



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: _____

The renovation of existing property and structure to become funeral home and crematorium facility.

Parcel Account Number(s): 36459-001-00

Property/Site Address: 7075 S. Pine Avenue, Ocala, FL 34480

Future Land Use Designations: Employment Center **Zoning Classification:** B-5 (Heavy Business)

Current Property Use: Autobody/Automobile Shop **Total Acreage:** 1.65 acres

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) 848 Broadway, LLC	Applicant or Agent Name (print legibly) SCI Funeral Services of Florida, LLC c/o Spencer Fane, LLP
Mailing Address 1504 Langham Terrace, ATTN: Stephen Morris	Mailing Address 201 N. Franklin Street, Suite 2150
City, State, Zip Lake Mary, FL 32746	City, State, Zip Tampa, FL 33602
Phone Number (include area code) (303) 917-3009	Phone Number (include area code) (813) 424-3505
E-Mail Address stevem3009@gmail.com	E-Mail Address chamilton@spencerfane.com
Signature* <i>Stephen Morris</i>	Signature* <i>Sterling Trey Bocage</i>
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Stephen Morris, Manager of 848 Broadway, LLC	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Sterling Bocage, Vice President & Manager

*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)

Please see attached.

- 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.



SIGNATURE CERTIFICATE



REFERENCE NUMBER

0DFF3B4C-2CBD-4D45-B964-CEC91CFA197C

TRANSACTION DETAILS

Reference Number

0DFF3B4C-2CBD-4D45-B964-CEC91CFA197C

Transaction Type

Signature Request

Sent At

02/24/2026 04:39:56 PM EST

Executed At

02/24/2026 11:26:58 PM EST

Identity Method

email

Distribution Method

email

Signed Checksum

b2726f5aa8f74403b8be264bf93739978cd1d4b5af527d72abe4bce4f726cb1a

Signer Sequencing

Disabled

Document Passcode

Disabled

DOCUMENT DETAILS

Document Name

2026 02 23 SUP Application DRAFT

Filename

2026_02_23_SUP_Application_DRAFT_.pdf

Pages

5 pages

Content Type

application/pdf

File Size

243 KB

Original Checksum

a07fe74c7390ff0a4e2cddf8794479a330ef8cd667ca1fe13616494cec7e91fc

SIGNERS

SIGNER

Name

Sterling Trey Bocache

Email

trey.bocache@sci-us.com

Components

2

E-SIGNATURE

Status

signed

Multi-factor Digital Fingerprint Checksum

4f53cda18c2baa0c0354bb5f9a3ecbe5ed12ab4d8e11ba873c2f11161202b945

IP Address

208.56.25.85

Device

Chrome via Windows

Typed Signature

Sterling Trey Bocache

Signature Reference ID

C2544C1B

Typed Signature

Sterling Trey Bocache

Signature Reference ID

9C5CFCD6

EVENTS

Viewed At

02/24/2026 11:26:05 PM EST

Identity Authenticated At

02/24/2026 11:26:58 PM EST

Signed At

02/24/2026 11:26:58 PM EST

AUDITS

TIMESTAMP

02/24/2026 04:39:56 PM EST

AUDIT

Lori Harris (Lnharris@spencerfane.com) created document '2026_02_23_SUP_Application_DRAFT_.pdf' on Chrome via Windows from 72.17.79.122.

02/24/2026 04:39:56 PM EST

Sterling Trey Bocache (trey.bocache@sci-us.com) was emailed a link to sign.

02/24/2026 04:52:42 PM EST

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02/24/2026 04:53:02 PM EST

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02/24/2026 11:25:57 PM EST

Sterling Trey Bocache (trey.bocache@sci-us.com) viewed the document on Microsoft Edge via Windows from 98.85.190.154.

02/24/2026 11:26:05 PM EST

Sterling Trey Bocache (trey.bocache@sci-us.com) viewed the document on Chrome via Windows from 208.56.25.85.

02/24/2026 11:26:58 PM EST

Sterling Trey Bocache (trey.bocache@sci-us.com) authenticated via email on Chrome via Windows from 208.56.25.85.

02/24/2026 11:26:59 PM EST

Sterling Trey Bocache (trey.bocache@sci-us.com) signed the document on Chrome via Windows from 208.56.25.85.



SIGNATURE CERTIFICATE




REFERENCE NUMBER

542D3F6D-7BC8-4AF5-BEFF-2A4B00865CA9

TRANSACTION DETAILS	DOCUMENT DETAILS
Reference Number 542D3F6D-7BC8-4AF5-BEFF-2A4B00865CA9 Transaction Type Signature Request Sent At 02/26/2026 12:30:50 PM EST Executed At 02/26/2026 04:01:02 PM EST Identity Method email Distribution Method email Signed Checksum d87c45114f100bf75ac06686d7b9c2e777c9b19f38b104897a164f8e8498719a Signer Sequencing Disabled Document Passcode Disabled	Document Name Doc A - Application revised 2-26 final Filename Doc_A_-_Application_revised_2-26_final.pdf Pages 6 pages Content Type application/pdf File Size 182 KB Original Checksum aee0ab29411000536157a34fbb93c40305f6c9b8f76b9b2f2b8e9c0eef8479b1

