2'		65.2'		64.1'		63.3'	
	Elevation		Elevation		Elevation		Elevation	
Runway Protection Zone (RPZ) Dimensions	500' X 700' X 1,000' feet		500' X 700' X 1,000' feet		500' X 700' X 1,000' feet		500' X 700' X 1,000' feet	
Runway Marking Type	Non-Precision		Non-Precision		VISUAL		VISUAL	
14 CFR Part 77 Approach Category	Visual		Visual		Visual		Visual	
Visibility Minimums	1000-3		500-1		1000-3		1000-3	
Type of Aeronautical Survey Required for Approach	Non-Vertically Guided		Non-Vertically Guided		Non-Vertically Guided		Non-Vertically Guided	
Runway Departure Surface	Yes		Yes		Yes		Yes	
Runway Safety Area (RSA)	150' x 300'		500' x 1000'		120' x 240'		120' x 240'	
Runway Object Free Area (ROFA)	300' x 500'		800' x 1000'		400' x 240'		400' x 240'	
Runway Obstacle Free Zone (ROFZ)	400' WIDE 200' BEYOND RW END		400' WIDE 200' BEYOND RW END		250' WIDE 200' BEYOND RW END		250' WIDE 200' BEYOND RW END	
Threshold Sighting Surface (RSS)	Table 3-2 Type 3		Table 3-2 Type 4		Table 3-2 Type 3		Table 3-2 Type 6	
Visual and Instrument NAVALIS	PAPI 4L		PAPI 4L / REILS / ODALS		PAPI 4L / REILS / ODALS		PAPI 2L & REILS	
Touch Down Zone Elevation	62.8		65.1		64.0		64.3	
Taxiway Width	50'		50'		50'		50'	
Taxiway and Taxiway Safety Area Dimensions	79'		79'		79'		79'	
Taxiway and Taxiway Object Free Area	131'		131'		131'		131'	
Taxiway and Taxiway Separation	N/A		N/A		N/A		N/A	
Taxiway / Taxiway Lighting	MITL		MITL		MITL		MITL	
Horizontal and Vertical Datum	NAD 83 / NAD 88		NAD 83 / NAD 88		NAD 83 / NAD 88		NAD 83 / NAD 88	
	Horizontal		Horizontal		Horizontal		Horizontal	
Vertical	NAD 88		NAD 88		NAD 88		NAD 88	

APRON DIMENSIONS				
APRON	LENGTH	LENGTH FT	WIDTH FT	Sq FT
A1	PROPOSED APRON	870	375	326,250
A2	PROPOSED APRON	872	403	351,416
A3	PROPOSED APRON	975	182	177,450
A4	PROPOSED APRON	320	130	41,600
A5	PROPOSED APRON	283	189	53,487
A6	EXISTING APRON	313	189	59,157
A7	EXISTING APRON	413	302	124,726

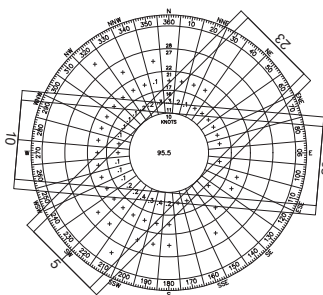
ALL WEATHER WIND ROSE



VFR WIND ROSE



IFR WIND ROSE



ALL WIND DATA SUMMARY

Crosswind Component Knots (MPH)	Runway 05-23	Runway 10-28	Combined Coverage
10.5 (12)	98.71%	97.59%	99.34%
13 (15)	98.43%	98.65%	99.82%

Station: Ocala International Airport
Source: National Climatic Data Center (NOAA)
Period of Observations: January 2010 - December 2019

VFR WIND DATA SUMMARY

Crosswind Component Knots (MPH)	Runway 05-23	Runway 10-28	Combined Coverage
10.5 (12)	98.72%	97.62%	99.37%
13 (15)	98.44%	98.68%	99.84%

Station: Ocala International Airport
Source: National Climatic Data Center (NOAA)
Period of Observations: January 2010 - December 2019

IFR WIND DATA SUMMARY

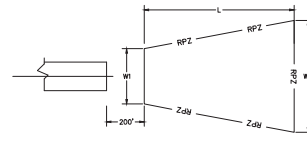
Crosswind Component Knots (MPH)	Runway 05-23	Runway 10-28	Combined Coverage
10.5 (12)	98.41%	96.91%	99.01%
13 (15)	99.21%	98.22%	99.67%

Station: Ocala International Airport
Source: National Climatic Data Center (NOAA)
Period of Observations: January 2010 - December 2019

HEIGHT FACILITY DATA DESCRIPTION		
1	12 UNIT T-HANGAR	±18' AGL
2	16 UNIT T-HANGAR	±16' AGL
3	AVIATION FUEL TANKS (TO BE RELOCATED)	±12' AGL
4	CLEARSPAN HANGAR (±3,500 SF)	±23' AGL
5	QUONSET HANGAR (±2,500 SF)	±19' AGL
6	CLEARSPAN HANGAR (±5,100 SF)	±28' AGL
7	QUONSET HANGAR (±2,500 SF)	±16' AGL
8	GA TERMINAL (±700 SF)	±81' AGL
9	FAA ANTENNAE TOWER	±69' AGL
10	ROTATING BEACON & ELECTRICAL VAULT	±15' AGL
11	6 UNIT T-HANGAR	±15' AGL
12	6 UNIT T-HANGAR	±15' AGL
13	PRATT AVIATION HANGAR (±9,300 SF)	±26' AGL
14	WHISKEY BRAVO AIR HANGAR (±10,000 SF)	±28' AGL
15	CLEARSPAN HANGAR (±6,000 SF)	±22' AGL
16	CLEARSPAN HANGAR (±2,400 SF)	±13' AGL
17	CLEARSPAN HANGAR (±10,600 SF)	±26' AGL

PROPOSED DECLARED DISTANCES				
Runway	TORA	TODA	ASDA	LDA
5	5,850	5,850	5,850	5,850
23	5,850	5,850	5,850	5,850
10	3,402	3,402	3,402	3,402
28	3,402	3,402	3,402	3,402

APPROACH RUNWAY PROTECTION ZONE DIMENSIONS (FT)							
RUNWAY END	APPROACH CATEGORY	EXISTING			FUTURE		
		L	W1	W2	L	W1	W2
5	NPI 1 MILE VIS	1000	500	700	1700	500	1010
23	NPI 1 MILE VIS	1000	500	700	2500	1000	1750
10	NPI 1 MILE VIS	1000	500	700	1000	500	700
28	NPI 1 MILE VIS	1000	500	700	1000	500	700



AIRPORT DATA		
DESCRIPTION	EXISTING	FUTURE
AIRPORT REFERENCE CODE (ARC)	B-II	C-II
AIRPORT ELEVATION (NAVD 88)	65.5' MSL	SAME
LAT. AIRPORT REFERENCE POINT (NAD 83) LONG.	N 29° 03' 42.42" W 82° 22' 35.71"	N 29° 03' 44.97" W 82° 22' 33.80"
NAVIGATIONAL AIDS	BEACON/GPS	SAME
MISCELLANEOUS FACILITIES	WIND CONE & SEGMENTED CIRCLE	AWOS III, WIND CONE, & SEGMENTED CIRCLE
CRITICAL AIRCRAFT	DASSAULT FALCON 900	GRUMMAN GULFSTREAM III
MAGNETIC VARIATION	7.67°W	0°-4'-48"W PER YEAR
NPIAS SERVICE LEVEL	GENERAL AVIATION	SAME
STATE SERVICE LEVEL	GENERAL AVIATION	SAME
MEAN MAXIMUM TEMPERATURE (HOTTEST MONTH)	92°F	SAME
LAND OWNED IN FEE	792 ACRES	±812 ACRES
TAXIWAY WIDTH	50'	35'
TAXIWAY TO RUNWAY CENTERLINE SEPARATION	N/A	400' & 240'
TAXIWAY SAFETY AREA WIDTH	79'	SAME
TAXIWAY OBJECT FREE AREA WIDTH	131'	SAME
TAXIWAY LIGHTING	NONE	MITL
TAXIWAY MARKING	CENTERLINE	SAME
TAXIWAY EDGE SAFETY MARGIN	7.5'	7.5'

BY: [Signature] DATE: 5-12-2022

PROJECT NO.: 187510

DRAWN: JLC

DESIGN: JLC

CHECKED: JLC

DATE: JUNE 2022

REVISION NO.

DESCRIPTION

DATE

BY

DO NOT SCALE DRAWING

DATA SHEET

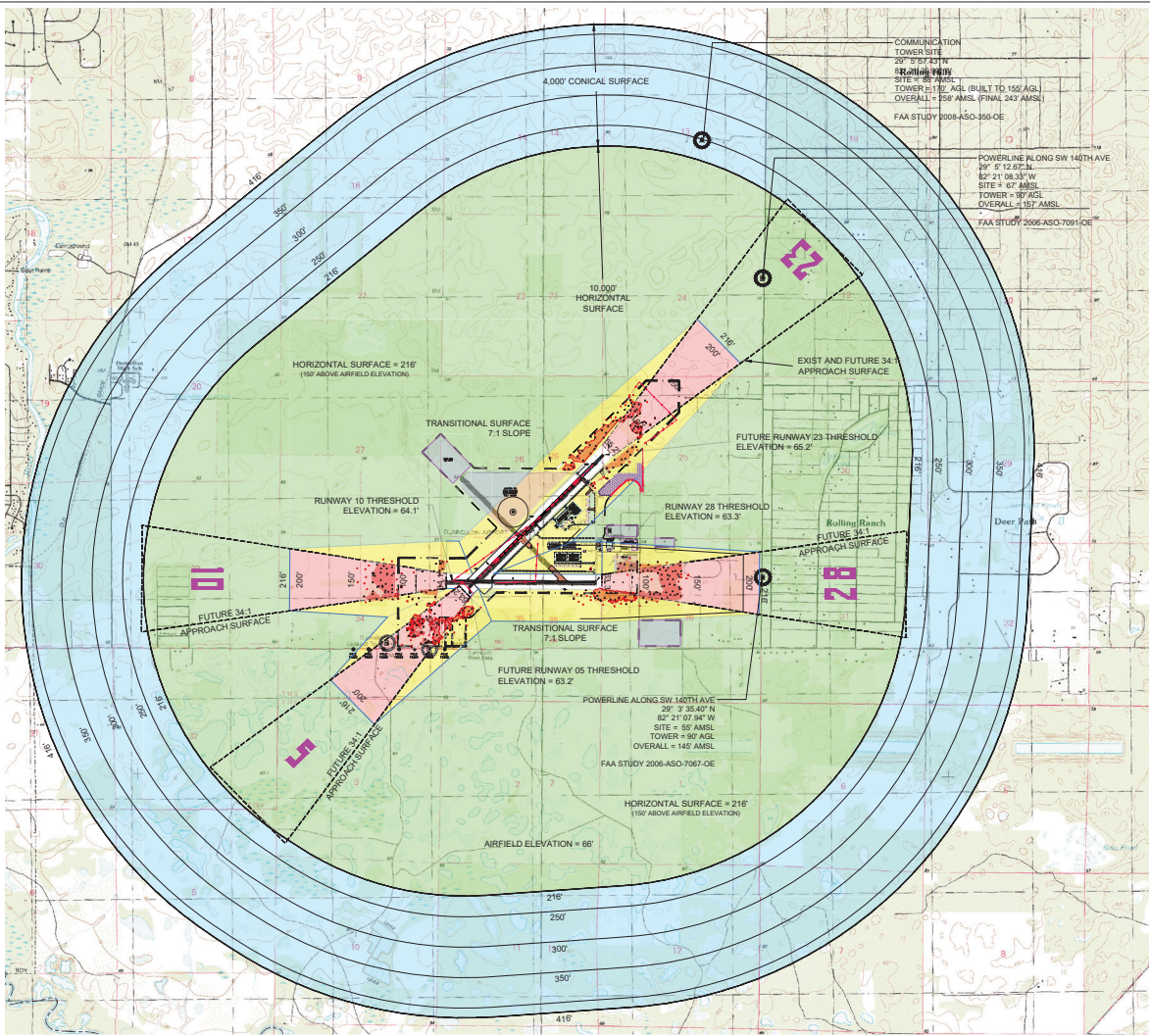
HOYLE TANNER

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AIRPORT MASTER PLAN UPDATE
MARION COUNTY AIRPORT
MARION COUNTY, FLORIDA

COUNTY, FLORIDA
MARION COUNTY
FLORIDA





NOTES:
1. NAD83 FLORIDA STATE PLANES, WEST ZONE, US FOOT – MSL FEET.
2. OBSTRUCTIONS SHOWN REPRESENT AN AREA OF PENETRATIONS AND NOT NECESSARILY INDIVIDUAL TREES OR OBJECTS.
3. OBSTRUCTION DATA BASED ON FAA AGIS AERONAUTICAL SURVEY CONDUCTED BY GEOPRO CONSULTANTS, LLC. DATED 5/28/2020
4. USGS QUADRANGLES SOURCE: ESRI.COM
5. REFER TO INNER APPROACH DRAWINGS FOR OBSTRUCTION LOCATIONS. SEE DATA DRAWINGS TABLES FOR POINT INFORMATION.

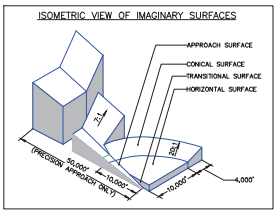
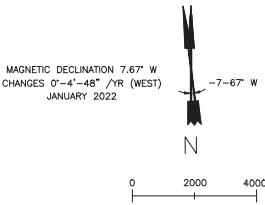
TRAVERSE ELEVATIONS ARE ACTUAL GROUND ELEVATIONS AND REQUIRE ADJUSTMENTS: 23' FOR RAILWAYS, 17' FOR INTERSTATE, 15' FOR OTHER PUBLIC ROADS, AND 10' FOR PRIVATE ROADS.

OBSTRUCTION DATA TABLE							
STUDY NUMBER	TYPE	ELEVATION	LATITUDE	LONGITUDE	PENETRATION	SURFACE	ACTION
A 2008-ASO-350-OE	TOWER	243'	29° 05' 57.43" N	82° 21' 30.99" W	N	N/A	TO BE LIGHTED
B NONE FOUND	TOWER	164'	29° 03' 13.61" N	82° 23' 26.83" W	Y	APPROACH	TO BE LIGHTED
C NONE FOUND	POLES	126'	29° 03' 11.66" N	82° 23' 11.21" W	N	N/A	TO BE LIGHTED
D 2006-ASO-7091-OE	POLES	157'	29° 05' 12.67" N	82° 21' 08.33" W	N	N/A	TO BE LIGHTED
E 2006-ASO-7067-OE	POLES	145'	29° 03' 35.40" N	82° 21' 07.94" W	N	N/A	TO BE LIGHTED

- NOTES:
1. ALL ELEVATIONS SHOWN IN HEIGHT ABOVE MEAN SEA LEVEL (NAVD 88). REFER TO THE RUNWAY 05-23 AND RUNWAY 10-28 INNER PORTION OF THE APPROACH SURFACE PLANS FOR CLOSE-IN OBSTRUCTION DETAILS.
 2. OBSTRUCTION DATA BASED ON FAA AGIS AERONAUTICAL SURVEY CONDUCTED BY GEOPRO CONSULTANTS, LLC. DATE 5/28/2020
 3. THE ENTIRE AIRPORT PROPERTY HAS A LAND USE DESIGNATION OF PUBLIC.
 4. FOR HEIGHT RESTRICTIONS AND COMPATIBLE LAND USE ZONING AROUND THE AIRPORT, REFERENCE THE 2014 MARION COUNTY COMPREHENSIVE PLAN, SECTION TWO – TRANSPORTATION ELEMENT. OBJECTIVES 7.1 AND 7.2 OF THE TRANSPORTATION ELEMENT OUTLINES THE COUNTY'S POLICIES AND REGULATIONS RELATED TO TALL STRUCTURES, AIRPORT OVERLAY ZONING ORDINANCE, AND ADJACENT LAND USES.
 5. OBSTRUCTIONS SHOWN REPRESENT AN AREA OF PENETRATIONS AND NOT NECESSARILY INDIVIDUAL TREES OR OBJECTS.

