Marion County
Planning & Zoning Commission
Meeting Agenda

Monday, July 27, 2026 **5:30 PM** **McPherson Governmental Campus Auditorium**

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

Pledge of Allegiance and Invocation

Call to Order

Acknowledgement of Proof of Publication and Mailing and Posting of Notice

Proof of Publication

Explanation of Procedure for Hearing Requests

1. Consider the Following Requests on Consent

1.1. 260801SU - Alamday Valle Sanchez and Ismaray Fundora Lima, Special Use Permit to Allow for Parking of One (1) Commercial Vehicle and Trailer, in a General Agricultural (A-1) Zone, 2.22 Acres, Parcel 2093-003-002, Site Addresses 4636 and 4660 SW 166th Court Road, Ocala, FL 34481

1.2. 260804SU - 2745 PDH Extension, LLC, Special Use Permit, to Construct a 12,000 Sq. Ft. Building Containing 10,000 Sq. Ft. of Warehouse and 2,000 Sq. Ft. Office Space with Parking, in a Regional Business (B-4) Zone, on an Approximate 1.23 Acres, Parcel 9024-0565-06, No Address Assigned

1.3. 260805ZC - Anjana Singh, Zoning Change from General Agriculture (A-1) to Residential Estate (R-E) Zone, For All Permitted Uses, 1.68 Acres, Parcel 45849-002-01, No Address Assigned

1.4. 260806ZC - Donald Pierson III, Zoning Change from Regional Business (B-4) to Mixed Residential (R-4) Zone, For All Permitted Uses, 0.25 Acres, Parcel 08370-001-00, Site Address 1898 NE 128th Place, Anthony, FL 32617

1.5. 260808ZC - MBV Engineering Inc, on behalf of Copper Penny Farm, LLC, Zoning Change from Community Business (B-2) and General Agriculture (A-1) to Recreational Vehicle Park (P-RV) Zone, For All Permitted Uses, an Approximate ±26.05 Acre Portion of an Overall 31.37 Acre Parcel, Parcel 36512-000-00, No Address Assigned

1.6. 260809ZC - CGB Investment Properties, LLC, Zoning Change, from Community Business (B-2) to Rural Residential (RR-1) Zone, For All Permitted Uses, 0.20 Acres, Parcel Number 03873-000-00, Site Address 731 W Highway 318, Citra, FL 32113

2. Consider the Following Individual Requests

2.1. 260802SU - Gulfstream Towers Holding Company, LLC on Behalf of the Property Owner, Fig Lake Preserve, LLLP, Special Use Permit to Allow for a 199' (Foot) Monopole Telecommunication Tower, in a General Agriculture (A-1) Zone, 1,398.64 Acres, Parcel 48512-000-00, Site Addresses 14607 and 14617 E Highway 25, and 16000 SE 135th Street, Ocklawaha, FL 32179

3. Other Business

4. Review Minutes of Previous Meeting

4.1. June 29, 2026

Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-23662 **Agenda Date:** 7/27/2026 **Agenda No.:**

SUBJECT:
Proof of Publication

DESCRIPTION/BACKGROUND:
Proof of Publication for the July 27, 2026, Planning and Zoning Meeting

Marion County
Board of County Commissioners

Office of the County Attorney

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

Proof of Publication

No.: 2026-0172

STATE OF FLORIDA
COUNTY OF MARION
PREPARED BY HEATHER FLYNN:

Before the undersigned authority personally appeared Heather Flynn, who on oath says that they are the Legal Services Manager of Marion County, Florida; that the attached copy of advertisement Notice of Public Hearing by Marion County Planning and Zoning Commission to Consider Requests For Land Use Change, Rezoning, And Special Use Permit Applications for Monday, July 27, 2026 was published on the publicly accessible website, MarionFL.org/LegalNotices, of Marion County, Florida on July 13, 2026. Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature: Heather M Flynn

Date: 07.13.26

☒ Business Impact Estimate published with the advertisement and attached.

THIS SECTION PREPARED BY NOTARY:

Sworn and Subscribed before me this 13th day of July, 2026, by Heather Flynn who is: personally known to me ✓ or who has produced _____ as identification.