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
Name Steve Morris Email stevem3009@gmail.com Components 1	Status signed Multi-factor Digital Fingerprint Checksum 4f53cda18c2baa0c0354bb5f9a3ecbe5ed12ab4d8e11ba873c2f11161202b945 IP Address 50.88.236.22 Device Firefox via Windows Typed Signature  Signature Reference ID 4C008D8C	Viewed At 02/26/2026 03:56:33 PM EST Identity Authenticated At 02/26/2026 04:01:02 PM EST Signed At 02/26/2026 04:01:02 PM EST

AUDITS

TIMESTAMP	AUDIT
02/26/2026 12:30:50 PM EST	Chris Hamilton (chamilton@spencerfane.com) created document 'Doc_A_-_Application_revised_2-26_final.pdf' on Chrome via Windows from 174.220.27.208.
02/26/2026 12:30:50 PM EST	Steve Morris (stevem3009@gmail.com) was emailed a link to sign.
02/26/2026 03:56:33 PM EST	Steve Morris (stevem3009@gmail.com) viewed the document on Firefox via Windows from 50.88.236.22.
02/26/2026 04:01:02 PM EST	Steve Morris (stevem3009@gmail.com) authenticated via email on Firefox via Windows from 50.88.236.22.
02/26/2026 04:01:02 PM EST	Steve Morris (stevem3009@gmail.com) signed the document on Firefox via Windows from 50.88.236.22.



February 25, 2026

Marion County Board of County Commissioners
Growth Services
2710 E Silver Springs Blvd
Ocala, FL 34470

**RE: *Crematory Facility; Special Use Permit - Findings of Facts
Kimley-Horn Project No. 142438008***

Dear Growth Services:

This Project is for the construction of a Crematory Facility on parcel 36459-001-00. The existing use of the property is an automotive repair and restoration shop. The applicant's intent is to use the existing building as a crematory and funeral services facility ("Crematory Facility"). Per the Special Use Permit (SUP) application requirements, Kimley-Horn is providing this letter of fact finding in support of the SUP Permit Application for the Crematory Facility. This letter will demonstrate that the proposed use for the Project will not adversely affect the public interest, the proposed use is consistent with the Comprehensive Plan, and the proposed use is compatible with the land uses in the surrounding area. There is no impervious area proposed with this project. The existing building will be renovated with no substantive alterations to the footprint, and the existing parking, access drive, drainage system, and utilities will be utilized with no improvements.

Please see the written descriptions regarding the following provisions below:

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. **Ingress and egress to the proposed project will be along S Pine Ave by the existing driveway and access easement.** See the attached concept layout for reference. **Address of the property is 7075 S Pine Ave, Marion County Florida. The ingress and egress movements are right-in, right-out and left-in. No modifications are proposed.**
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 SUP on adjoining properties and properties generally in the surrounding area. **Please refer to the attached conceptual plan. The existing parking will be used as-is. The total available parking is 13 spaces.**
3. Provisions for refuse and service area, with particular reference to the items in (1) and (2) above. **Please refer to the attached conceptual plan. The existing dumpster enclosure will be used at the rear of the property.**
4. Provision for utilities, with reference to locations, availability, and compatibility. **The existing utilities will be used with no proposed improvements.**
5. Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary. **Please refer to the attached conceptual plan. The appropriate existing buffering per the zoning designations is shown and provided.**

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. **Please refer to the attached conceptual plan. No additional proposed signs or lighting are proposed at this time. A sign permit application will be submitted at the appropriate time if necessary.**
7. Provision for required yards and other green space. **Please refer to the attached conceptual plan. The existing green space will be used with no modifications.**
8. Provision for general compatibility with adjacent properties and other property in the surrounding area. **Please refer to the attached conceptual plan. There are no residential subdivisions adjacent to the project.**
9. Provision for meeting any special requirements required by the site analysis for the particular use involved. **Please refer to the attached conceptual plan.**

KIMLEY-HORN

Mohammed N. Murad, PE

MNM/AAH

Cc: File



SpencerFane®

Christopher F. Hamilton
Direct Dial: (813) 424-3505
chamilton@spencerfane.com

February 25, 2026

VIA CIVIC ACCESS PORTAL

Marion County Board of County Commissioners
Growth Services
2710 E Silver Springs Blvd
Ocala, FL 34470

Re: Special Use Permit Application Cover Letter – Parcel ID No. 36459-001-00

Dear Growth Services:

Our office represents SCI Funeral Services of Florida, LLC (“SCI”) in connection with the enclosed Special Use Permit Application – 2026 for the referenced property located at 7075 S. Pine Avenue, Ocala, FL 34480 (the “Property”). Submitted with this cover letter are the following documents:

- A) Special Use Application – 2026 executed by Mr. Sterling Bocage;
- B) Findings of Fact from Kimley-Horn’s Mohammed N. Murad, P.E.;
- C) Declaration in Support of Special Use Permit Application;
- D) Concept Plan;
- E) Location Map with Zoning References;
- F) Current Warranty Deed for the Property;
- G) MCPA Property Card;
- H) Florida Secretary of State entity record for SCI/Applicant; and,
- I) Colorado Secretary of State entity record for Property Seller (see Declaration);