LEGEND		
ITEM	EXISTING	FUTURE
AIRPORT PROPERTY LINE	---	---
GROUND CONTOURS	---	N/A
PENETRATION TO PART 77 APPROACH ONLY	△	

PENETRATION AREAS TO FUTURE AIRPORT PART 77 SURFACE



3-12-047-004-2019
PROJ. NO.: 1807510
JLC
DRAWN: JLC
DESIGN: JLC
CHECKED: JLC
DATE: JUNE 2022

BY: [blank]
REV. NO.: [blank]
DATE: [blank]
DESCRIPTION: [blank]

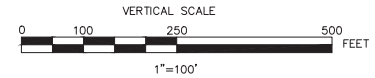
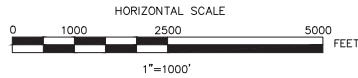
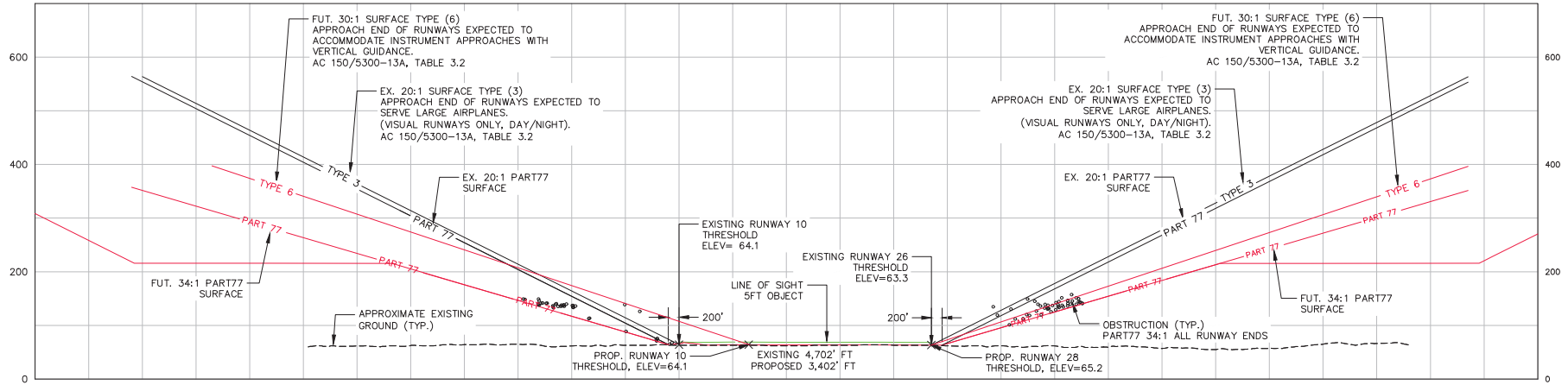
DO NOT SCALE DRAWING

SHEET TITLE: FUTURE FAR PART 77 AIRSPACE SURFACE

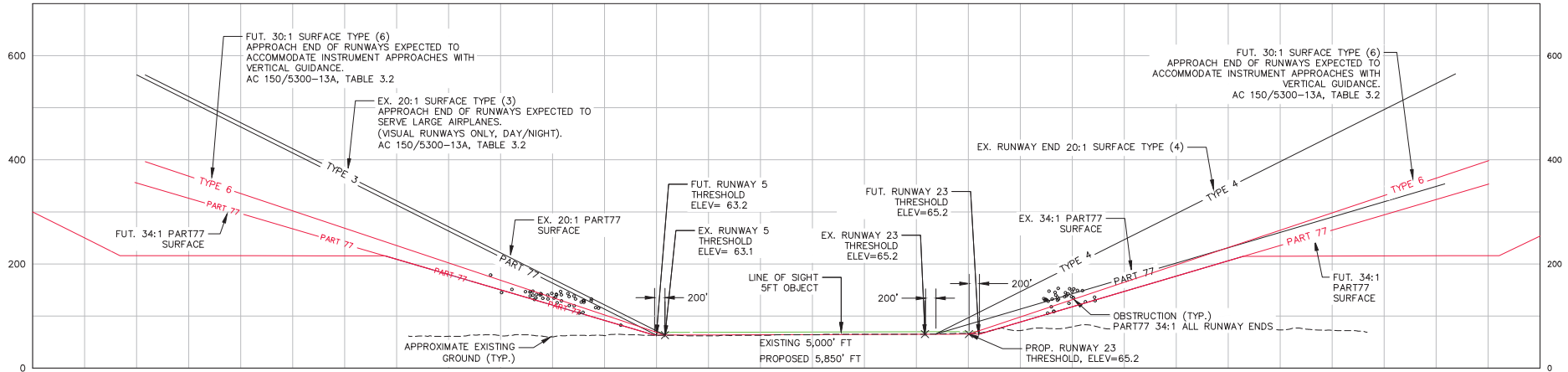
AIRPORT MASTER PLAN UPDATE
MARION COUNTY AIRPORT
MARION COUNTY, FLORIDA


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RUNWAY 10-28 APPROACH PROFILE



RUNWAY 5-23 APPROACH PROFILE



RW 5

RW 23

NOTE:
TRAVERSE ELEVATIONS ARE ACTUAL GROUND ELEVATIONS AND
REQUIRE ADJUSTMENTS: 23' FOR RAILWAYS, 17' FOR INTERSTATE,
15' FOR OTHER PUBLIC ROADS, AND 10' FOR PRIVATE ROADS.

PROJECT NO.	5-12-0147-204-2019
PROJ. NO.	887510
DRAWN:	JLC
CHECKED:	JMS
DATE:	JUNE 2022
BY:	
DESCRIPTION:	
REV. NO.	
DATE:	
SHEET	6 OF 10

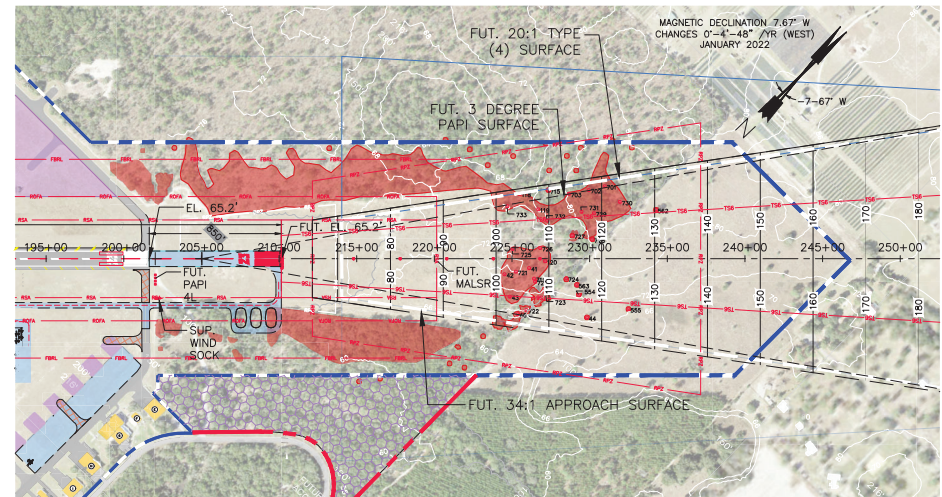
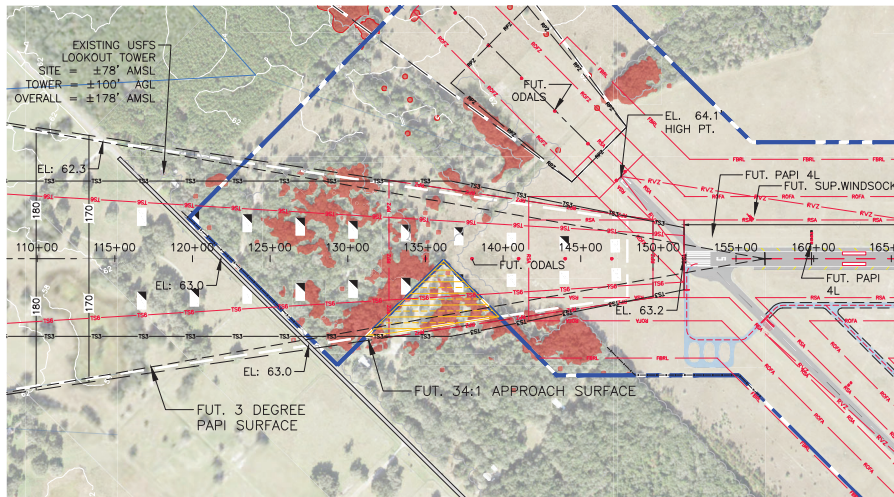
AIRPORT AIRSPACE PROFILES

AIRPORT MASTER PLAN UPDATE
MARION COUNTY AIRPORT
MARION COUNTY, FLORIDA

COUNTY, FLORIDA
AIRPORT
MARION COUNTY, FLORIDA

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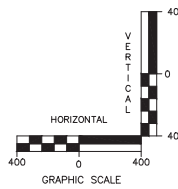


PI No.	Desc.	PI Elev.	Dist. Above Surf.	Surf. Elev.	Y	171201.00	ACTION
11	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
14	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
15	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
17	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
20	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
21	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
22	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
23	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
24	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
25	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
26	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
27	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
28	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
29	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
30	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
31	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
32	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
33	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
34	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
35	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
36	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
37	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
38	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
39	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
40	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
41	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
42	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
43	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
44	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
45	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
46	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
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51	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
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53	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
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55	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
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57	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
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59	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
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61	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
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63	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
64	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
65	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
66	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
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73	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
74	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
75	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
76	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
77	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
78	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
79	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
80	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
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91	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
92	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
93	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
94	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
95	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
96	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
97	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
98	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
99	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE
100	Tree	108.63	2.16	106.47	532664.73	171201.00	REMOVE

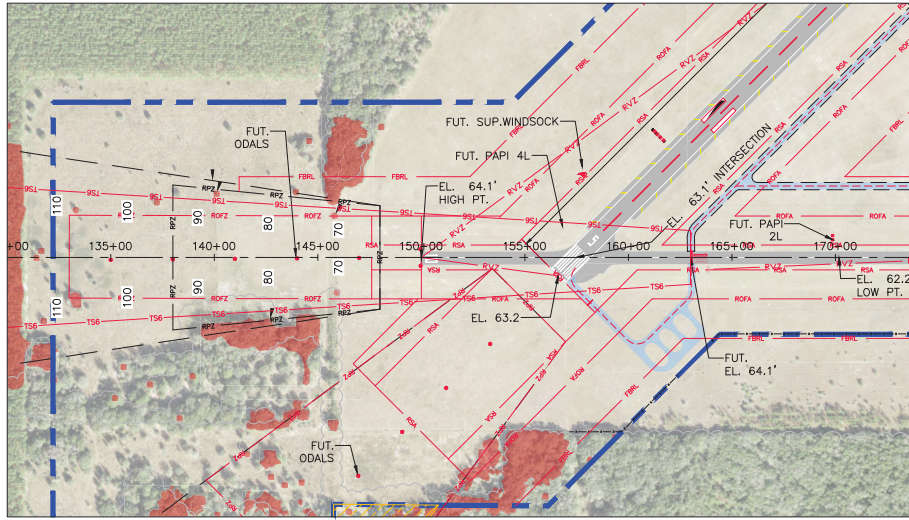
NOTES:

- ALL ELEVATIONS SHOWN IN HEIGHT ABOVE MEAN SEA LEVEL (NAVD 88) EXCEPT PENETRATION HEIGHTS WHICH ARE ABOVE APPROACH SLOPE OR TRANSITIONAL SURFACES.
- OBSTRUCTION DATA BASED ON FAA AERONAUTICAL SURVEY CONDUCTED BY GEOPRO CONSULTANTS, LLC. DATE 5/28/2020
- ALL LOCATIONS AND ELEVATIONS ARE "PLUS OR MINUS" AND ARE REPRESENTATIVE OF AVERAGE SITUATIONS ONLY.
- NUMEROUS SPECIES OF TREES EXIST WITHIN THE IMAGINARY SURFACES OF THE FUTURE RUNWAY ALIGNMENT. THOSE TREES SHOWN HEREON REPRESENT THE AVERAGE OF A GROUP OF TREES. NOT ALL TREES WERE LOCATED THAT MIGHT IMPACT THE IMAGINARY SURFACES. RATHER THE HEIGHTS OF DIFFERENT GROUPS WERE IDENTIFIED. ALL ON-AIRPORT VEGETATIVE PENETRATIONS SHOULD BE CLEARED AS REQUIRED.
- FUTURE RUNWAY SAFETY AREA (FRSA) = 500' WIDE AND 1,000' BEYOND RUNWAY ENDS.
- FUTURE RUNWAY PROTECTION ZONES (FRPZ) = 500' X 1,010' X 1,700' WITH VISUAL AND NOT LOWER THAN 1 MILE (RUNWAY 05 END) AND 1,000' X 1,750' X 2,500' WITH RUNWAY 3/4 MILE (RUNWAY 05 END).
- NPI = NON-PRECISION INSTRUMENT AND PI = PRECISION INSTRUMENT.

ITEM	EXISTING	FUTURE
AIRPORT PROPERTY LINE	---	---
BUILDINGS	---	---
EDGE OF PAVEMENT	N/A	---
GROUND CONTOURS	so	N/A
PENETRATION TO PART 77 APPROACH ONLY	101	---



Runway 23 34c1P177 APPROACH ONLY							
PI No.	Desc.	PI Elev.	Dist. Above Surf	Surf Elev	Y	X	ACTION
41	Tree	108.63	2.16	106.47	532664.73	171231.99	REMOVE
42	Tree	133.07	31.51	111.56	532670.95	172304.86	REMOVE
43	Tree	126.21	26.47	104.74	532676.95	172304.86	REMOVE
44	Tree	136.89	37.85	117.16	532684.77	172315.15	REMOVE
45	Tree	136.89	37.85	117.16	532684.77	172315.15	REMOVE
46	Tree	147.69	49.25	124.44	532676.92	172347.89	REMOVE
118	Tree	136.77	35.35	109.42	532684.73	172315.15	REMOVE
120	Tree	136.77	35.35	109.42	532684.73	172315.15	REMOVE
250	Tree	132.05	3.02	120.03	532693.30	172344.85	REMOVE
251	Tree	132.05	3.02	120.03	532693.30	172344.85	REMOVE
255	Tree	142.75	26.35	120.21	532746.94	172318.38	REMOVE
256	Tree	142.75	26.35	120.21	532746.94	172318.38	REMOVE
260	Tree	148.95	28.42	123.53	532634.54	172368.20	REMOVE
261	Tree	148.95	28.42	123.53	532634.54	172368.20	REMOVE
263	Tree	144.70	30.97	120.85	532632.42	172372.44	REMOVE
718	Tree	108.63	1.77	106.47	532664.73	171231.99	REMOVE
719	Tree	108.63	1.77	106.47	532664.73	171231.99	REMOVE
720	Tree	108.63	1.77	106.47	532664.73	171231.99	REMOVE
721	Tree	108.63	1.77	106.47	532664.73	171231.99	REMOVE
722	Tree	108.63	1.77	106.47	532664.73	171231.99	REMOVE
723	Tree	130.17	20.87	109.30	532641.88	172314.69	REMOVE
724	Tree	130.17	20.87	109.30	532641.88	172314.69	REMOVE
725	Tree	130.81	21.72	110.09	532652.93	172314.69	REMOVE
726	Tree	130.81	21.72	110.09	532652.93	172314.69	REMOVE
727	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
728	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
729	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
730	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
731	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
732	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
733	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
734	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
735	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
736	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
737	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
738	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
739	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
740	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
741	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
742	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
743	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
744	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
745	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
746	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
747	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
748	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
749	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
750	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
751	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
752	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
753	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
754	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
755	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
756	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
757	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
758	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
759	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
760	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
761	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
762	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
763	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
764	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
765	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
766	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
767	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
768	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
769	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
770	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
771	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
772	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
773	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
774	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
775	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
776	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
777	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
778	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
779	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
780	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
781	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
782	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
783	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
784	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
785	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
786	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
787	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
788	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
789	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
790	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
791	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
792	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
793	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
794	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
795	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
796	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
797	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
798	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
799	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE
800	Tree	130.03	24.80	111.41	532658.96	172320.04	REMOVE