Notary Public State of Florida
Wendy A. Nalborczyk
My Commission HH 654631
Expires 3/20/2029

Signature of Notary Public

Notary Public Stamp

ATTACH COPY FROM WEBSITE POSTING



Legal Notices

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

Post Date: 07/13/2026 8:00 AM

The Marion County Planning and Zoning Commission will hold a public hearing on **Monday, July 27, 2026, at 5:30 p.m.**, or as soon thereafter, as may be heard. The meeting will be held at the **McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, Florida**, to consider the following Comprehensive Plan Amendment, Rezoning, and/or Special Use Permit applications, and consideration 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. **260801SU** – Alamday Valle Sanchez and Ismaray Fundora Lima, request a **Special Use Permit**, Articles 2 and 4, of the Marion County Land Development Code, to allow for parking of one (1) commercial vehicle, in a General Agricultural (A-1) zone, on an approximate 2.22 Acre Parcel, on Parcel Account Number 2093-003-002, Site Addresses 4636 and 4660 SW 166th Court Road, Ocala, FL 34481

2. **260802SU** – Fig Lake Preserve, LLLP, requests a **Special Use Permit**, Articles 2 and 4, of the Marion County Land Development Code, to allow for a 199' (feet) Monopole Telecommunication Tower, in a General Agriculture (A-1) zone, on an approximate 1,398.64 Acre Parcel, on Parcel Account Number 48512-000-00, Site Addresses 14607 and 14617 E Highway 25, and 16000 SE 135th Street, Ocklawaha, FL 32179

3. **260804SU** – 2745 PDH Extension, LLC, requests a **Special Use Permit**, Articles 2 and 4, of the Marion County Land Development Code, to allow for a 12,000 square foot warehouse with parking, in a Regional Business (B-4) zone, on an approximate 1.23 Acre Parcel, on Parcel Account Number 9024-0565-06, No Address Assigned

4. **260805ZC** – Anjana Singh, requests a **Zoning Change**, Articles 2 and 4, of the Marion County Land Development Code, from General Agriculture (A-1) to Residential Estate (R-E) zone, for all permitted uses, on an approximate 1.68 Acre Parcel, on Parcel Account Number 45849-002-01, No Address Assigned

5. **260806ZC** – Donald Pierson III, requests a **Zoning Change**, Articles 2 and 4, of the Marion County Land Development Code, from Regional Business (B-4) to Mixed Residential (R-4) zone, for all permitted uses, on an approximate 0.25 Acre Parcel, on Parcel Account Number 08370-001-00, Site Address 1898 NE 128th Place, Anthony, FL 32617

6. **260808ZC** – Copper Penny Farm, LLC, requests a **Zoning Change**, Articles 2 and 4, of the Marion County Land Development Code, from expired Community Business (B-2) and General Agriculture (A-1) to Recreational Vehicle Park (P-RV) zone, for all permitted uses, on approximate ±26.05 Acre Portion of an overall 31.44 Acre Parcel, on Parcel Account Number 36512-000-00, No Address Assigned

7. **260809ZC** – CGB Investment Properties, LLC, requests a **Zoning Change**, Articles 2 and 4, of the Marion County Land Development Code, from Community Business (B-2) to Rural Residential (RR-1) zone, for all permitted uses, on an approximate 0.20 Acre Parcel, on Parcel Account Number 03873-000-00, Site Address 731 W Highway 318, Citra, FL 32113

The action of the Planning and Zoning Commission is solely advisory to the Board of County Commissioners of Marion County, Florida. All interested parties may appear at the public hearing and be heard with respect to the applications. 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 of the hearing, so appropriate arrangements can be made.

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

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 determ may be useful. In accordance to F.S. 125.66(3)(a), a number of ordinances are exempt from complying 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.**

2026-0172

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 **13th 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):

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 July 27, 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 Tuesday, August 18, 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.