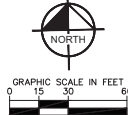
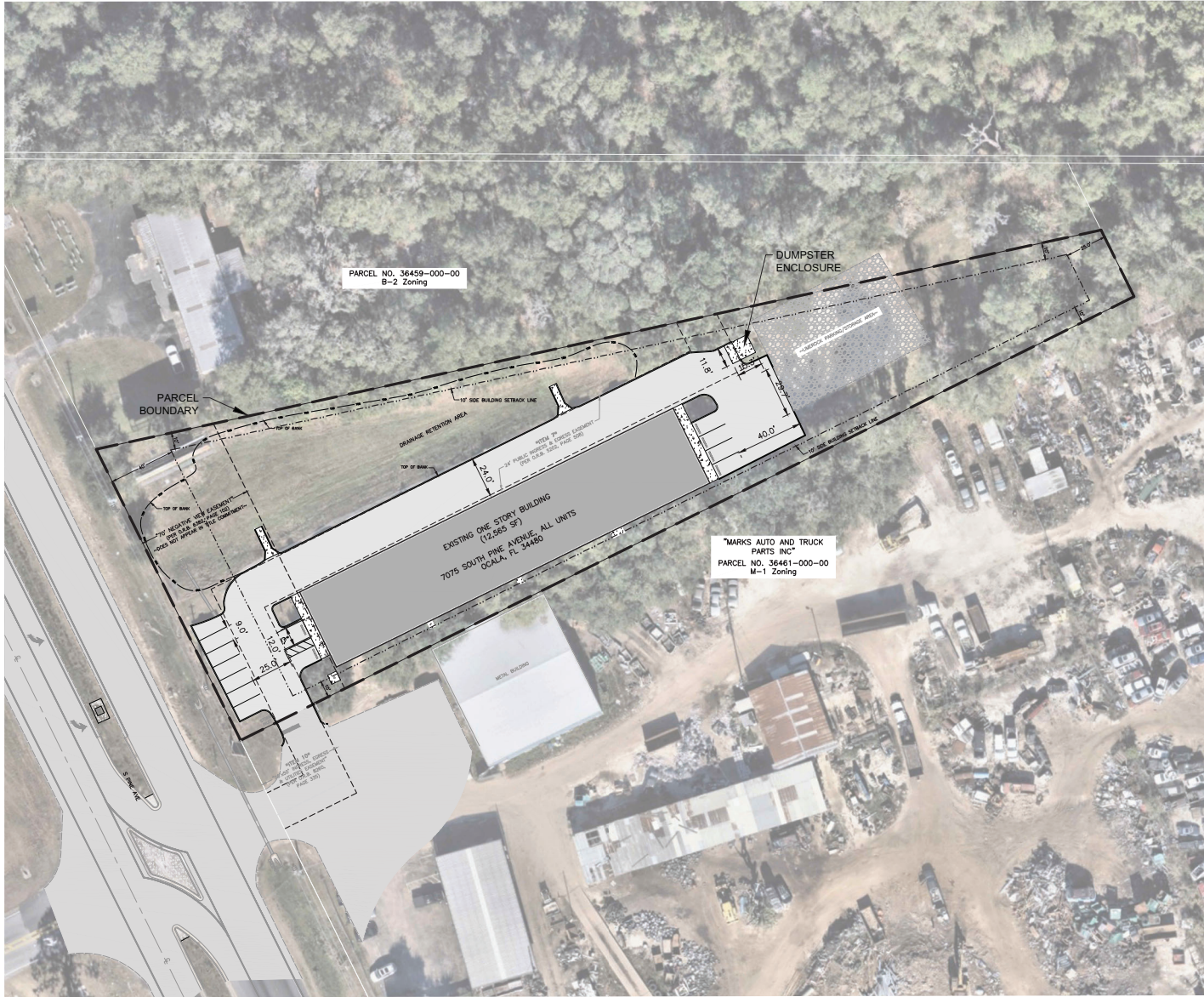
If you need any additional information or documentation, please do not hesitate to reach out. We look forward to working with Marion County during this application process. Thank you, in advance, for your time, guidance, and consideration.

Best regards

A handwritten signature in blue ink, appearing to read 'C. Hamilton', written over a light blue rectangular background.

Christopher F. Hamilton

cc: Client (via email)
Kimley-Horn (via email)



LEGEND

- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING SIDEWALK

SITE DATA TABLE	
PARCEL IDENTIFICATION NUMBER	36459-001-00
TOTAL PARCEL BOUNDARY	1.65 ACRES
LAND USE	EC
ZONING	B-5
EXISTING IMPERVIOUS	1 36,065 SF
EXISTING PARKING	13 SPACES
REQUIRED EXISTING FRONT SETBACK	40 FT
REQUIRED EXISTING REAR SETBACK	25 FT
REQUIRED EXISTING SIDE SETBACK	10 FT

NO.	REVISIONS	DATE	BY

Kimley-Horn
 © 2008 KIMLEY-HORN AND ASSOCIATES, INC.
 1700 WEST 17TH AVENUE, SUITE 200
 DENVER, COLORADO 80202
 WWW.KIMLEY-HORN.COM REGISTRY NO. 20108