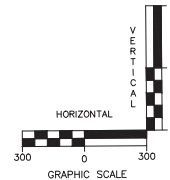


PI No	Desc	PI Elev	Dist Above Surf	Surf Elev	X	Y	ACTION
1	Tree	88.44	1.11	87.33	532462.37	1718406.97	REMOVE
249	Tree	75.46	1.34	70.12	533042.42	1717936.00	REMOVE
250	Tree	71.02	0.44	70.58	533030.91	1718297.53	REMOVE
251	Tree	73.77	2.86	70.91	533020.58	1717950.95	REMOVE
294	Tree	138.75	1.40	135.35	533026.95	1718046.22	REMOVE
295	Tree	145.55	10.59	134.96	530638.04	1717749.84	REMOVE
393	Tree	125.88	46.22	79.76	532715.17	1717793.03	REMOVE
395	Tree	138.60	50.56	88.04	533432.99	1717738.35	REMOVE
405	Tree	136.92	20.53	116.39	531488.96	1717716.73	REMOVE
425	Tree	159.56	19.57	139.99	531346.71	1717739.56	REMOVE
429	Tree	148.74	13.49	135.25	530827.47	1717661.56	REMOVE
436	Tree	135.88	20.85	115.03	531519.94	1718345.63	REMOVE
437	Tree	136.81	20.07	116.74	531461.12	1718270.46	REMOVE
438	Tree	133.45	17.01	116.44	531469.04	1717952.64	REMOVE
439	Tree	133.09	16.34	116.35	531477.90	1717923.02	REMOVE
656	Tree	134.52	16.10	118.42	531474.12	1718643.01	REMOVE

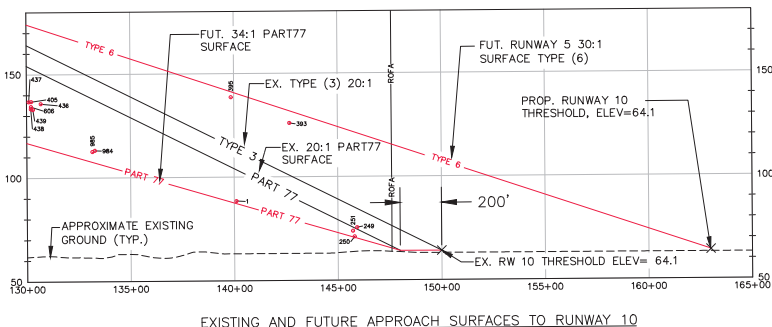
NOTES:

- ALL ELEVATIONS SHOWN IN HEIGHT ABOVE MEAN SEA LEVEL (NAVD 88) EXCEPT PENETRATION HEIGHTS WHICH ARE ABOVE APPROACH SLOPE OR TRANSITIONAL SURFACES.
- OBSTRUCTION DATA BASED ON FAA AOB AERONAUTICAL SURVEY CONDUCTED BY GEOPRO CONSULTANTS, LLC, DATE 5/28/2020
- OBSTACLE LOCATIONS AND THEIR RESPECTIVE ELEVATIONS WERE OBTAINED BY FIELD OBSERVATIONS. ALL LOCATIONS AND ELEVATIONS ARE "PLUS OR MINUS" AND ARE REPRESENTATIVE OF AVERAGE SITUATIONS ONLY.
- NUMEROUS SPECIES OF TREES EXIST WITHIN THE IMAGINARY SURFACES OF THE FUTURE RUNWAY ALIGNMENT. THOSE TREES SHOWN HEREON REPRESENT THE AVERAGE OF A GROUP OF TREES. NOT ALL TREES WERE LOCATED THAT MIGHT IMPACT THE IMAGINARY SURFACES, RATHER THE HEIGHTS OF DIFFERENT GROUPS WERE IDENTIFIED. ALL ON-AIRPORT VEGETATIVE PENETRATIONS SHOULD BE CLEARED AS REQUIRED.
- FUTURE RUNWAY SAFETY AREA (RSA) = 120' WIDE AND 240' BEYOND RUNWAY ENDS.
- FUTURE RUNWAY PROTECTION ZONES (FRPZ) = 500' X 700' X 1,000' WITH VISUAL AND NOT LOWER THAN 1 MILE (BOTH ENDS).
- NPI = NON-PRECISION INSTRUMENT.

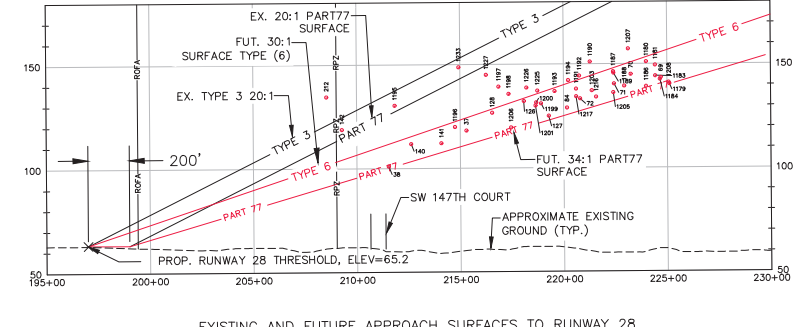
ITEM	EXISTING	FUTURE
AIRPORT PROPERTY LINE		
BUILDINGS		
EDGE OF PAVEMENT	N/A	
GROUND CONTOURS		N/A
PENETRATION TO PART 77 APPROACH ONLY		



PI No	Desc	PI Elev	Dist Above Surf	Surf Elev	X	Y	ACTION
41	Tree	132.35	26.08	106.27	539051.81	1721181.99	REMOVE
42	Tree	133.07	11.51	121.56	539170.85	1721364.86	REMOVE
43	Tree	132.01	29.47	102.54	539496.15	1722962.83	REMOVE
44	Tree	138.07	19.66	118.40	539441.72	1721313.99	REMOVE
45	Tree	138.37	24.35	104.02	539611.09	1721917.24	REMOVE
110	Tree	147.09	43.55	103.54	539576.72	1721474.89	REMOVE
119	Tree	145.59	37.35	108.24	539212.03	1721480.09	REMOVE
120	Tree	147.07	26.82	120.24	539477.89	1721474.89	REMOVE
354	Tree	134.07	8.37	125.70	539686.28	1721528.23	REMOVE
355	Tree	127.05	2.02	125.03	540097.20	1721441.65	REMOVE
365	Tree	155.85	5.85	150.00	539774.80	1721653.07	REMOVE
366	Tree	142.13	26.92	115.21	539749.94	1721318.38	REMOVE
701	Tree	148.95	28.42	120.53	539475.44	1721888.25	REMOVE
702	Tree	147.45	25.74	117.71	539376.75	1721888.48	REMOVE
703	Tree	144.70	30.97	113.73	539502.42	1721515.40	REMOVE
715	Tree	132.23	22.38	108.85	539192.80	1721624.74	REMOVE
716	Tree	108.91	1.77	107.14	539576.72	1721474.89	REMOVE
720	Tree	108.69	1.35	107.34	539545.36	1721145.13	REMOVE
721	Tree	109.17	1.57	107.60	539411.42	1721155.40	REMOVE
722	Tree	117.56	11.86	105.70	539631.19	1722976.17	REMOVE
723	Tree	130.17	21.87	108.30	539411.42	1721141.65	REMOVE
724	Tree	136.58	21.73	113.25	539479.08	1721301.46	REMOVE
725	Tree	130.81	27.72	103.09	539293.25	1721194.30	REMOVE
726	Tree	138.72	31.41	107.31	539166.40	1721312.25	REMOVE
727	Tree	139.03	24.60	114.43	539207.28	1721526.04	REMOVE
728	Tree	135.59	16.80	118.79	539416.28	1721958.14	REMOVE
729	Tree	132.01	33.51	118.50	539456.21	1721726.11	REMOVE
730	Tree	148.51	29.13	124.38	539572.85	1721888.48	REMOVE
731	Tree	152.12	35.97	116.15	539442.17	1721976.58	REMOVE
732	Tree	152.84	43.77	109.07	539325.51	1721488.87	REMOVE
733	Tree	130.44	28.36	102.08	539076.70	1721366.24	REMOVE



EXISTING AND FUTURE APPROACH SURFACES TO RUNWAY 10



EXISTING AND FUTURE APPROACH SURFACES TO RUNWAY 28

BY: JLC
PROJECT NO.: 1877510
DESIGN: JLC
CHECKED: JLC
DATE: JUNE 2022

REV. NO. DESCRIPTION

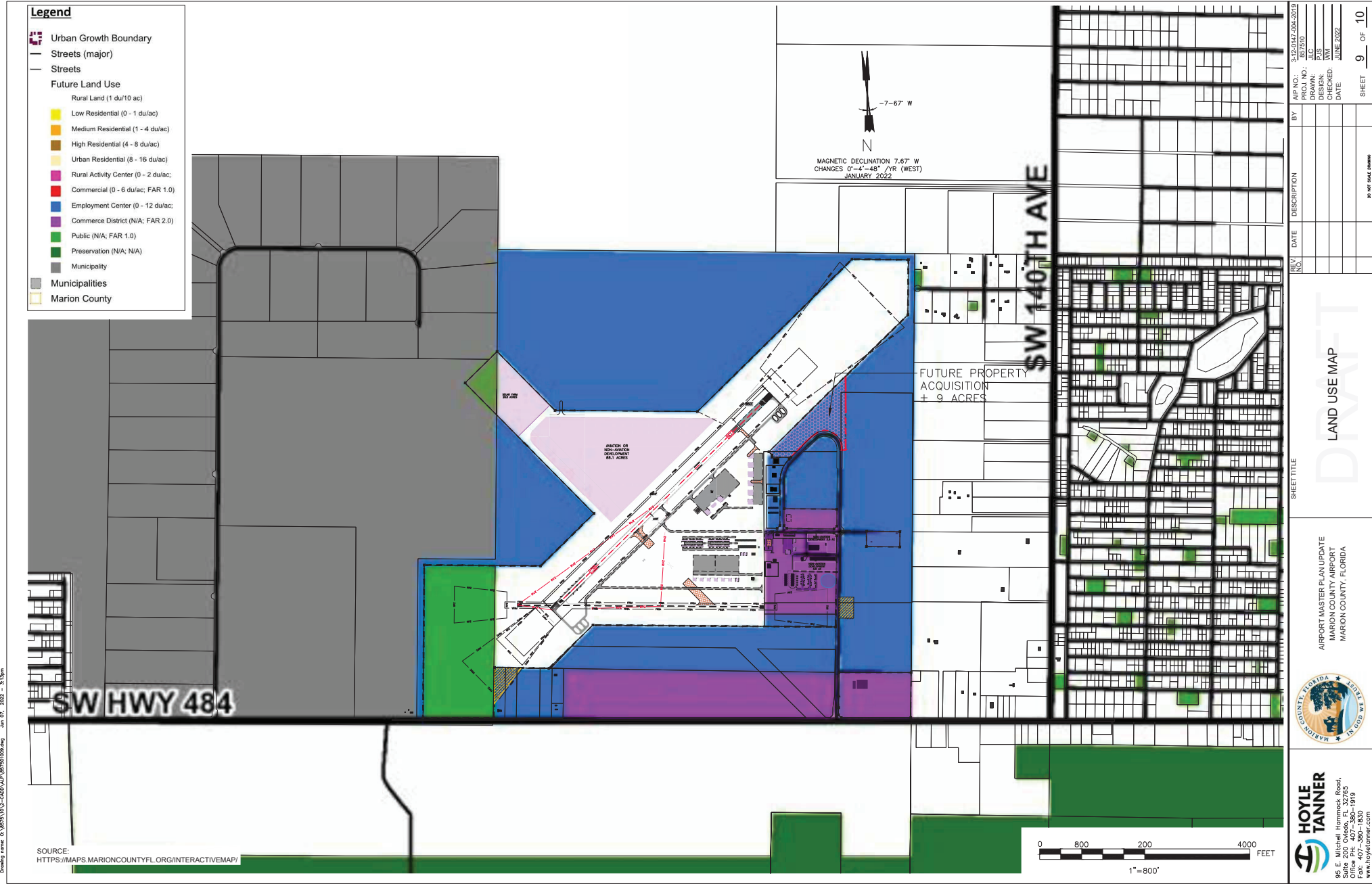
SHEET 8 OF 10

DO NOT SCALE DRAWING

RUNWAY 10-28 INNER PORTION OF APPROACH SURFACE PLAN

AIRPORT MASTER PLAN UPDATE
MARION COUNTY AIRPORT
MARION COUNTY, FLORIDA

HOYLE TANNER
95 E. Mitchell Homestead Road
Suite 200 Ocala, FL 32765
Office PH: 352-1800
Fax: 352-1800
www.hoyletanner.com



DUNNELLON AIRPORT SUBDIVISION

LOCATED IN SECTIONS 25, 26, 34, 35 AND 36, TOWNSHIP 16 SOUTH, RANGE 19 EAST
MARION COUNTY, FLORIDA

*** ALL TRACTS CONVEYED
TO ANTICIPICO LLC.
O.R. 3799 PG. 401
6-1-06**



DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTIONS 25, 26, 35 AND 36, TOWNSHIP 16 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 26, THENCE S89°26'47"E, ALONG THE NORTH LINE OF SAID SECTION 26, 2646.60 FEET, TO THE NORTH 1/4 CORNER OF SAID SECTION 26; THENCE CONTINUE ALONG SAID NORTH LINE S89°27'06", 2646.62 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S89°25'37"E, ALONG THE NORTH LINE OF SAID SECTION 25, 2645.38 FEET, TO THE NORTH 1/4 CORNER OF SECTION 25; THENCE S00°30'16"W, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 25, 5296.91 FEET, TO THE SOUTH 1/4 CORNER OF SAID SECTION 25; THENCE S00°30'38"W, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 36, 2680.92 FEET; THENCE N89°26'57"W, 1368.45 FEET; THENCE S00°41'16"W, 149.04 FEET; THENCE S00°45'32"W, 219.46 FEET; THENCE S00°41'16"W, 138.23 FEET; THENCE S44°37'51"E, 70.32 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 484; THENCE N89°57'01"W, ALONG SAID RIGHT-OF-WAY LINE, 304.82 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°26'57"W, 38.01 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°57'01"W, 300.01 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE S89°51'31"W, 300.01 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°45'34"W, 300.01 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°57'01"W, 600.02 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°57'15"W, 300.01 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°51'17"W, 300.01 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°57'01"W, 2100.07 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE S89°08'26"W, 300.18 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°02'28"W, 300.18 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°57'01"W, 146.51 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE S70°24'56"W, 5.88 FEET, TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE N00°53'39"E, ALONG THE SAID EAST LINE, 928.50 FEET, TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35; THENCE N89°08'00"W, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, 280.85 FEET; THENCE N45°25'32"E, 1172.59 FEET; THENCE S89°34'29"E, 4621.28 FEET; THENCE N00°38'15"E, 1735.63 FEET; THENCE N44°22'14"W, 70.71 FEET; THENCE N89°23'45"W, 1082.20 FEET; THENCE N00°31'47"E, 80.00 FEET; THENCE N45°31'00"E, 70.60 FEET; THENCE N00°25'44"E, 867.23 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF 560.87 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 444.88 FEET, THROUGH A CENTRAL ANGLE OF 45°26'42" AND HAVING A CHORD BEARING AND DISTANCE OF N23°09'05"E, 433.29 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE N45°27'06"E, 50.01 FEET; THENCE N89°30'08"W, 360.80 FEET; THENCE N00°25'13"E, 42.25 FEET; THENCE N44°42'14"W, 87.33 FEET; THENCE N45°25'32"E, 3715.16 FEET; THENCE N00°30'16"W, 1046.10 FEET; THENCE N89°25'37"E, 1073.91 FEET; THENCE S45°25'32"W, 4129.78 FEET; THENCE N89°32'57"W, 2709.50 FEET; THENCE N44°34'54"W, 1573.57 FEET, TO THE WEST LINE OF SAID SECTION 26; THENCE N00°22'00"E, ALONG SAID WEST LINE, 1941.38 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

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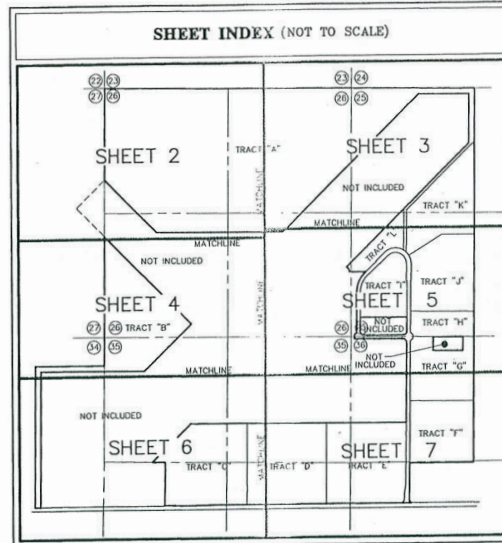
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AND:

A PARCEL OF LAND LYING WITHIN SECTIONS 26, 34 AND 35, TOWNSHIP 16 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 26, THENCE N00°27'12"E, ALONG THE WEST LINE OF SAID SECTION 26, 2154.51 FEET; THENCE S44°34'54"E, 2637.27 FEET; THENCE S45°25'32"E, 1420.44 FEET; THENCE N89°35'03"W, 2216.84 FEET; THENCE S00°28'44"W, 2907.62 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 484; THENCE S89°35'03"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 120.01 FEET; THENCE N00°28'44"E, 3029.40 FEET; THENCE S89°35'03"E, 1474.88 FEET, TO THE WEST LINE OF SAID SECTION 35; THENCE N00°26'47"E, ALONG SAID WEST LINE, 594.64 FEET, TO THE POINT OF BEGINNING.