DRAFT

1. **AGENDA ITEM _._._. 260801SU –** Alamday Valle Sanchez and Ismaray Fundora Lima, Special Use Permit to allow for parking of one (1) commercial vehicle, in a General Agricultural (A-1) zone, on an approximate 2.22 Acre Parcel, on Parcel Account Number 2093-003-002, Site Addresses 4636 and 4660 SW 166th Court Road, Ocala, FL 34481

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

1. **AGENDA ITEM _._._. 260802SU –** Fig Lake Preserve, LLLP, Special Use Permit to allow for a 199' (feet) Monopole Telecommunication Tower, in a General Agriculture (A-1) zone, on an approximate 1,398.64 Acre Parcel, on Parcel Account Number 48512-000-00, Site Addresses 14607 and 14617 E Highway 25, and 16000 SE 135th Street, Ocklawaha, FL 32179

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

2. **AGENDA ITEM _._._. 260804SU –** 2745 PDH Extension, LLC**,** Special Use Permit to allow for a 12,000 square foot warehouse with parking, in a Regional Business (B-4) zone, on an approximate 1.23 Acre Parcel, on Parcel Account Number 9024-0565-06, No Address Assigned

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

3. **AGENDA ITEM _._._. 260805ZC** – Anjana Singh, Zoning Change from General Agriculture (A-1) to Residential Estate (R-E) zone, for all permitted uses, on an approximate 1.68 Acre Parcel, on Parcel Account Number 45849-002-01, No Address Assigned

4. **AGENDA ITEM _._._. 260806ZC** – Donald Pierson III, Zoning Change from Regional Business (B-4) to Mixed Residential (R-4) zone, for all permitted uses, on an approximate 0.25 Acre Parcel, on Parcel Account Number 08370-001-00, Site Address 1898 NE 128th Place, Anthony, FL 32617

5. **AGENDA ITEM _._._. 260808ZC** – Copper Penny Farm, LLC, Zoning Change from expired Community Business (B-2) and General Agriculture (A-1) to Recreational Vehicle Park (P-RV) zone, for all permitted uses, on approximate ±26.05 Acre Portion of an overall 31.44 Acre Parcel, on Parcel Account Number 36512-000-00, No Address Assigned

6. **AGENDA ITEM _._._. 260809ZC** – CGB Investment Properties, LLC, Zoning Change from Community Business (B-2) to Rural Residential (RR-1) zone, for all permitted uses, on an approximate 0.20 Acre Parcel, on Parcel Account Number 03873-000-00, Site Address 731 W Highway 318, Citra, FL 32113

DRAFT

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 18th day of AUGUST 2026.

	BOARD OF COUNTY COMMISSIONERS
ATTEST:	MARION COUNTY, FLORIDA
_____	_____
GREGORY C. HARRELL, CLERK	CARL ZALAK, III, CHAIRMAN

DRAFT

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 July 27, 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 Tuesday, August 18, 2026.

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

1. **SECTION 1. SPECIAL USE PERMIT APPLICATION 260801SU –** Alamday Valle Sanchez and Ismaray Fundora Lima, the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Evelyn Turrent, Ocala, FL 34473, to allow for parking of one (1) commercial vehicle, in a General Agricultural (A-1) zone, on an approximate 2.22 Acre Parcel, on Parcel Account Number 2093-003-002, Site Addresses 4636 and 4660 SW 166th Court Road, Ocala, FL 34481

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. Ingress/Egress shall continue to utilize SW 46th St. only.
2. The Applicant shall construct a commercial driveway apron to be permitted through the office of the county engineer, within 180 days.
3. The parking of the truck and trailer shall be contained on the subject parcel and shall be consistent with the submitted Conceptual Site Plan.
4. The designated parking area shall be screened from the north, south, west, and east using an opaque fence at least eight (8) feet in height, to be permitted and constructed within sixty (60) days.
5. No unloading or loading of materials/junk shall take place on the subject property.
6. No mechanical repairs or maintenance on the commercial vehicle(s) shall take place on site.
7. The Special Use Permit is granted only for the subject property and the

benefit of Alamday Valle Sanchez and Ismary Fundora Lima on the subject property. Any change of ownership of the subject property will terminate this Special Use Permit.

8. This special use permit will allow for one (1) commercial vehicle with a weight of 16,000 pounds or more. If the following vehicle is replaced, the applicant shall notify the Marion County Planning Department immediately to record the new VIN as part of this SUP.
   • Tractor: 2011 Volvo, VIN# 4V4NC9EJ9BN531856
   • Trailer: VIN# 1UYVS2533FG175522
9. The Special Use Permit shall expire on August 18, 2031; however, it may be renewed administratively three times for up to 5 years each by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
   • There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the permit,
   • Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
   • The Growth Services Manager determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).