LICENSED PROFESSIONAL
 MOHAMMED N. MURAD
 FEBRUARY 2008
 FLORIDA LICENSE NUMBER
 91743

DESIGNED BY: KHA
 DRAWN BY: JML
 CHECKED BY: WMM
 DATE: 02/28/08

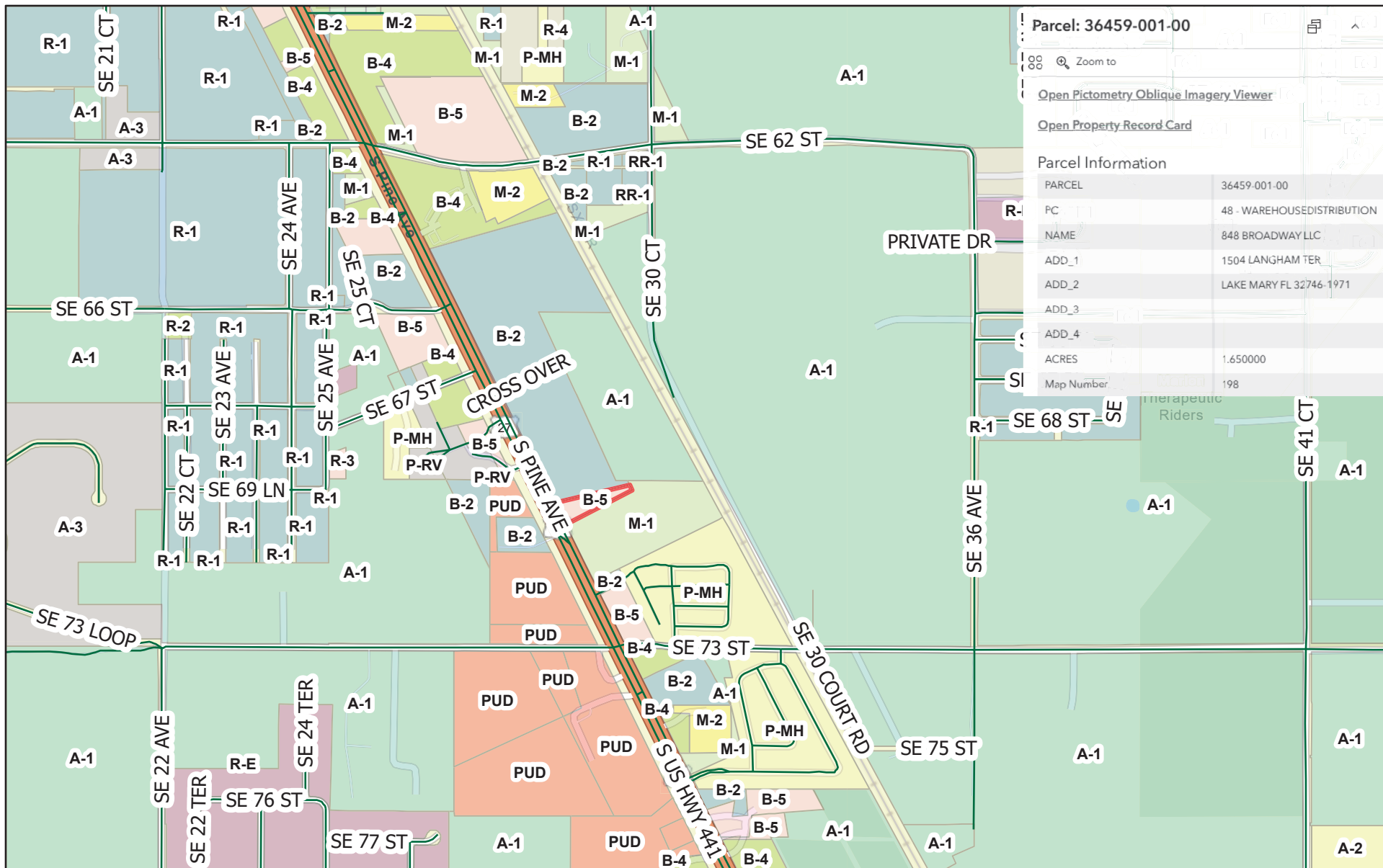
CONCEPT PLAN

**S PINE AVE
 CREMATORY**
 PREPARED FOR
SCI SHARED RESOURCES, LLC
 MARION COUNTY
 FLORIDA

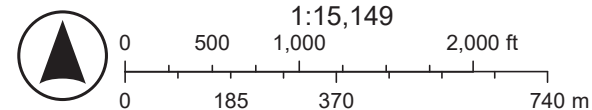
SHEET NUMBER
1 OF 1

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Marion County Property Appraiser



2/25/2026, 8:36:13 AM



DISCLAIMER: Work in progress compiled solely for governmental purpose of property assessment. These are NOT surveys. No warranties, expressed or implied, are provided with this data, its use, or interpretation. All information subject to change without notice.



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

36459-001-00

[GOOGLE Street View](#)

Prime Key: 1610931

[MAP IT+](#)

Current as of 2/25/2026

Property Information

848 BROADWAY LLC
1504 LANGHAM TER
LAKE MARY FL 32746-1971

Taxes / Assessments:

Map ID: 198

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 48

Acres: 1.65

[More Situs](#)

Situs: 7075 S PINE AVE ALL UNITS
OCALA

2025 Certified Property Value by Income

Land Just Value	N/A	
Buildings	N/A	
Miscellaneous	N/A	
Total Just Value	\$796,682	Ex Codes:
Total Assessed Value	\$796,682	
Exemptions	\$0	
Total Taxable	\$796,682	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$179,685	\$400,240	\$12,968	\$796,682	\$796,682	\$0	\$796,682
2024	\$179,685	\$374,716	\$12,968	\$756,654	\$632,652	\$0	\$632,652
2023	\$179,685	\$391,747	\$12,968	\$577,998	\$575,138	\$0	\$575,138