SHEET INDEX (NOT TO SCALE)



DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION

IN WITNESS WHEREOF, SAID MARION COUNTY HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS AND ATTESTED TO BY THE CLERK OF THE CIRCUIT COURT IN ITS NAME, AND ITS SEAL, TO BE HEREUNTO AFFIXED ON THIS DAY OF 2003, ALL BY AND WITH THE AUTHORITY OF THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS.

MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST: *David R. Elspertmann*
CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF MARION

BY: *Parnell Townley*
CHAIRMAN OF THE BOARD
COUNTY COMMISSIONERS

BEFORE ME, THIS DAY PERSONALLY APPEARED PARNELL TOWNLEY, AS CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS, AND DAVID R. ELSPERTMANN, AS CLERK OF THE CIRCUIT COURT OF MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT THEY DID SO AS OFFICERS OF SAID COUNTY, ALL BY AND WITH THE AUTHORITY OF THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS.

STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES

ATTEST:

PRINTED NAME:

TITLE:

STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES

BY:

PRINTED NAME:

TITLE:

ASSESSMENT NOTIFICATION

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

COMMISSIONER'S APPROVAL

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

ATTEST: *David R. Elspertmann*
CLERK OF THE CIRCUIT COURT

BY: *Parnell Townley*
CHAIRMAN OF THE BOARD
COUNTY COMMISSIONERS

CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID PLAT WAS FILED FOR RECORD IN PLAT BOOK 71, PAGES 107 THROUGH 113 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AT 9:30 A.M. ON THE 14TH DAY OF MAY, 2003.

ATTEST: *David R. Elspertmann*
CLERK OF THE CIRCUIT COURT

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF DUNNELLON AIRPORT SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN WERE IN PLACE ON THE 12TH DAY OF FEBRUARY, 2003, AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND CHAPTER 61C17-6, FLORIDA ADMINISTRATIVE CODE.

DATE: 3-24-03

BY: *Lawrence E. Blund*
LAWRENCE E. BLUND
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 4034

PREPARED BY:
Berryman & Henigar
Berryman & Henigar, Inc.
114 S.W. 4TH AVENUE, SUITE 400
OCALA, FLORIDA 34474-3120 (352) 368-5055
(L.R. 6892)

APPROVAL OF COUNTY OFFICIALS

BY: *David P. Danner*
ADMINISTRATION DEPT.
PLANNING DEPT.

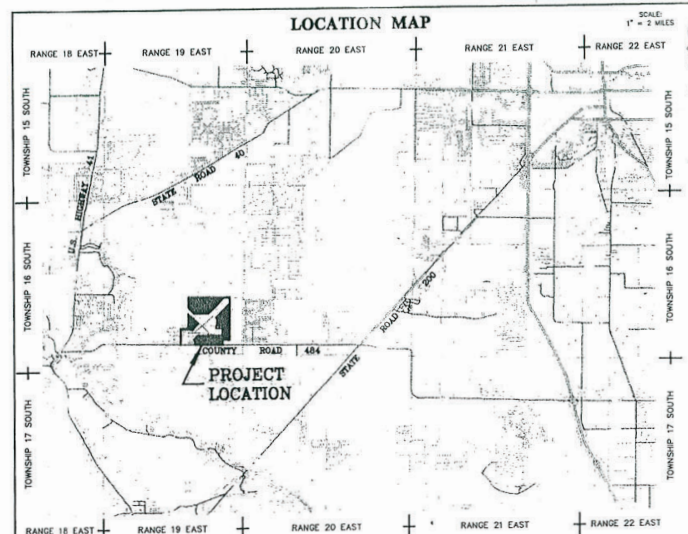
BY: *David P. Danner*
SURVEYOR

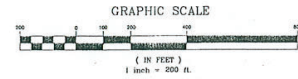
BY: *David P. Danner*
ENGINEERING DEPT.

BY: *David P. Danner*
PLANNING DEPT.

BY: *David P. Danner*
SURVEYOR

BY: *David P. Danner*
ENGINEERING DEPT.



DUNNELTON AIRPORT SUBDIVISIONLOCATED IN SECTIONS 25, 26, 34, 35 AND 36, TOWNSHIP 16 SOUTH, RANGE 19 EAST
MARION COUNTY, FLORIDA

NOT PLATTED

NOT PLATTED

FOUND 8" OCTAGONAL
CONCRETE MONUMENT WITH
BRASS CAP MARKED
"MARION COUNTY SECTION
SURVEY 1934, SEC. 22,
SEC. 23, SEC. 26, SEC. 27"

P.O.B.
NORTHWEST CORNER OF
SEC. 28-T165-R19E
P.O.C.
FIRST & SECOND
EXCEPTION

NORTH 1/4 CORNER OF
SEC. 26-T165-R19E

* TRACT "A" CONVEYED
TO ANTICPO LLC
O.R. 3799 Pg. 401
6-1-06

* TRACT "A"
369.77 ACRES

NOT A PART OF THIS PLAT
NOT PLATTED

MATCHLINE - SEE SHEET 4 OF 7

MATCHLINE - SEE SHEET 3 OF 7

MATCHLINE - SEE SHEET 3 OF 7
MATCHLINE - SEE SHEET 5 OF 7**NOTES:**

- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT CONTAINS 12 TRACTS, 1.71 MILES OF ROADS AND 887.92 ACRES, MORE OR LESS.
- THIS SUBDIVISION IS CLASSIFIED AS A "MAJOR DEVELOPMENT" WITH PUBLIC ROADS, AS DEFINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
- BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE (0902), ON THE NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT OF 1999) AS DETERMINED FROM TIES TO HORIZONTAL CONTROL STATIONS "DUNNELLON CIL 0", "DUNNPORT", "DUNNPORT A2 MK" AND "VOBS" AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), DATED JANUARY 19, 1983, THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "C", AN AREA OF MINIMAL FLOODING, LOCATED ON COMMUNITY PANEL NUMBERS 120160-0610-B, 120160-0620-B, 120160-0640-B AND 120160-0650-B.
- THIS PROJECT SHALL BE SERVED BY A CENTRAL WATER SYSTEM OWNED AND OPERATED BY MARION COUNTY.
- ROADWAYS AND DRAINAGE SYSTEM ARE CURRENTLY EXISTING AND APPEAR TO BE IN ACCORDANCE WITH THE PLANS OF "DUNNELLON AIRPORT ROADS", MARION COUNTY PROJECT NUMBER PY-96/97-42,700-C.
- AS EACH TRACT IS SUBSEQUENTLY DEVELOPED, ALL COUNTY DEVELOPMENT REQUIREMENTS IN EFFECT AT THAT TIME SHALL BE MET BY THE SUBSEQUENT DEVELOPER THEREOF. THESE REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO ENVIRONMENTAL ASSESSMENT, TRAFFIC STUDIES, TREE PRESERVATION AND SIDEWALKS.
- THIS PROPOSED SUBDIVISION HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, PLATTING, SITE/DRAINAGE PLAN REVIEW AND/OR BUILDING PERMIT REVIEW.
- UTILITY EASEMENTS ARE SHOWN BY DASHED LINES ON THE ATTACHED PLAT. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS. SAID EASEMENTS SHALL ALSO SERVE AS EASEMENTS FOR CABLE TELEVISION INSTALLATION.
- NO LOT OR TRACT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR TRACTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, WHICH COMPLIES WITH THE PROVISIONS OF THE MARION COUNTY LAND DEVELOPMENT CODE. VIOLATIONS OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY. SEE ALSO NOTE #8 ABOVE.
- THE FUTURE ROADWAY EASEMENTS IDENTIFIED HEREON ARE EASEMENTS RETAINED BY MARION COUNTY, FLORIDA, FOR FUTURE ROADWAY CONSTRUCTION AND UTILITIES. CONSTRUCTION OF A ROADWAY THEREON SHALL BE AT THE DISCRETION OF MARION COUNTY. THE FUTURE ROADWAY EASEMENTS ARE NOT SUBJECT TO THE PUBLIC ROADWAY DEDICATION CONTAINED HEREIN. MARION COUNTY MAY ALSO, FROM TIME TO TIME, AUTHORIZED USE OF THESE EASEMENTS BY THE VARIOUS UTILITIES SERVING THE SUBDIVISION.
- A UTILITY EASEMENT 10.00 FEET IN WIDTH IS RETAINED BY MARION COUNTY ADJACENT TO THE BOUNDARY LINE OF ALL TRACTS. MARION COUNTY MAY, FROM TIME TO TIME, AUTHORIZE, USE OF THESE EASEMENTS BY THE VARIOUS UTILITIES SERVING THE SUBDIVISION.
- WAVERS FOR THE FOLLOWING SECTIONS OF THE MARION COUNTY LAND DEVELOPMENT CODE HAVE BEEN GRANTED FOR THIS PROJECT:
8.2.5.A(2)(B) - SECTION LINE & QUARTER SECTION LINE ROW.
8.2.5.A(4) - BLOCK LENGTH.
8.2.5.A(5) - BLOCK CORNER RADI.
8.2.5.A(13) - CENTERLINE RADI.
8.2.5.A(14) - ACCESS TO ADJACENT UNPLATTED LANDS.
9.2.A.10 - EXISTING TOPOGRAPHIC SURVEY.

STATE PLANE COORDINATE TABLE						
POINT	LATITUDE	LONGITUDE	NORTHING	EASTING	CONVERGENCE	SCALE
47	29°04'10.61998"N	82°22'54.85894"W	1721860.558'	534167.650'	-02°11'08.0"	0.99995823
123	29°04'22.78902"N	82°23'02.31361"W	1721856.395'	533907.662'	-02°11'14.2"	0.99995854
124	29°04'40.81878"N	82°22'52.36350"W	1721849.891'	534398.788'	-02°11'07.0"	0.99995817
138	29°04'16.15028"N	82°23'01.10103"W	1722360.948'	533615.388'	-02°11'11.1"	0.99995839
139	29°04'10.55368"N	82°23'36.58010"W	1721789.300'	532622.354'	-02°11'30.8"	0.99995786
1000	29°04'15.24797"N	82°23'14.16776"W	1722352.771'	534455.771'	-02°11'17.4"	0.99995872
3000	29°04'09.73902"N	82°23'07.39771"W	1721715.197'	533054.535'	-02°11'14.1"	0.99995855
3001	29°04'21.67810"N	82°23'02.34801"W	1722921.097'	533052.886'	-02°11'14.1"	0.99995854
3002	29°04'40.90025"N	82°23'02.27681"W	1724862.674'	533075.500'	-02°11'14.2"	0.99995854
3004	29°04'40.73235"N	82°22'32.44880"W	1724837.108'	535722.025'	-02°10'59.7"	0.99995780
3042	29°04'14.63764"N	82°23'07.37042"W	1722209.976'	533058.574'	-02°11'14.1"	0.99995854

NOTE: SEE SHEET 3 FOR LEGEND.

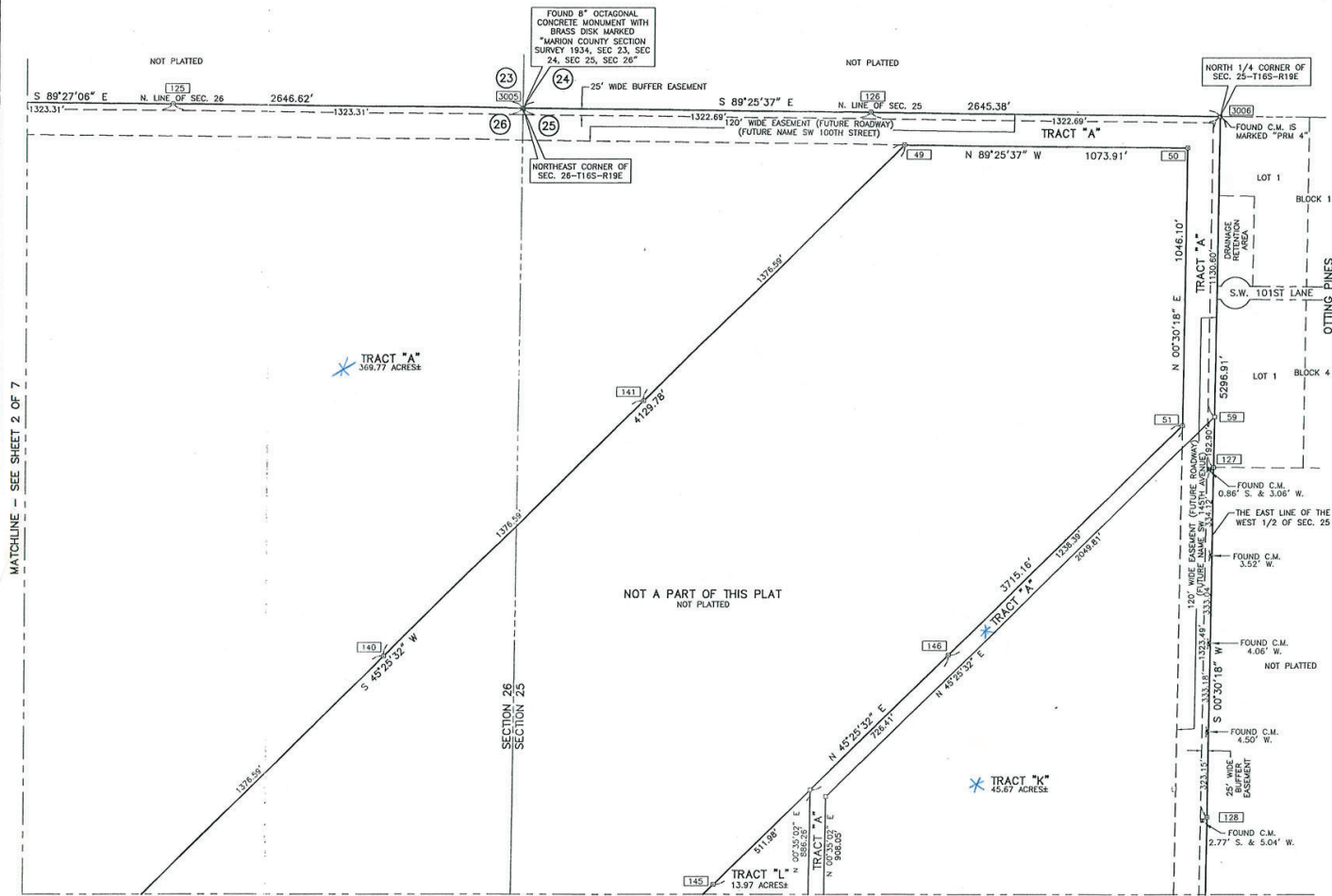
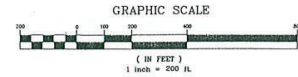
LAWRENCE E. BLAND
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STATE OF FLORIDA

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ATTACHMENT H

PLAT BOOK 7, PAGE 109
SHEET 3 OF 7 SHEETS

DUNNELLON AIRPORT SUBDIVISION LOCATED IN SECTIONS 25, 26, 34, 35 AND 36, TOWNSHIP 16 SOUTH, RANGE 19 EAST MARION COUNTY, FLORIDA



* TRACT "A, K" CONVEYED
TO ANTICIPLO LLC,
O.R. 3799 PG. 401
6-1-06 RETAINED ESMT

LEGEND	
●	FOUND 8" OCTAGONAL C.M. WITH BRASS DISK MARKED AS NOTED.
■	FOUND 4"x4" C.M. WITH DISK MARKED "RW SKYDOL RLS#282"
■	FOUND 4"x4" C.M. WITH DISK MARKED "MARION ENGINEERING & ASSOC. INC., Ocala, FL"
■	FOUND 4"x4" C.M. (NO IDENTIFICATION)
■	FOUND 4"x4" C.M. WITH DISK MARKED "W.C. MELVIN & ASSOC. RLS#1918"
■	FOUND 4"x4" C.M. WITH DISK MARKED "RLS 3479"
○	SET 4"x4" C.M. "LBJ#895"
○	SET 4"x4" C.M. W/ DISK MARKED "P.R.M. LBJ#895"
○	SET NAIL & DISK "P.C.P. LBJ#895"
○	SET NAIL & DISK "P.C.P. LBJ#895"
○	FOUND NAIL & DISK "P.C.P."
○	FOUND NAIL & DISK "P.C.P. MARION COUNTY"
○	FOUND 5"x5" C.M. (NO ID IDENTIFICATION)
○	FOUND 4"x4" C.M. WITH DISK MARKED "LBJ#2030"
○	FOUND 4"x4" C.M. WITH DISK MARKED "MARION COUNTY"
○	FOUND 5/8" IRON ROD & CAP MARKED "MARION COUNTY SURVEY POINT"
○	FOUND 5/8" IRON ROD & ALUMINUM CAP MARKED "RW SKYDOL RLS#2628"
○	INDICATES EXISTING PERMANENT CONTROL POINT
①	SECTION IDENTIFICATION
±	INDICATES PLUS OR MINUS
TIP.	INDICATES TYPICAL
C & C/L	INDICATES CENTERLINE
SEC.	INDICATES SECTION
F.B./P.C.	INDICATES FIELD BOOK AND PAGE
P.O.B.	INDICATES POINT OF BEGINNING
P.O.C.	INDICATES POINT OF COMMENCEMENT
R/W	INDICATES RIGHT-OF-WAY
P.E.	PROFESSIONAL ENGINEER
P.S.M.	INDICATES PROFESSIONAL SURVEYOR & MAPPER
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
PC	POINT OF CURVATURE
PT	POINT OF INTERSECTION
T.	TOWNSHIP
RANGE	RANGE
PRM	PERMANENT REFERENCE MONUMENT
POP	PERMANENT CONTROL POINT
LB	INDICATES LOCKED BUSINESS
CT	COORDINATE CONTROL POINT

NOTE: SEE SHEET 2 FOR NOTES.

STATE PLANE COORDINATE TABLE						
POINT	LATITUDE	LONGITUDE	EASTING	CONVERGENCE	SCALE FACTOR	
49	29°04'39.27739"N	82°21'51.27231"W	1724677.28610	539818.86560	-00°10'37.27633	0.999956690
50	29°04'39.20375"N	82°21'39.16950"W	1724666.52520	540892.71950	-00°10'31.30386	0.999956405
51	29°04'39.04711"N	82°21'39.23317"W	1723620.44460	54083.35010	-00°10'31.36960	0.999956407
52	29°04'35.15226"N	82°21'54.96234"W	1722241.50480	539483.90110	-00°10'38.93530	0.999956779
59	29°04'29.19037"N	82°21'37.88265"W	1723654.76790	541003.80810	-00°10'30.71337	0.999956375
125	29°04'40.64864"N	82°22'22.53619"W	1724834.44310	537045.27200	-00°10'52.47866	0.999957438
126	29°04'40.47423"N	82°21'52.71506"W	1724798.54960	539691.14510	-00°10'37.98461	0.999956724
127	29°04'27.89084"N	82°21'37.89516"W	1723461.87810	541002.10830	-00°10'30.70895	0.999956376
128	29°04'14.17774"N	82°21'37.80099"W	1722138.43570	540960.44550	-00°10'30.67860	0.999956379
140	29°04'20.08665"N	82°22'13.30684"W	1722744.98400	53785.766120	-00°10'47.87689	0.999957217
141	29°04'29.68215"N	82°22'02.28986"W	1723711.12510	539838.26340	-00°10'42.57720	0.999956952
145	29°04'11.58362"N	82°21'59.05972"W	1721882.18120	539115.18920	-00°10'40.80630	0.999956872
146	29°04'20.21547"N	82°21'49.14874"W	1722751.32290	540001.35020	-00°10'36.13852	0.999956641
3005	29°04'40.58447"N	82°22'07.62258"W	1724811.77870	539368.51910	-00°10'45.22995	0.999957079
3006	29°04'40.38353"N	82°21'37.86933"W	1724785.20250	541010.377160	-00°10'30.73925	0.999956373

LAWRENCE E. BRAND
PROFESSIONAL SURVEYOR & MAPPER # 4834
STATE OF FLORIDA

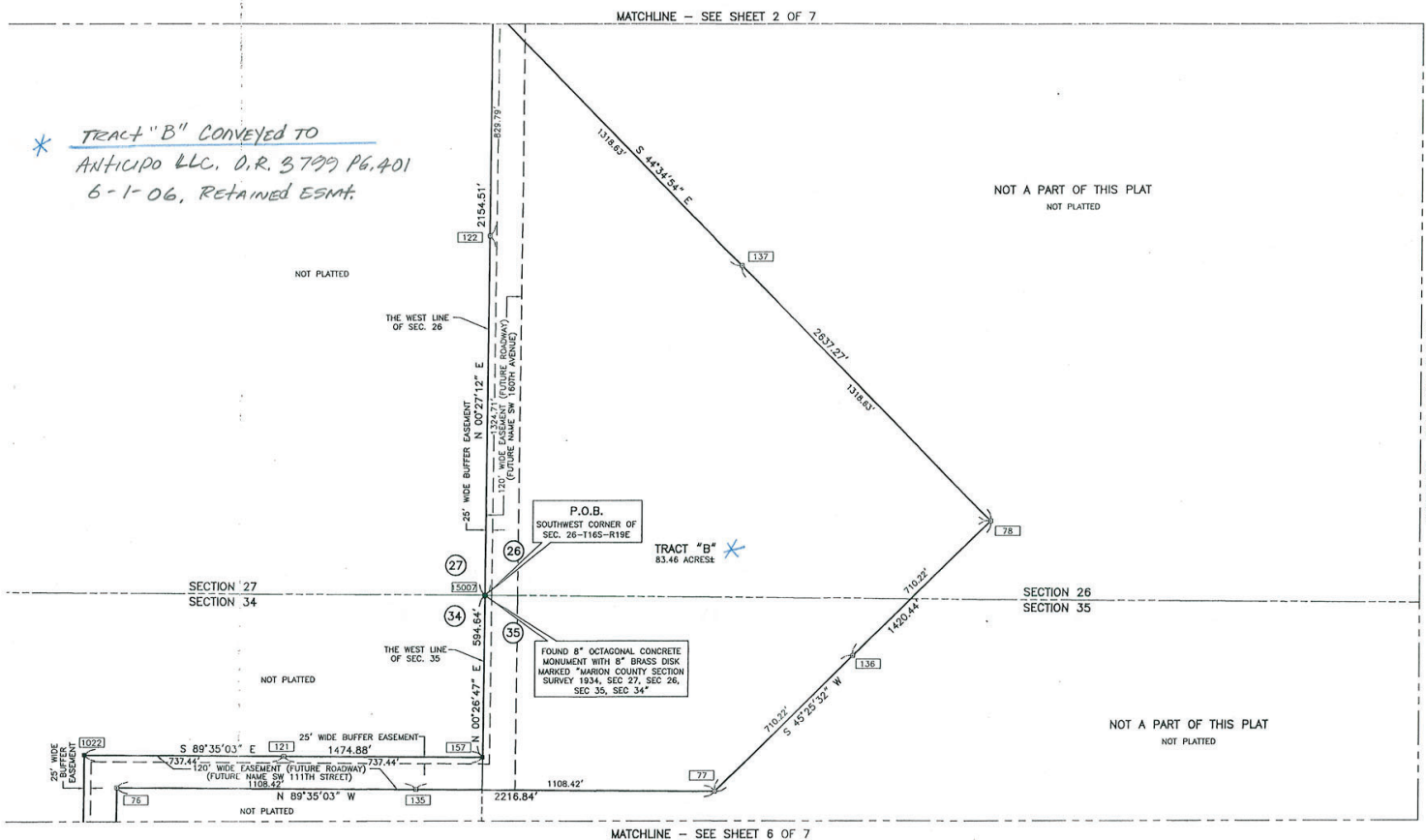
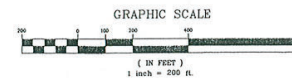
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LICENSED BUSINESS 6885

ATTACHMENT H

PLAT BOOK 7, PAGE 110
SHEET 4 OF 7 SHEETS

DUNNELLON AIRPORT SUBDIVISION

LOCATED IN SECTIONS 25, 26, 34, 35 AND 36, TOWNSHIP 16 SOUTH, RANGE 19 EAST
MARION COUNTY, FLORIDA



POINT	LATITUDE	LONGITUDE	NORTHING	EASTING	CONVERGENCE	SCALE FACTOR
46	29°04'09.73780"N	82°23'07.39632"W	1721215.07200	533044.65780	-00°11'14.09862	0.999958546
47	29°04'10.61998"N	82°22'54.85694"W	1721800.55760	534187.64970	-00°11'08.01211	0.999958233
76	29°03'41.38571"N	82°23'22.81266"W	1718855.84780	531677.20050	-00°11'21.42170	0.999958937
77	29°03'41.29827"N	82°22'57.83169"W	1718839.75690	533893.98070	-00°11'09.28679	0.999958310
78	29°03'51.20045"N	82°22'46.46714"W	1719836.67220	534905.81790	-00°11'03.82315	0.999958027
121	29°03'42.54952"N	82°23'15.84911"W	1718971.36240	532285.55640	-00°11'18.04594	0.999958761
122	29°04'01.52260"N	82°23'07.43075"W	1720885.36330	533248.08180	-00°11'14.07242	0.999958548
135	29°03'41.34215"N	82°23'10.32267"W	1718847.80220	532785.58070	-00°11'15.35424	0.999958622
136	29°03'46.24935"N	82°22'52.14598"W	1719338.21000	534399.80000	-00°11'06.55513	0.999958168
137	29°04'00.46924"N	82°22'56.93147"W	1720772.87210	533980.23780	-00°11'08.86087	0.999958286
139	29°04'10.55568"N	82°22'39.59010"W	1721789.70030	535522.35440	-00°11'00.59376	0.999957857
157	29°03'42.52045"N	82°23'07.53941"W	1718986.00970	533032.97610	-00°11'14.00916	0.999958552
1022	29°03'42.57845"N	82°23'24.15881"W	1718976.71500	531558.13670	-00°11'22.98271	0.999958971
15007	29°04'00.46924"N	82°22'56.93147"W	1719560.63010	533037.60970	-00°11'14.02905	0.999958551

NOTE: SEE SHEET 2 FOR NOTES, SEE SHEET 3 FOR LEGEND.

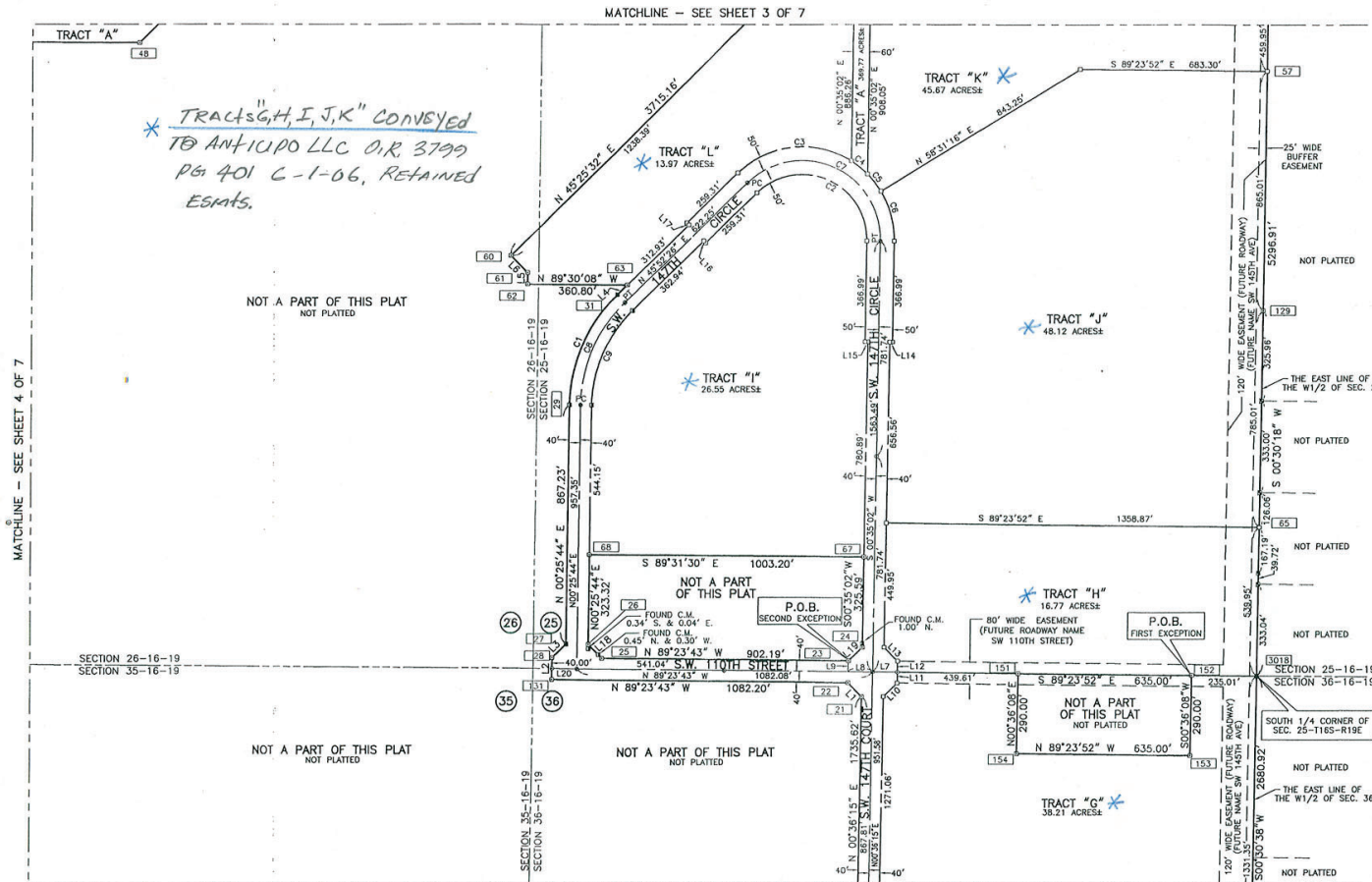
LAWRENCE
PROFESSOR
STATE OF FLORIDA
SURVEYOR & MAPPER # 4834

Berryman & Henigar

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DUNNELLON AIRPORT SUBDIVISIONLOCATED IN SECTIONS 25, 26, 34, 35 AND 36, TOWNSHIP 16 SOUTH, RANGE 19 EAST
MARION COUNTY, FLORIDA

GRAPHIC SCALE



LINE	BEARING	DISTANCE
L1	N 44°22'44" W	70.71
L2	N 00°36'17" E	80.00
L3	N 45°31'00" E	70.60
L4	N 45°32'28" E	50.01
L5	N 00°25'13" E	42.25
L6	N 44°42'14" W	87.33
L7	N 88°23'43" W	90.00
L8	N 89°23'43" W	90.01
L9	N 00°36'17" E	40.00
L10	N 45°36'16" E	70.71
L11	N 00°35'38" E	40.00
L12	N 00°35'38" E	40.00
L13	N 44°24'21" W	70.72
L14	S 88°24'58" E	10.00
L15	S 89°24'58" E	10.00
L16	S 44°07'34" E	10.00
L17	S 44°07'34" E	10.00
L18	N 44°29'00" W	70.82
L19	S 45°35'39" W	70.70
L20	S 89°23'43" E	90.12

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	444.86	560.87	145°26'42"	N23°09'05"E	433.29
C2	556.00	736.48	134°42'35"	N66°48'18"W	436.50
C3	446.52	336.48	76°02'03"	S83°53'27"W	414.47
C4	76.10	336.48	12°57'30"	N51°36'46"W	75.94
C5	80.19	336.48	13°39'17"	N38°18'23"W	80.00
C6	188.29	336.48	12°03'45"	N15°26'51"W	185.85
C7	673.55	286.48	134°42'36"	N66°48'18"W	528.79
C8	413.14	520.87	145°26'42"	S23°09'05"E	402.39
C9	381.41	480.87	145°26'42"	S23°09'05"E	371.48