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8260/0334	02/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$825,000
6382/0102	04/2016	09 EASEMNT	0	U	I	\$100
5202/0508	05/2007	09 EASEMNT	0	U	V	\$100
4222/1467	10/2005	41 CORP	0	U	V	\$100
3432/1358	05/2003	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$75,000
3432/1356	05/2003	08 CORRECTIVE	0	U	V	\$100
1270/0018	02/1985	07 WARRANTY	0	Q	V	\$45,000
1158/0857	04/1983	07 WARRANTY	0	U	V	\$20,000

Property Description

SEC 10 TWP 16 RGE 22

Privacy - Terms

COM 1328 FT N & 187.25 FT W OF SE COR OF NW 1/4 OF SEC 10 TH
N 89-43-30 W 671.10 FT TO E ROW OF US HWY 441 TH S 26-21-00 E
195 FT FOR POB TH S 26-21-0 E 195 FT TH N 63-39-00 E 600 FT TH
N 26-21-00 W 44.625 FT TH WLY TO POB
EXCEPT RD RWY FOR US HWY 441

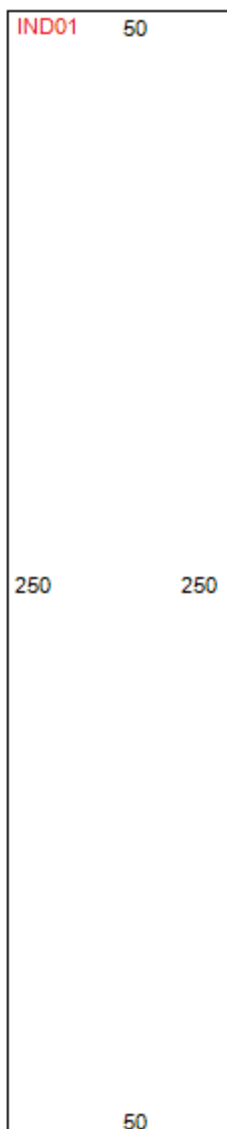
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	4800	.0	.0	B5	71,874.00	SF						
Neighborhood 9945												
Mkt: 2 70												

[Traverse](#)

Building 1 of 1

IND01=U250R50D250L50.



[Building Characteristics](#)

Structure 1 - WH STL FR
Effective Age 3 - 10-14 YRS

Year Built 2009
Physical Deterioration 0%

Condition 0
Quality Grade 500 - FAIR
Inspected on 8/23/2024 by 253

Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 600

Exterior Wall 18 PREFINISHED MTL32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	14.0	1.00	2009	0	12,500	F48 WAREHOUSE/DISTRIBUTE	14 %	N	Y
						F48 WAREHOUSE/DISTRIBUTE	86 %	N	N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 0 **4 Fixture Baths:** 0 **2 Fixture Baths:** 4
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 0 **Extra Fixtures:** 8

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	15,204.00	SF	5	2009	3	0.0	0.0
159 PAV CONCRETE	668.00	SF	20	2009	3	0.0	0.0
159 PAV CONCRETE	120.00	SF	20	2009	5	0.0	0.0
192 SEPTIC COMMERC	800.00	GL	99	2009	1	0.0	0.0
259 WELL 04-12IN	1.00	UT	99	2009	1	0.0	0.0

Appraiser Notes

1. SCROGG`S HOT RODS.....2-2FX 4X
2. THE MUFFLER DOCTOR
3. OLYMPUS CLEANING & SCREENING.....2-2FX 4X

BILLBOARD CLEAR CHANNEL

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
M051018	5/1/2010	2/1/2011	INSTALL 2 WALL SIGNS AL`S FAMILY AUTO
M080788	8/7/2009	10/29/2009	OFFICE BUILDOUT
M071474	7/14/2009	8/5/2009	COMM





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

Detail by Entity Name

Florida Limited Liability Company
SCI FUNERAL SERVICES OF FLORIDA, LLC

Filing Information

Document Number	L14000191070
FEI/EIN Number	59-0818059
Date Filed	12/15/2014
Effective Date	12/03/1957
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	06/12/2018
Event Effective Date	NONE