POINT	LATITUDE	LONGITUDE	NORTHING	EASTING	CONVERGENCE	SCALE FACTOR
21	29°03'47.15787"N	82°21'54.38239"W	1719413.75810	539526.60950	-00°10'38.49758	0.999956768
22	29°03'47.68657"N	82°21'54.84161"W	1719414.28300	539477.13940	-00°10'38.72202	0.999956781
23	29°03'48.44850"N	82°21'54.63506"W	1719444.27870	539477.96860	-00°10'38.77325	0.999956781
24	29°03'48.93990"N	82°21'54.36764"W	1719437.74850	539528.47530	-00°10'38.50034	0.999956767
25	29°03'48.51506"N	82°22'05.10117"W	1719553.28860	538525.83110	-00°10'43.71225	0.999957023
26	29°03'49.01376"N	82°22'05.66213"W	1719604.32480	538526.20820	-00°10'43.98756	0.999957036
27	29°03'49.01984"N	82°22'06.56360"W	1719605.16890	538446.21230	-00°10'44.42553	0.999957058
28	29°03'48.52830"N	82°22'07.12847"W	1719555.69730	538395.84080	-00°10'44.69766	0.999957071
29	29°03'57.60544"N	82°22'06.52098"W	1720072.36990	538452.70350	-00°10'44.45309	0.999957056
30	29°04'01.55499"N	82°22'04.61530"W	1720070.76990	538623.05720	-00°10'43.54942	0.999957010
31	29°04'10.49091"N	82°22'24.32326"W	1721178.85300	536877.05960	-00°10'53.17542	0.999957484
32	29°04'09.62416"N	82°21'58.01082"W	1721178.50730	540886.39240	-00°10'30.66804	0.999956380
33	29°04'09.85158"N	82°22'08.97024"W	1721161.30390	538237.04820	-00°10'45.67312	0.999957114
34	29°04'09.33886"N	82°22'08.27577"W	1720550.86880	538208.40330	-00°10'45.33256	0.999957088
35	29°04'01.82072"N	82°22'08.27778"W	1720558.72450	538208.17030	-00°10'45.33088	0.999957098
36	29°04'01.90084"N	82°22'04.21198"W	1720565.58930	538658.85630	-00°10'43.35546	0.999957000
37	29°03'55.28847"N	82°21'36.11793"W	1720578.54210	540971.85220	-00°10'30.63017	0.999956384

MATCHLINE - SEE SHEET 7 OF 7

POINT	LATITUDE	LONGITUDE	NORTHING	EASTING	CONVERGENCE	SCALE FACTOR
67	29°03'52.16329"N	82°21'54.34162"W	1719919.32190	539531.79280	-00°10'38.50565	0.999956766
68	29°03'52.71475"N	82°22'05.44623"W	1719927.63860	538528.62830	-00°10'43.99782	0.999957036
129	29°04'01.06031"N	82°21'58.06692"W	1720813.52640	540978.76990	-00°10'30.64819	0.999956383
131	29°03'47.73629"N	82°22'07.13617"W	1719476.70240	538394.99660	-00°10'44.69846	0.999957072
151	29°03'48.06069"N	82°21'47.95635"W	1719497.76340	540997.13500	-00°10'35.38059	0.999956416
152	29°03'47.96021"N	82°21'40.80099"W	1719481.08720	540732.09840	-00°10'31.90432	0.999956447
153	29°03'45.08917"N	82°21'40.62533"W	1719201.10380	540729.04970	-00°10'31.90032	0.999956448
154	29°03'45.13595"N	82°21'47.98864"W	1719207.77940	540984.09480	-00°10'35.37647	0.999956416
3018	29°03'47.94287"N	82°21'58.15284"W	1719488.61710	540967.09420	-00°10'30.61778	0.999956385

NOTE: SEE SHEET 2 FOR NOTES, SEE SHEET 3 FOR LEGEND.

PREPARED BY:

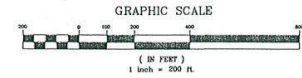
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 STATE OF FLORIDA

ATTACHMENT H

PLAT BOOK 7, PAGE 112
SHEET 6 OF 7 SHEETS

DUNNELLON AIRPORT SUBDIVISION LOCATED IN SECTIONS 25, 28, 34, 35 AND 36, TOWNSHIP 16 SOUTH, RANGE 19 EAST MARION COUNTY, FLORIDA



MATCHLINE - SEE SHEET 4 OF 7

NOT A PART OF THIS PLAT
NOT PLATTED

NOT A PART OF THIS PLAT
NOT PLATTED

260705ZC
SITE

TRACTS "B, C, D"
CONVEYED TO ANTICIPO
LLC, O.R. 3799 P.6.401
6-1-06 RETAINED
ESMTs.

MATCHLINE - SEE SHEET 7 OF 7

NOTE: SEE SHEET 2 FOR NOTES.
SEE SHEET 3 FOR LEGEND.

POINT	LATITUDE	LONGITUDE	NORTHING	EASTING	CONVERGENCE	SCALE FACTOR
3	29°03'21.96278"N	82°22'52.61814"W	1716885.37150	534337.67820	-00°11'06.73841"	0.999958187
5	29°03'21.99584"N	82°22'55.98244"W	1716889.57760	534051.86140	-00°11'08.27545"	0.999958266
71	29°03'20.17019"N	82°22'46.60522"W	1717712.53350	534867.14550	-00°11'03.76616"	0.999958633
72	29°03'20.11980"N	82°22'35.01635"W	1717703.58130	536092.67060	-00°10'57.18781"	0.999957698
73	29°03'12.82146"N	82°22'33.09979"W	1715956.38180	536079.69940	-00°10'57.10914"	0.999957703
104	29°03'12.78816"N	82°22'44.73389"W	1715957.26190	535070.23780	-00°11'02.63276"	0.999957982
105	29°03'12.85217"N	82°22'47.85398"W	1715947.57300	534770.21970	-00°11'04.72867"	0.999958055
106	29°03'12.78417"N	82°22'51.23460"W	1715957.78100	534470.21850	-00°11'05.91588"	0.999958149

POINT	LATITUDE	LONGITUDE	NORTHING	EASTING	CONVERGENCE	SCALE FACTOR
108	29°03'12.78072"N	82°22'52.98540"W	1715957.50900	534353.76860	-00°11'06.71760"	0.999958190
109	29°03'12.76108"N	82°22'52.94773"W	1715955.93870	534318.17050	-00°11'06.74781"	0.999958191
117	29°03'12.59944"N	82°22'22.95815"W	1715948.31790	531854.59510	-00°11'21.32171"	0.999958943
118	29°03'12.58652"N	82°22'24.31133"W	1715947.48940	531534.38450	-00°11'21.67231"	0.999958978
119	29°03'22.58383"N	82°23'24.26049"W	1716957.17750	531542.43520	-00°11'22.01312"	0.999958975
120	29°03'32.58114"N	82°23'24.20865"W	1717966.94650	531550.28580	-00°11'22.04792"	0.999958973
133	29°03'22.57852"N	82°23'22.80838"W	1716956.24500	531662.43180	-00°11'21.35636"	0.999958961
134	29°03'32.57583"N	82°23'22.85749"W	1717966.01350	531670.28230	-00°11'21.39111"	0.999958939

LAWRENCE E. BLAND
PROFESSIONAL SURVEYOR & MAPPER # 4834
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LICENSED BUSINESS# 6895

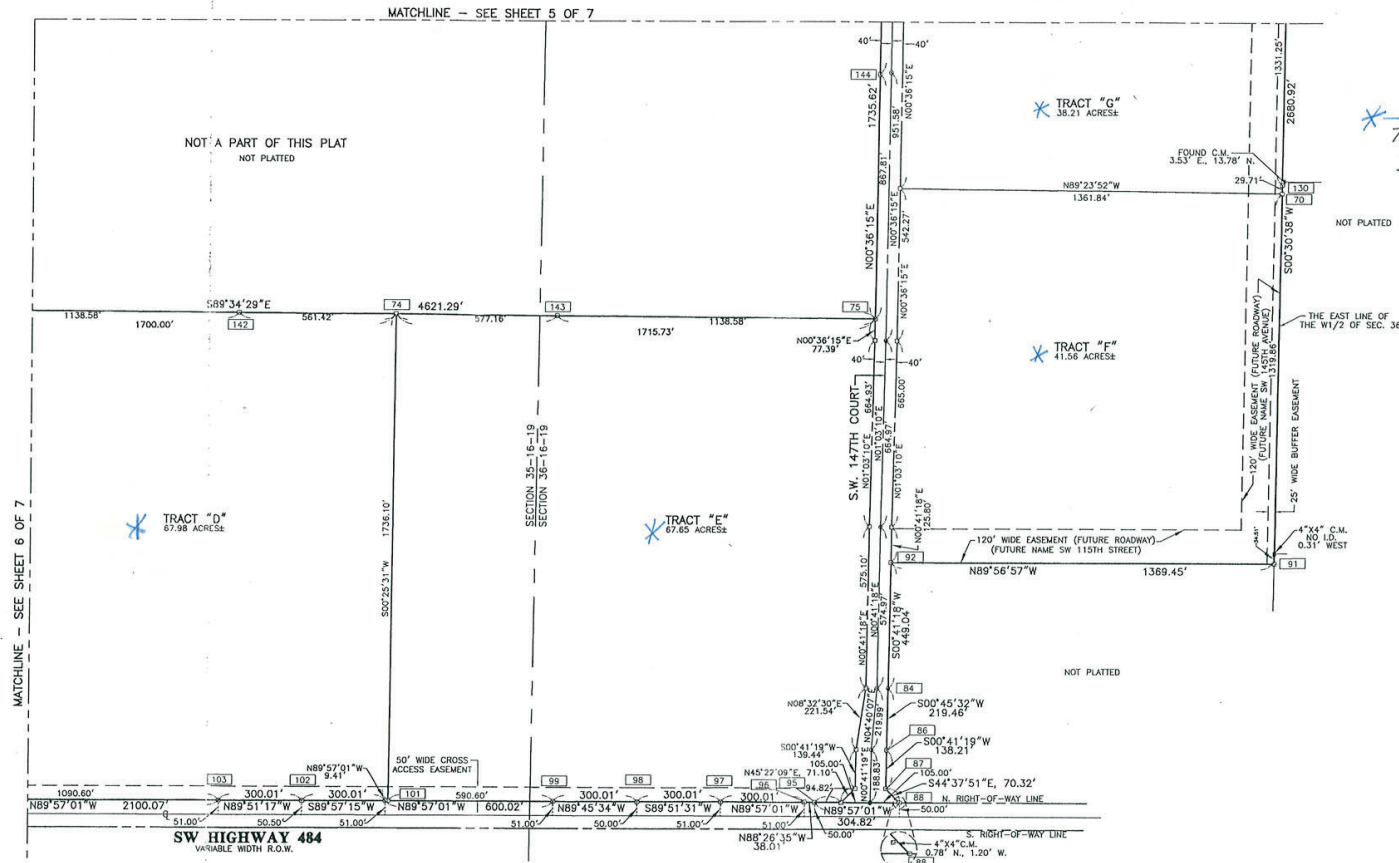
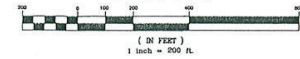
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#7-112

DUNNELLON AIRPORT SUBDIVISION

LOCATED IN SECTIONS 25, 26, 34, 35 AND 36, TOWNSHIP 16 SOUTH, RANGE 19 EAST
MARION COUNTY, FLORIDA

GRAPHIC SCALE



POINT	LATITUDE	LONGITUDE	NORTHING	EASTING	CONVERGENCE	SCALE FACTOR
70	29°03'34.46801"N	82°21'38.24262"W	1718127.60780	540954.96610	-00°10'30.58726"	0.999956388
74	29°03'30.14809"N	82°22'13.86083"W	1717690.96620	537792.62520	-00°10'47.86325"	0.999957235
75	29°03'29.57496"N	82°21'54.55803"W	1717676.23090	538508.31130	-00°10'38.47261"	0.999956713
84	29°03'18.92588"N	82°21'53.80544"W	1718360.00630	539568.36760	-00°10'38.04897"	0.999956757
86	29°03'14.53277"N	82°21'53.83054"W	1718140.56730	539565.45070	-00°10'38.04907"	0.999956757
87	29°03'13.38495"N	82°21'53.84444"W	1718092.36350	539563.79430	-00°10'38.04820"	0.999956756
88	29°03'12.89105"N	82°21'53.28610"W	1717952.32370	539613.19330	-00°10'37.77429"	0.999956745
91	29°03'21.40107"N	82°21'38.32987"W	1718802.80050	540843.20530	-00°10'30.55785"	0.999956381
92	29°03'21.37141"N	82°21'53.76029"W	1718809.01550	539573.75790	-00°10'38.05180"	0.999956755
95	29°03'12.88432"N	82°21'56.72070"W	1717952.58800	539308.36930	-00°10'36.44225"	0.999956826

POINT	LATITUDE	LONGITUDE	NORTHING	EASTING	CONVERGENCE	SCALE FACTOR
96	29°03'12.89338"N	82°21'57.14891"W	1715953.62090	539270.36920	-00°10'35.65025"	0.999956836
97	29°03'12.88673"N	82°22'00.53926"W	1715953.68100	539970.35980	-00°10'41.29186"	0.999956917
98	29°03'12.87016"N	82°22'03.90960"W	1715953.14110	538670.14460	-00°10'42.33340"	0.999956987
99	29°03'12.87338"N	82°22'07.28998"W	1715954.40110	538370.34110	-00°10'44.57508"	0.999957078
101	29°03'12.85960"N	82°22'14.05070"W	1715954.92130	537770.32230	-00°10'47.85830"	0.999957241
102	29°03'12.84819"N	82°22'14.81044"W	1715954.68130	537470.31250	-00°10'49.49987"	0.999957322
103	29°03'12.84635"N	82°22'20.81141"W	1715955.44140	537170.30350	-00°10'51.14151"	0.999957404
139	29°03'34.76215"N	82°21'38.24086"W	1718157.31690	540955.23090	-00°10'30.58792"	0.999956388
142	29°03'30.07186"N	82°22'26.18691"W	1717686.13610	537231.21790	-00°10'50.33607"	0.999957387
143	29°03'30.02358"N	82°22'07.35747"W	1717686.68350	538369.76510	-00°10'44.70433"	0.999957079
144	29°03'36.36641"N	82°21'54.45521"W	1718545.99450	539517.46090	-00°10'38.48589"	0.999956770

NOTE: SEE SHEET 2 FOR NOTES. SEE SHEET 3 FOR LEGEND.

LAWRENCE E. BLAND
PROFESSIONAL SURVEYOR & MAPPER # 4834
STATE OF FLORIDA

Berryman
Henigar

PREPARED BY:

Berryman & Henigar, Inc.
1414 S.W. MARTIN LUTHER KING AVE.
OCALA, FLORIDA 34474-3159
Phone: (352) 368-5055
Fax: (352) 368-5053
LICENSED BUSINESS# 6895



Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2026-23468

Agenda Date: 7/22/2026

Agenda No.: 1.2.3.

SUBJECT:

260708ZC - Barry & Jennifer Hess, Zoning Change from Community Business (B-2) to Residential Estate (R-E), for All Permitted Uses, 7.60 Acres, Parcel 9036-0000-03, No Address Assigned

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Barry and Jennifer Hess have filed a rezoning application to rezone approximately 7.6 acres from Community Business (B-2) to Residential Estate (RE). The Parcel Identification Number for the subject parcel is 9036-0000-03 and there is no assigned address as the subject parcel is unimproved currently. The legal description is provided within the application. The site is located within the Secondary Springs Protection Zone. The application proposes rezoning a portion of approximately 7.6 acres to Residential Estate (RE) for all permitted uses within the proposed zoning classification. The subject property is located within the Secondary Springs Protection Overlay Zone (S-SPOZ) and outside of the Urban Growth Boundary (UGB).

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

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



**Marion County
Board of County Commissioners**

Growth Services

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

**PLANNING & ZONING SECTION
STAFF REPORT**

P&Z Date: 6/29/2026	BCC Date: 7/22/2025
Case Number	260708ZC
CDP-AR	000804-2026
Type of Case	Rezoning from Community Business (B-2) to Residential Estate (R-E)
Owner	Hess, Barry & Jennifer
Applicant	NA
Street Address/Site Location	No Address Signed
Parcel Number(s)	9036-0000-03
Property Size	±7.6 Acres
Future Land Use	Commercial (COM)
Existing Zoning Classification	Community Business (B-2)
Overlays Zones/Special Areas	Secondary Springs Protection Zone
Staff Recommendation	Approval
P&Z Recommendation	Approval (6-0)
Project Planner	Kenneth Odom, Senior Planner/Transportation Planner
Related Cases	N/A

II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL** of the rezoning application.

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 (32 owners) within 300 feet of the subject property on June 12th, 2026. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on June 8th, 2026, and consistent with LDC Section 2.7.3.E., due public notice was published in the Ocala Star-Banner on June 15th, 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, that the proposed zoning change is consistent with the current Comprehensive Plan, and that it is compatible with land uses in the surrounding area. Staff's analysis of compliance with these three criteria are addressed below.

A. *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 illustrates the subject property as Commercial (COM). This land use designation is intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas, and allows for mixed residential development as a primary use or commercial uses with or without residential uses. The residential density range shall be up to eight (8) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 1.0 for commercial uses, as further defined in the LDC. This land use designation is allowed in the Urban Area and allows for campgrounds and recreational vehicle parks (RVP).