Principal Address

1929 ALLEN PARKWAY
HOUSTON, TX 77019

Changed: 10/08/2025

Mailing Address

1929 ALLEN PARKWAY
HOUSTON, TX 77019

Changed: 10/08/2025

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Address Changed: 10/08/2025

Authorized Person(s) Detail

Name & Address

Title President

LONGINO, NOBLE L
3000 Gulf to Bay Blvd
Suite 500

CLEARWATER, FL 33765

Title Secretary, Manager

LABETH, SARA E
1929 ALLEN PARKWAY
HOUSTON, TX 77019

Title Treasurer, MANAGER, VP

triesch, Michael G
1929 ALLEN PARKWAY
HOUSTON, TX 77019

Title VP, MANAGER

BOCAGE, STERLING C
1929 ALLEN PARKWAY
HOUSTON, TX 77019

Title VP

BATEMAN, MARIA E
1333 S CLEARVIEW PARKWAY
JEFFERSON, LA 70121

Title VP

LACOUR, ANGELA M
1333 S CLEARVIEW PARKWAY
JEFFERSON, LA 70121

Title Asst. Secretary

GIBBS, BRENDA K
1333 S CLEARVIEW PARKWAY
JEFFERSON, LA 70121

Title VP

GUARA, MANUEL
8200 Bird Rd
FI 2
Miami, FL 33155

Title VP

WALKER, KATIE M
1929 ALLEN PARKWAY
HOUSTON, TX 77019

Title VP

MILLER, STEVEN
5101 North Nebraska Ave
Tampa, FL 33603

Title Asst. Secretary

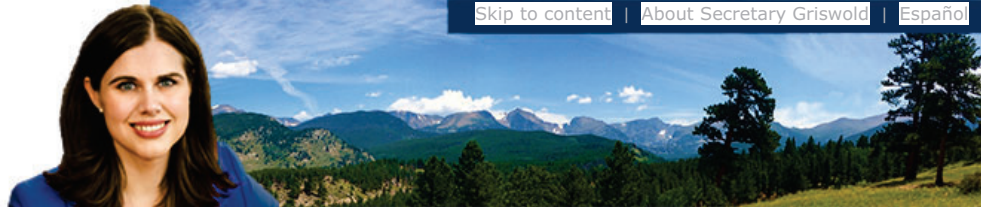
KEY, JANET S
1929 ALLEN PARKWAY
HOUSTON, TX 77019

Annual Reports

Report Year	Filed Date
2024	04/24/2024
2025	04/29/2025
2025	10/08/2025

Document Images

10/08/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2025 -- ANNUAL REPORT	View image in PDF format
06/05/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
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04/07/2015 -- ANNUAL REPORT	View image in PDF format
12/15/2014 -- Florida Limited Liability	View image in PDF format



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- Business Search

FAQs, Glossary and Information

Details			
Name	848 BROADWAY LLC		
Status	Good Standing	Formation date	11/08/2002
ID number	20021310213	Form	Limited Liability Company
Periodic report month	November	Jurisdiction	Colorado
Principal office street address	1504 Langham Ter, Lake Mary, FL 32746, US		
Principal office mailing address	1504 Langham Ter, Lake Mary, FL 32746, US		

Registered Agent	
Name	DAVID MICHAEL SHOHET
Street address	13511 Northgate Estates Dr, Colorado Springs, CO 80291, US
Mailing address	13511 Northgate Estates Dr, Colorado Springs, CO 80291, US

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NOV. 8. 2002 9:58AM

NO. 750 P. 5

FILED
DONETTA DAVIDSON
COLORADO SECRETARY OF STATE

**ARTICLES OF ORGANIZATION
OF
848 BROADWAY LLC**

20021310213 C
\$ 50.00
SECRETARY OF STATE
11-08-2002 09:23:38

The undersigned, a natural person of the age of eighteen years or more, acting as organizer of this limited liability company under the Colorado Limited Liability Company Act, as amended, adopts the following Articles of Organization for this limited liability company:

ARTICLE I

The name of the limited liability company is 848 Broadway LLC ("Company") and its principal place of business is located at 6789 South Yosemite Street, Suite 105, Englewood, Colorado 80112.

ARTICLE II

The Company's initial registered agent and the address of the initial registered office in Colorado is as follows:

Stephen A. Morris
6789 South Yosemite Street, Suite 105
Englewood, Colorado 80112

ARTICLE III

Management of the Company is vested in managers rather than in the members. The Company shall initially have one (1) manager. The number of managers may be increased or decreased in the manner provided in the operating agreement, but in no instance shall there be less than one (1) manager nor shall any decrease have the effect of shortening the term of any incumbent manager. The name and business address of the person who shall serve as manager until his successors are elected and qualified are:

Stephen A. Morris
6789 South Yosemite Street, Suite 105
Englewood, Colorado 80112

1 COMPUTER UPDATE COMPLI-
BJS

NOV. 8. 2002 9:58AM

NO. 750 P. 6

ARTICLE IV

The name and mailing address of the individual who caused this document to be delivered for filing, and to whom the Secretary of State may deliver notice if filing of this document is refused, is:

Jack W. Seal
Minor & Brown, P.C.
650 S. Cherry St.
Suite 1100
Denver, CO 80246

From: [Olesky, Dana](#)
To: [Madeloni, Elizabeth](#); [Weyrauch, Kenneth](#)
Cc: [Cotos, Elizabeth](#); [Varadin, Chuck](#)
Subject: RE: Quick Question on SUP Application
Date: Monday, March 2, 2026 8:49:28 AM
Attachments: [image001.png](#)
[image002.png](#)

Good morning,

Yes, Stephen Morris can be accepted as the authorized agent for signing the SUP application. Thanks.

Dana Olesky

Chief Assistant County Attorney

County Attorney

Main: 352-438-2330 | Direct: 352-438-2332

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From: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>
Sent: Friday, February 27, 2026 9:08 AM
To: Olesky, Dana <Dana.Olesky@marionfl.org>; Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Cc: Cotos, Elizabeth <elizabeth.cotos@marionfl.org>; Varadin, Chuck <Chuck.Varadin@marionfl.org>
Subject: Quick Question on SUP Application

Good morning Dana,

I'm trying to move this Special Use Permit application forward for the applicant, but I continue to run into the same issue.

The application lists **Stephen Morris** as the authorized signer for **848 Broadway LLC** (Colorado). However, the state's business registry shows something different.

Based on the records, it appears that as of **2025**, the authorized agent is **David Shohet**. Stephen Morris is listed only as the individual who submitted the filing, which suggests the authorized agent may have changed. The **2002** registry does show Stephen Morris as the registered agent, but that document is very old, and the newer filings indicate otherwise.