**Figure 2
FLUMS Designation**

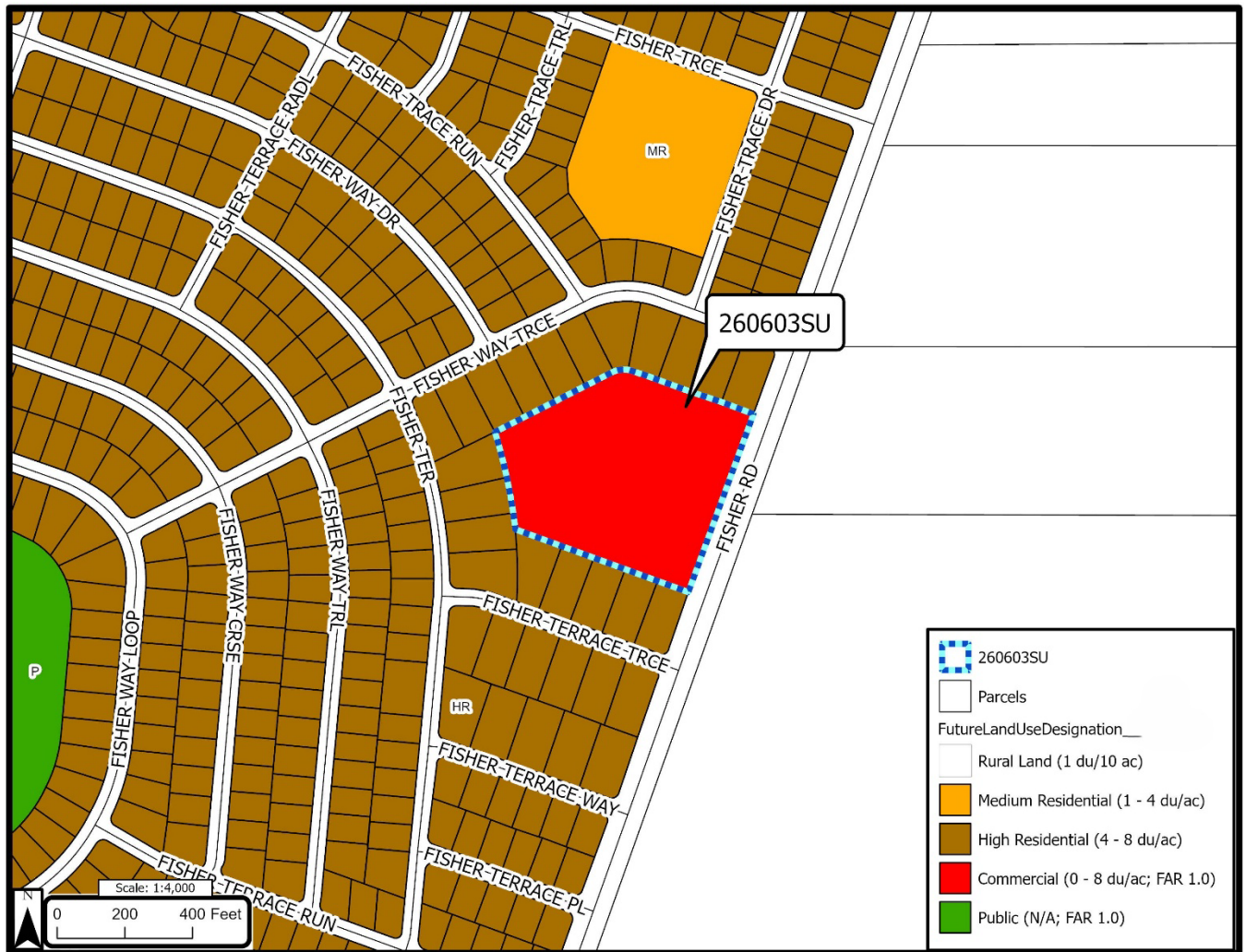


Figure 3 displays the subject property in relation to the existing zoning of the surrounding properties and Figure 4 shows the proposed zoning. The subject parcel is unimproved and currently has a designation of Community Business (B-2). Parcels immediately adjacent to the subject parcel are zoned Multiple-Family Dwelling (R-3). Most other parcels extending away from the subject parcel are zoned Single-Family Dwelling.

**Figure 3.
Zoning Classification**

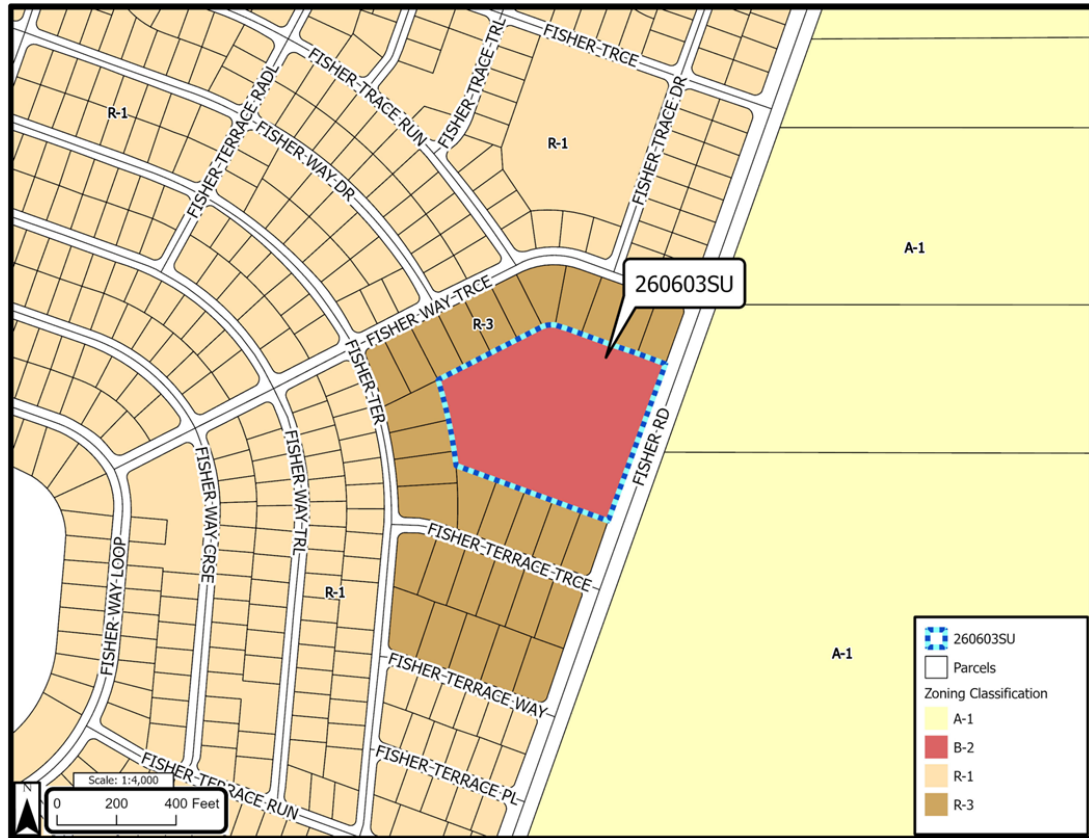


Figure 5 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

Table A displays the information of Figures 2, 3, and 5 in tabular form. Consistent with LDC Section 2.7.3.D, staff conducted a site visit and find the subject parcel is currently unimproved. The primary uses of surrounding properties are residential in the form of site built homes or unimproved residential parcels. Unimproved agricultural parcels and State owned properties lie to the east.

Figure 4.
Proposed Zoning Classification

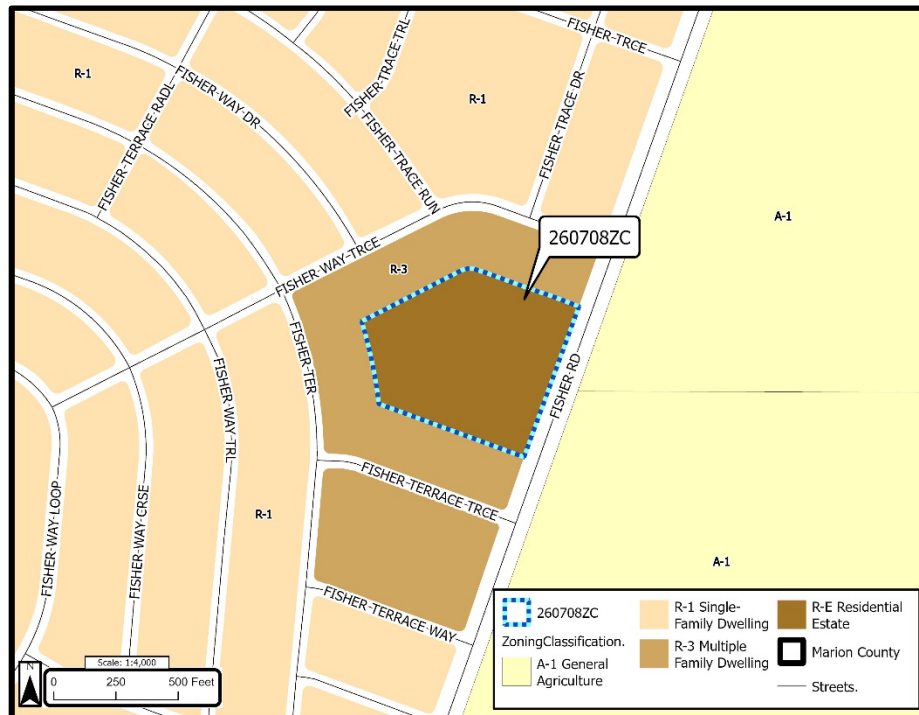


Figure 5.
Existing Use per Property Appraiser Property Code

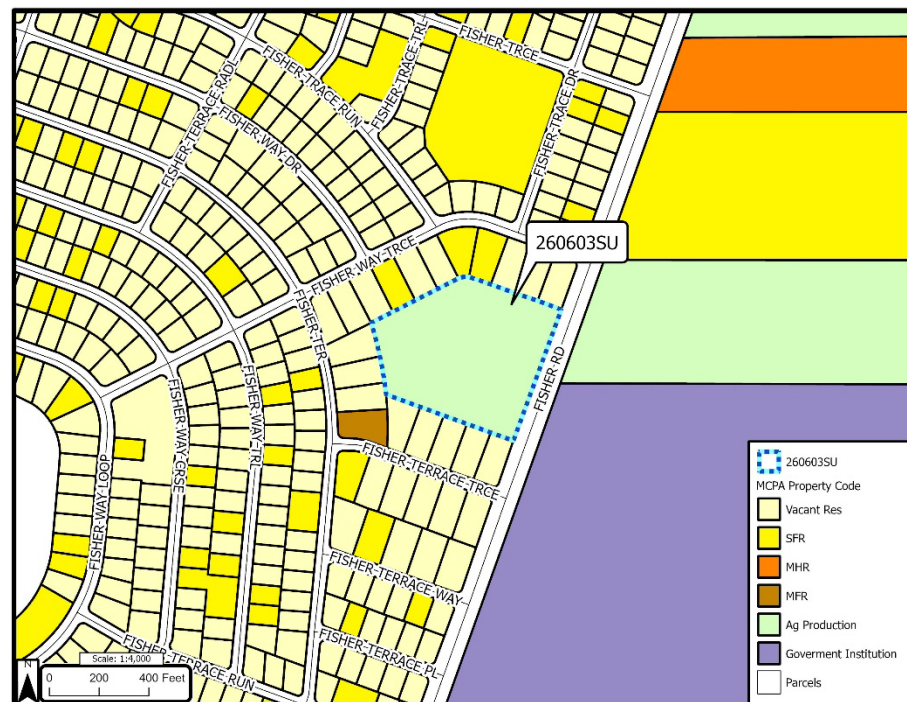


TABLE A. Adjacent Property Characteristics			
Direction	FLUM Designation	Zoning Classification	Existing Use per Property Appraiser Code
North	High Residential (HR)	Multiple Family Dwelling (R-3)	Vacant Residential (00) Improved Residential (01)
South	High Residential (HR)	Multiple Family Dwelling (R-3)	Vacant Residential (00)
East	Rural Land (RL)	General Agriculture (A-1)	Improved Residential (01)
West	High Residential (HR)	Multiple Family Dwelling (R-3)	Vacant Residential (00) Improved Residential (01)

Figure 5 provided by the Marion Property Appraiser's Office

Based on the above findings, the proposed rezoning application **is compatible** with the existing and future surrounding land uses. This area has been residential and commercial uses.

How does the request affect the public interest?

1. Transportation impacts. These include roadways, public transit, and other mobility features.
 - a. Roadways. The subject parcel is located on Fisher Road, which is a Major Local Roadway, and is bounded by Subdivision Local Roads. No traffic counts are recorded in this area, as even AM and PM peak-hour times exhibit very little overall private or commercial road use.
 - b. Public transit. There are no fixed route services in the area.
 - c. Other mobility features. Sidewalks or multi-use paths are present in the area.

Based on the above findings, the rezoning of the subject property **would 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 commercial calculation, the proposed rezoning would result in a usage of approximately 360 gallons per day.

Development of the subject parcel will rely on water services being provided by a private well. Based on the above findings, the rezoning'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 approximately 2,000 gallons per acre per day for commercial and industrial demand. Based on the commercial calculation, the proposed rezoning would result in the potential production of 264 gallons per day.

Development of the subject parcel will rely on septic services. Based on the above findings, the rezoning's **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, which would generate approximately 14.88 pounds of solid waste per day. 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 of **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. Residential requirements to accommodate one single-family dwelling are considered di minimis. The rezoning **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 FEMA-identified flood plain area or County flood-prone area. Additionally, any new development resulting in additional impervious features on the site will be required to comply with a 100-year frequency 24-hour duration design storm as the site development proceeds through Marion County's site development review processes. 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 Marion County's Weirsdale District Fire Station #27, located at 16355 South CR 25, approximately 9.2 miles south of the subject property. The Comprehensive Plan does not establish a level of service standard for

fire rescue/emergency services. Based on the statements above, the rezoning **fire rescue/emergency impacts would not adversely affect the public interest.**

8. Law enforcement. The Marion County Sheriff's Department South Ocklawaha Substation is located approximately 5.2 miles southeast of the subject property. The substation is located at 13985 South CR 25. The Comprehensive Plan does not establish a level of service standard for law enforcement services. Based on the above, the application's **law enforcement impacts would not adversely affect the public interest.**
9. Public schools. Marion County Public Schools has an overall capacity within the district. Emerald Shores Elementary is located approximately 11.65 miles west. Belleview Middle School is located approximately 16.0 miles west, and Lake Weir High School is located approximately 9.8 miles west. Therefore, the application's **public-school impacts would not adversely affect the public interest.**

In summation, when weighing the totality of the circumstances, **the public interest is not adversely affected.**

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

FLUE Policy 1.1.6 on Buffering of Uses requires new development or substantial redevelopment to provide buffering to address compatibility concerns and reduce potential adverse impacts to surrounding properties as defined in the LDC.

Analysis: The subject parcel is currently undeveloped but will be subject to all buffering requirements per the Marion County Land Development Code. All buffer requirements will be reviewed and approved through the site development process and subject to approval by the Development Review Committee. While this is a commercially zoned area, the intent is for residential use, and no buffering is required from single-family home to single-family home.

Policy 2.1.22: This land use designation is intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas, and allows for mixed residential development as a primary use or commercial uses with or without residential uses. The density range shall be up to eight (8) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 1.0, as further defined in the LDC. This land use designation is allowed in the Urban Area and allows for campgrounds and recreational vehicle parks (RVP).

Analysis: The proposed rezoning will align the proposed zoning designations with Residential Estate (R-E). While the proposed zoning is not entirely compatible with the Commercial (COM) land use, the intent is to maintain this location as a potential commercial node for future availability if needed, but still permit a residential use until that time may be needed.

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

Analysis: The proposed zoning change is scheduled for the June 29, 2026, Planning and Zoning Commission and, therefore, the application is consistent with this FLUE Policy 5.1.3.

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.

FLUE Policy 7.4.3 on P/SSPZ Permitted Uses provides that the County shall implement and maintain an LDC to identify permitted and special uses to ensure that the function of a protected natural feature will not be materially impaired, diminished, or harmed by development activities and that the quality of the surface waters or groundwater will not be adversely impacted by the development activities.

Analysis: The site is within the Secondary Springs Protection Zone, wherein specific design standards, focused on stormwater management, may be required. Approval of the requested R-E zoning for the subject property will control the range of uses for the site, while remaining eligible uses will require implementation of SSPZ design standards, particularly depending on soil and subsurface characteristics and/or FDEP requirements. Compliance with the LDC’s site and development standards for stormwater impacts for the site under the R-1 zoning would be consistent with FLUE Policy 7.4.3.