In his email below, he states that **David Michael Shohet is not the authorized signer** and that **registered agents generally do not have legal authority to execute documents**. This is the first time I've heard that interpretation—especially since he provided the 2002 registry showing Stephen Morris as the registered agent.

I'm not an attorney, so I need your guidance on whether we can legally accept **Stephen Morris** as the authorized agent for signing the SUP application.

Thank you in advance for your prompt attention.

Liz

Attached: (2) 2025 Registries and the 2002 Registry

Elizabeth Madeloni

Development Review Coordinator

Growth Services

Main: 352-438-2675 | Direct: 352-438-2683

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From: Hamilton, Chris <chamilton@spencerfane.com>
Sent: Thursday, February 26, 2026 5:44 PM
To: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; DoNotReply EPL Permit Notify <DoNotReply-EPLPermitNotify@marionfl.org>

Cc: Cotos, Elizabeth <elizabeth.cotos@marionfl.org>; Wells, Sarah <Sarah.Wells@marionfl.org>

Subject: RE: Plan PL SUP-000416-2026

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Liz,

Appreciate the quick response, but David Michael Shohet is not the authorized signor, he is the *registered agent*. Registered agents generally do not have legal authority to execute documents on behalf of a company (but they can receive items, like a summons), only the managing/authorized members of an LLC can execute.

Stephen Morris is, in fact, the managing member of 848 Broadway, LLC and thus has requisite legal authority to bind the company – please see attached, which is from the Colorado Secretary of State website showing Stephen Morris as the manager of that entity from its formation in 2002 to this year.

As such, our client's Application is correct as submitted.

Thanks,
Chris

Chris Hamilton Of Counsel
Spencer Fane LLP

201 North Franklin Street, Suite 2150 | Tampa, FL 33602
O 813.424.3505
chamilton@spencerfane.com | spencerfane.com | [bio](#)

From: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>

Sent: Thursday, February 26, 2026 4:53 PM

To: Hamilton, Chris <chamilton@spencerfane.com>; DoNotReply EPL Permit Notify <DoNotReply-EPLPermitNotify@marionfl.org>

Cc: Cotos, Elizabeth <elizabeth.cotos@marionfl.org>; Wells, Sarah <Sarah.Wells@marionfl.org>

Subject: [EXTERNAL] RE: Plan PL SUP-000416-2026

[Warning] This E-mail came from an External sender. Please do not open links or attachments unless you are sure it is trusted.

Chris,

I saw it in the system and also looked at your attached file just in case.

However, I cannot accept the signature of Stephen Morris, as he is not listed on your submitted State of Colorado Registry. The ONLY authorized signer is DAVID MICHAEL SHOHET.

Everything must match: the Application, the Warranty Deed, and the State's Registry.

Sorry,
Please get it to me by tomorrow, or I will have to push this to June.

Liz

2/25/26, 9:04 AM

Colorado Secretary of State - Summary

Doc. I-1



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Details			
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Principal office mailing address	1504 Langham Ter, Lake Mary, FL 32746, US		

Registered Agent	
Name	DAVID MICHAEL SHOHET
Street address	13511 Northgate Estates Dr, Colorado Springs, CO 80291, US
Mailing address	13511 Northgate Estates Dr, Colorado Springs, CO 80291, US

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Elizabeth Madeloni

Development Review Coordinator
Growth Services

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

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From: Hamilton, Chris <chamilton@spencerfane.com>
Sent: Thursday, February 26, 2026 4:39 PM
To: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; DoNotReply EPL Permit Notify <DoNotReply-EPLPermitNotify@marionfl.org>
Cc: Cotos, Elizabeth <elizabeth.cotos@marionfl.org>; Wells, Sarah <Sarah.Wells@marionfl.org>
Subject: RE: Plan PL SUP-000416-2026

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Good afternoon – revised document has been uploaded via Civic Access, and a copy is attached hereto for reference. Please let me know if you need anything else.

Thanks,
Chris

Chris Hamilton Of Counsel
Spencer Fane LLP

201 North Franklin Street, Suite 2150 | Tampa, FL 33602
O 813.424.3505
chamilton@spencerfane.com | spencerfane.com | [bio](#)

From: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>
Sent: Thursday, February 26, 2026 10:30 AM
To: Hamilton, Chris <chamilton@spencerfane.com>; DoNotReply EPL Permit Notify <DoNotReply-EPLPermitNotify@marionfl.org>
Cc: Cotos, Elizabeth <elizabeth.cotos@marionfl.org>; Wells, Sarah <Sarah.Wells@marionfl.org>
Subject: [EXTERNAL] RE: Plan PL SUP-000416-2026

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Please submit as soon as you can, I will push it forward if you can get me the revised application by this afternoon. Email me when you added it in on Civic Access.

Thank you,
L



Elizabeth Madeloni

Development Review Coordinator
Growth Services

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

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Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

From: Hamilton, Chris <chamilton@spencerfane.com>
Sent: Wednesday, February 25, 2026 9:02 PM
To: DoNotReply EPL Permit Notify <DoNotReply-EPLPermitNotify@marionfl.org>
Cc: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; Cotos, Elizabeth <elizabeth.cotos@marionfl.org>; Wells, Sarah <Sarah.Wells@marionfl.org>
Subject: RE: Plan PL SUP-000416-2026

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

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

Ms. Madeloni,

Apologies for the delay and appreciate the extended time, but I was out of the office this afternoon for work and just

now getting back to emails. When I spoke with staff a week or two ago about this exact issue on the current owner not being the applicant since the property's sale to our client is contingent on the SUP, it was explained to me that we could provide the purchase contract (which we cannot do here for confidentiality reasons) or an Affidavit/Declaration to explain and verify the situation – which we did here. Clearly, there was some miscommunication or wires crossed as we attempted to comply with what we understood as the provided directions, but holding our client's application for another *entire* cycle when there was communication with staff and questions raised about these issues ahead of time seems incredibly prejudicial and unreasonable, especially when this is something easily resolvable.

Again, we will get the property owner to sign the Application, which we will work on completing in the morning. We have a meeting scheduled tomorrow afternoon with staff, so we will work to rectify this issue before then and happy to discuss with staff when we are there.

Thanks,
Chris

Chris Hamilton Of Counsel
Spencer Fane LLP

201 North Franklin Street, Suite 2150 | Tampa, FL 33602
O 813.424.3505
chamilton@spencerfane.com | spencerfane.com | [bio](#)

From: DoNotReply EPL Permit Notify <DoNotReply-EPLPermitNotify@marionfl.org>
Sent: Wednesday, February 25, 2026 2:54 PM
To: Hamilton, Chris <chamilton@spencerfane.com>
Cc: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; Cotos, Elizabeth <elizabeth.cotos@marionfl.org>
Subject: [EXTERNAL] Plan PL SUP-000416-2026

[Warning] This E-mail came from an External sender. Please do not open links or attachments unless you are sure it is trusted.

I will grant you some extra time. Generally, our deadline was at noon today, but if we do not receive your revised application by 4 pm today, I am sorry to say, we will have to push your application to the next cycle for June.

This is a no-reply e-mail address. To contact us, please send an e-mail to Elizabeth.Madeloni@marionfl.org

This instrument was prepared by:
JOHN D. MUSSOLINE, P.A.
Attorney at Law
415A St. Johns Avenue
Palatka, Florida 32177

WARRANTY DEED

Stamps: \$ 5775.00
Recording: \$ 10.00
Trust: \$
Copies: \$
Total: \$ 5785.00


GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 02/27/2024 11:37:07 AM
FILE #: 2024023739 OR BK 8260 PG 334
REC FEES: \$10.00 INDEX FEES: \$0.00
DDS: \$5775.00 MDS: \$0.00 INT: \$0.00

RETURN TO: Grantee

PARCEL I. D. #
R36459-001-00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED,

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

Made this 8th day of February, 2024, Between

MAKRF, INC., a Florida corporation,
of 7125 South Pine Avenue, Ocala, Florida 34480, **GRANTOR,**
AND
848 Broadway, LLC, a Colorado limited liability company,
whose post-office address is 1504 Langham Terrace, Lake Mary, Florida 32746, **GRANTEE,**

Witnesseth: That said grantor, for and in consideration of the sum of Ten 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:

Commencing 1328.65 feet North and 187.25 feet West of the SE corner of the NW 1/4 of Section 10, Township 16 South, Range 22 East, thence N.89°43'30"W., 671.10 feet to the East right of way line of State Road #2 (U.S. Highway #441), thence S.26°21'E. along said road right of way line 195 feet for the Point of Beginning; thence continue S.26°21'E. along said right of way line 195 feet; thence N.63°39'E. 600 feet, thence N.26°21'W. 44.625 feet, thence Westerly to the Point of Beginning.


EXCEPT: That portion of the above described lands lying East of and within 100 feet of the survey line of State Road 500, Section 3601, Job 110 said survey line being described as beginning on the South line of said Section 10 at a point 3493.68 feet East of the SW corner of said Section 10, run thence N,10°01'09" W. 77.67 feet to the beginning of a curve concave to the Westerly having a radius 1910.08 feet and a total central angle of 16°31' run thence Northerly along said curve 550.56 feet to the end of said curve; run thence N.26°36'48" W. 5303.82 feet to the North line of said Section 10 at a point 936.95 feet East of the NW corner of said Section 10.

SUBJECT TO AND TOGETHER WITH the following:
Public Ingress and Egress Easement contained in instrument recorded May 26, 2009, under O.R. Book 5202, Page 508, Public Records of Marion County, Florida.
Covenant for Paying Parallel Access Road recorded in O.R. Book 5202, Page 511, Public Records of Marion County, Florida.
Covenant for Sidewalk Development recorded in O.R. Book 5202, Page 513, Public Records of Marion County, Florida.
Easement contained in instrument recorded April 28, 2016, under O.R. Book 6382, Page 102, 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.

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:


John D. Mussoline, 415A St. Johns Avenue,
Palatka, Florida 32177

MAKRF, INC.

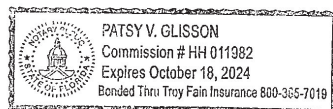

Patsy V. Glisson, 208 Husson Avenue,
Palatka, Florida 32177


By:


Carl Marcus Christiansen III
President

STATE OF FLORIDA, COUNTY OF PUTNAM

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 8th day of February, 2024, by Carl Marcus Christiansen III as President of MAKRF, Inc., a Florida corporation, to me personally known or who produced a driver's license as identification and who executed the foregoing instrument under oath and in my physical presence.




Notary Public - Patsy V. Glisson
Serial # (if any): HH 011982