Transportation Element (TE) Policy 2.1.4 on determination of impact provides in part, “All proposed development shall be evaluated to determine impacts to adopted LOS standards.”

Analysis: The proposed rezoning is to accommodate one single-family dwelling. There will be no significant increase in trips generated because of the proposed development. Staff concludes the proposed rezoning will be consistent with TE Policy 2.1.4.

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

V. STAFF RECOMMENDATION

Staff makes a recommendation to **APPROVE** the proposed rezoning because the application:

- A. Will not adversely affect the public interest as the impacts on public utilities and infrastructure would be minimal.
- B. Is consistent with the Comprehensive Plan provisions because it in compliance with all considered elements of the comprehensive plan and land development codes.
- C. Is compatible with the surrounding uses because the proposed zoning would allow rezoning of a parcel to a more intense use that is still consistent with adjacent uses.

VI. PLANNING & ZONING COMMISSION RECOMMENDATION

Approval. Motion by Mr. Gaekwad with a second by Mr. Bonner with a final vote of approval (6-0).

VII. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

VIII. LIST OF ATTACHMENTS

- A. Rezoning application filed
- B. Site and Area Photographs
- C. DRC Comments
- D. Conceptual Plan



**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

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:

5.14.2026 to: _____ for the intended use of: Request to withdraw the current Special Use permit to be replaced by Residential Estate Zone.

Parcel ID Number(s): 9036-000-03

Property/Site Address: TRACT C-E Silver Springs Shores Unit No. 36

Future Land Use Designation: RE Total Acreage: 7.5 Acres

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) <u>BARRY HESS</u>	Applicant or Agent Name (print) <u>JENNIFER HESS</u>
Mailing Address <u>125 MYRTLE RIDGE ROAD</u>	Mailing Address <u>125 MYRTLE RIDGE ROAD</u>
City, State, Zip <u>LUTZ, FLORIDA 33549</u>	City, State, Zip <u>LUTZ, FLORIDA 33549</u>
Phone Number (include area code) <u>(813) 424-9487</u>	Phone Number (include area code) <u>(813) 360-2613</u>
E-Mail Address <u>bhessfamily4@gmail.com</u>	E-Mail Address <u>jhesscandlelady@outlook.net</u>
Signature* <u>Barry E Hess</u>	Signature* <u>Jennifer Hess</u>
Printed Name and Title of Authorized Signer (for corporate, trust & other entities)	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.

STAFF/OFFICE USE ONLY

Project No.:	Plan 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.

1) Change current New Factors & Findings

2) Portal

ATTACHMENT A

Finding of Facts Requirements and Cheat Sheet

Hess – Parcel #: 9036-0000-03

1. Requesting a residence without a business for special use permit. Access from Fisher Road as listed in the concept plan. Request a 40' entrance into the property.
 - a. No access to property other than single one listed on concept plan
 - b. No access roads to any accessory structure on the property.
2. Provision for off-street parking
 - a. Parking will be provided in front of residence (circular driveway).
 - b. Forecasting to have no economic, noise, glare or odor effects to neighboring properties.
3. Waste removal will be done by local Marion County trash collector. Utilize Fisher Road for pick up.
4. Utilities (well for water – site TBD and septic for sewer – on concept plan). Will need electricity wired in to location.
5. Fence surrounding entire area. The fence is post (8 feet apart) with barbed wire. Landscaping in the front and sides of residence. Planted pine trees will stay intact around entire area for buffering.
6. No signs. Exterior lighting on the residence only.
7. Provision for required yards and other green space:
 - a. Approximately 90% will remain undeveloped.
 - b. All setback requirements will be met (concept plan)
8. Surrounding properties are residential R-1 lots and homes. Proposed special use will align with adjacent properties.
9. I would be willing to meet on any special conditions necessary to obtain special use permit.

Reasonable Accommodation of Animals

1. Planning to have the following:
 - a. 6 Goats (undetermined breed)
 - b. 6 Chickens (undetermined breed)
 - c. 1 Donkey (undetermined breed)





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

9036-0000-03

Prime Key: 1474809

[MAP IT+](#)

Current as of 3/25/2026

[Property Information](#)

HESS BARRY
HESS JENNIFER
125 MYRTLE RIDGE RD
LUTZ FL 33549-5624

[Taxes / Assessments:](#)

Map ID: 332

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 57

Acres: 7.60

[2025 Certified Value](#)

Land Just Value	\$152,000		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$152,000	Land Class Value	(\$150,738)
Total Assessed Value	\$1,262	Total Class Value	\$1,262
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$1,262		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$152,000	\$0	\$0	\$152,000	\$1,262	\$0	\$1,262
2024	\$152,000	\$0	\$0	\$152,000	\$2,531	\$0	\$2,531
2023	\$91,200	\$0	\$0	\$91,200	\$2,592	\$0	\$2,592

[Property Transfer History](#)

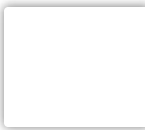
Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8594/0350	04/2025	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$152,000
8430/0312	09/2024	05 QUIT CLAIM	9 UNVERIFIED	U	V	\$72,500
6359/1661	03/2016	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$50,000
2321/0322	12/1996	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	V	\$3,173,300
1143/0489	01/1983	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 02 TWP 17 RGE 24
PLAT BOOK J PAGE 312
SILVER SPRINGS SHORES UNIT 36
TRACT C-E

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5721		537.0	616.0	B2	7.60	AC						
9994		460.0	.0	B2	1.00	UT						
Neighborhood 9995												
Mkt: 2 70												
Miscellaneous Improvements												
Type		Nbr Units	Type	Life	Year In		Grade			Length		Width
Appraiser Notes												
Planning and Building												
** Permit Search **												
Permit Number				Date Issued				Date Completed			Description	



Prepared By and Record and Return to:
Heather Thrall
Marion Title & Escrow Company
8405 SW 80th Street, Suite 11
Ocala, FL 34481
25-M0263

ATTACHMENT A

WARRANTY DEED

MADE this 24st day of April, 2025, between **Barry Hess and Jennifer Hess, a married couple**, whose mailing address is: 125 Myrtle Ridge Road, Lutz, Florida 33549 hereinafter called the **Grantor**, and

Barry Hess and Jennifer Hess, a married couple, whose post office address is: 125 Myrtle Ridge Road, Lutz, Florida 33549 hereinafter called the **Grantee**.

(Wherever used herein the terms "Grantor" and "Grantee" include the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, by these presents does transfer, set over and assign unto the Grantee, all that certain Fee Simple Estate in and to the following described real property situate, lying and being in Marion County, State of Florida, to wit:

Tract C-E, SILVER SPRINGS SHORES UNIT NO. 36, according to the map or plat thereof, as recorded in Plat Book J, Page 312, of the Public Records of Marion County, Florida.

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

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

ATTACHMENT A

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

Signed, sealed and delivered in the presence of:

Tabitha Creager
1st Witness Signature
Tabitha Creager
1st Witness Print Name

Barry E Hess
Barry Hess

1st Witness Address
8405 SW 80th St., Ste. 11 Ocala, FL 34481

City, State, Zip

Heather D. Thrall
2nd Witness Signature

Heather D. Thrall
2nd Witness Print Name

Jennifer Hess
Jennifer Hess

2nd Witness Address
8405 SW 80th St., Ste. 11 Ocala, FL 34481

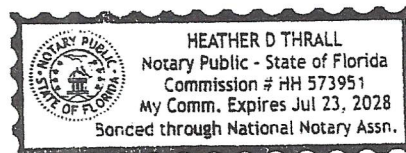
City, State, Zip

State of Florida

County of Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of April, 2025, by **Barry Hess and Jennifer Hess, a married couple**, who is/are ☐ personally known to me or ☒ has produced DL as identification.

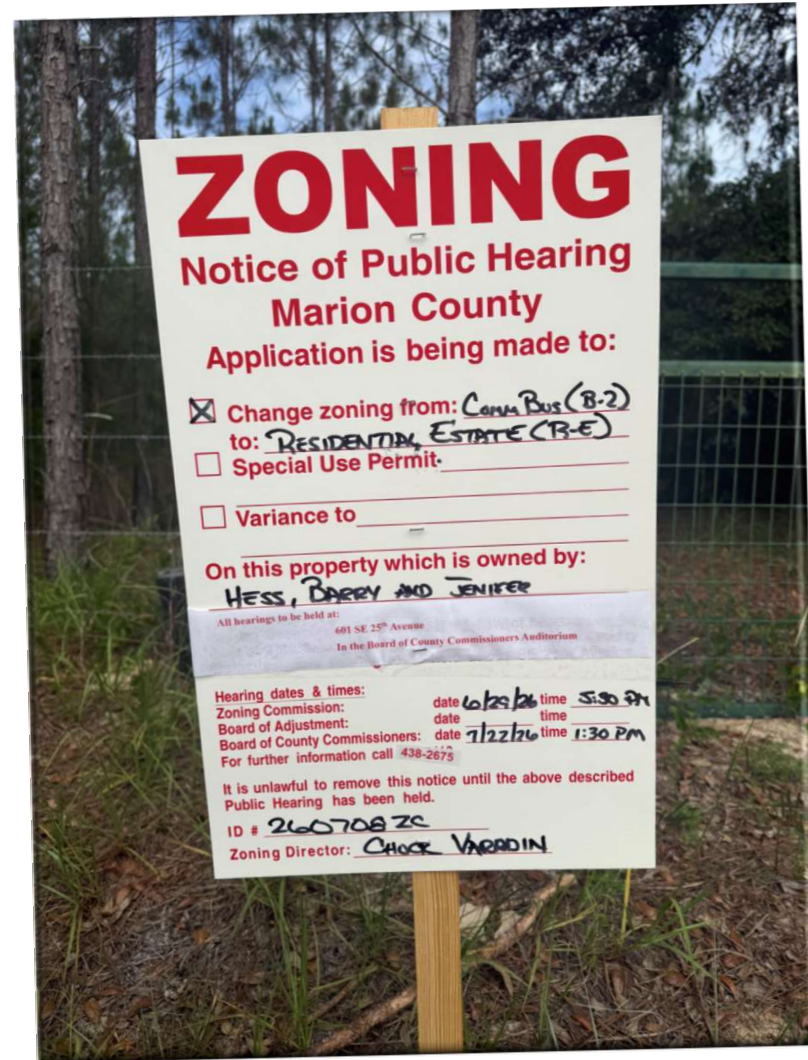
Heather D. Thrall
Notary Public
Print Name:
My Commission Expires:
(seal)



ATTACHMENT B



ATTACHMENT B





SUBMITTAL SUMMARY REPORT

PL ZoneChg-000804-2026

PLAN NAME:	HESS BARRY AND JENNIFER (2025030050)	LOCATION:	Tract C-E Silver Springs Shores Unit No. 36 Ocklawaha, FL
APPLICATION DATE:	05/20/2026	PARCEL:	9036-0000-03
DESCRIPTION:	Request to withdrawal B-2 Commercial and be replaced by Residential Estate Zone (RE) with agricultural exemption.		

CONTACTS	NAME	COMPANY
Applicant	Barry Hess	Hershey Golf Team
Owner	Barry Hess	Hershey Golf Team
Owner	Jennifer Hess	Fit Citrus Park

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	05/21/2026	06/05/2026	06/05/2026	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

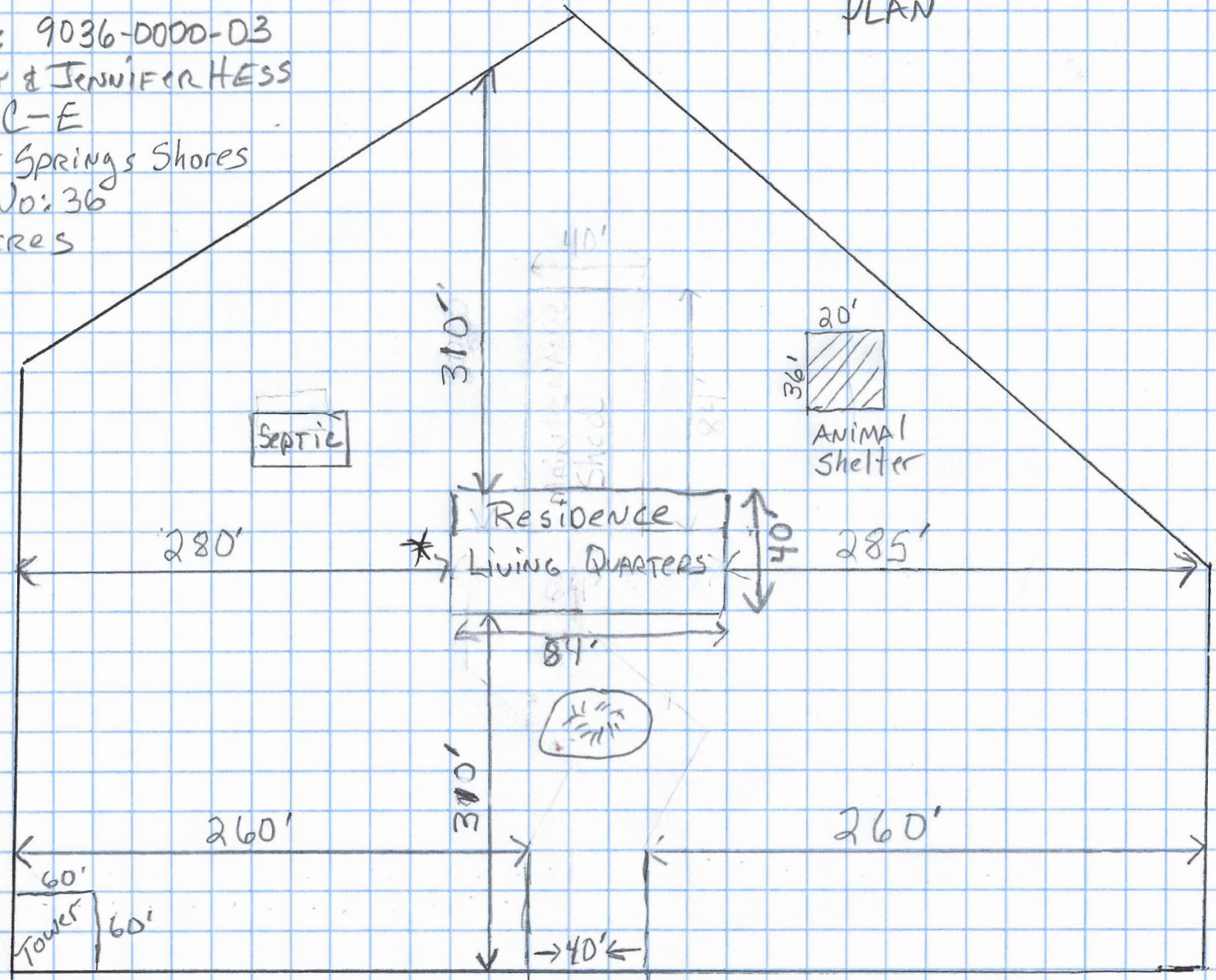
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	06/05/2026	05/22/2026	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/05/2026	05/29/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/05/2026	05/21/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Elizabeth Madeloni	06/05/2026	05/21/2026	Informational
<i>Comments</i>	The review will be conducted at the time of the reporting process.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/05/2026	05/28/2026	Informational
<i>Comments</i>	residential - no landscape requirements			
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	06/05/2026	06/05/2026	Not Required
<i>Comments</i>	ROW is not a reviewer for this type of plan. - DR 6/5/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/05/2026	05/21/2026	Informational
<i>Comments</i>	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from B-2 to R-E. Parcel# 9036-0000-03 is currently zoned B-2 and is a total of 7.6 acres in size. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Per the MCPA, this parcel currently has 0 SF of impervious coverage. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 9,000 SF.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/05/2026	05/28/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/05/2026	05/25/2026	Informational
<i>Comments</i>	There are no traffic concerns with this request			
Utilities (Plans) (Utilities)	Heather Proctor	06/05/2026	05/27/2026	Informational
<i>Comments</i>	Parcel 9036-0000-03 is within the Marion County Utilities service area but is currently outside of the connection distance requirements. Future utility connections may be made from Fisher Rd. Marion County Utilities has no further comments regarding this zoning change.			

ATTACHMENT D

CONCEPT
PLAN

PARCEL: 9036-0000-03
BARRY & JENNIFER HESS
TRACT C-E
Silver Springs Shores
UNIT No: 36
7.6 ACRES

1) Change cover sheet
2) Permit
New Fences & Structures



Fisher Road

Fisher Road

Entrance