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 18th day of August 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

_____
GREGORY C. HARRELL, CLERK

_____
CARL ZALAK, III, CHAIRMAN

DRAFT

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 July 27, 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 Tuesday, August 18, 2026.

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

1. **SECTION 1. SPECIAL USE PERMIT APPLICATION 260802SU –** Fig Lake Preserve, LLLP, the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Gulfstream Towers Holding Company, LLC, Winter Park, FL 32789, to allow for a 199' (feet) Monopole Telecommunication Tower, in a General Agriculture (A-1) zone, on an approximate 1,398.64 Acre Parcel, on Parcel Account Number 48512-000-00, Site Addresses 14607 and 14617 E Highway 25, and 16000 SE 135th Street, Ocklawaha, FL 32179

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. The access driveway and utility easement shall be designed, constructed, and maintained in compliance with applicable Marion County engineering standards and Marion County Fire Rescue and National Fire Protection Association requirements, including emergency vehicle access and turning radius standards.
2. Access shall be maintained for emergency uses at all times during construction and operation of the facility.
3. A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.
4. The Special Use Permit is limited to one monopole tower within the portion of the subject property leased by Gulfstream Towers Holding Company LLC (the "Leased Premises"), as indicated in the submitted application.
5. The site shall be developed and operated consistently with the submitted

conceptual plan and the conditions as provided with this approval.

6. A site plan approval is required before construction of the tower and compound.
7. The Special Use Permit is granted solely for the benefit of Gulfstream Towers Holding Company LLC's use of the Leased Premises. Any termination, expiration, assignment, or transfer of Gulfstream Towers Holding Company LLC's leasehold interest in the Leased Premises shall terminate this Special Use Permit. A transfer of ownership of the underlying parent parcel shall not, by itself, terminate this Special Use Permit.
8. Construction of the telecommunications tower shall be complete, or subject to an issued unexpired building permit, within two (2) years after the date of the approval of this Special Use Permit. If the tower is not completed and not subject to an unexpired building permit within two (2) years, the Special Use Permit shall terminate.
9. Abandonment of the telecommunications tower shall adhere to the provisions of Land Development Code Section 4.3.25.H.

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 18th day of August 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

_____
GREGORY C. HARRELL, CLERK

_____
CARL ZALAK, III, CHAIRMAN

DRAFT

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 Tuesday, July 21, 2026.

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

1. **SECTION 1. SPECIAL USE PERMIT APPLICATION 260804SU –** 2745 PDH Extension, LLC, the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Perfect Deed Homes LLC, Ocala, FL 34474, to allow for a 12,000 square foot warehouse with parking, in a Regional Business (B-4) zone, on an approximate 1.23 Acre Parcel, on Parcel Account Number 9024-0565-06, 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. The Special Use Permit (SUP) authorizes a maximum 12,000 square foot warehouse building with office space (10,000 square foot warehouse and 2,000 square foot office) on Parcel 9024-0565-06. Any increase in the gross building square footage or changes in SUP conditions shall require a new Special Use Permit.
2. The site shall be developed in conformance with the proposed concept plan and the SUP conditions provided, along with conforming to the Marion County Land Development Code (LDC) as applicable at the time of site plan application.
3. Any material change to the building's use(s) that change the extent of warehouse and/or office space, including the introduction of potential new uses within the building, shall be subject to conformance with the LDC as applicable at the time of application, such as parking, buffering, etc. provided such uses are permissible under the site's then zoning classification.

4. The Special Use Permit runs with the land and not solely with the applicant or property owner.
5. Cross access for and parallel to Chestnut Road shall be required with the site's development, with the final design subject to the County Engineer's review and approval.
6. A Type "C" Buffer (minimum 15 feet) shall be provided and maintained along the site's Chestnut Road frontage, and no waivers to that buffer may be permitted, except the buffer shade trees may be provided as accent/ornamental trees consistent with the LDC due to the presence of overhead powerlines along the Chestnut Road frontage.
7. A Type "C" Buffer (minimum 15 feet) shall be provided and maintained along the site's north and east property boundaries. Further, along the north property boundary a minimum 6-foot-high solid opaque privacy fence (not chain-link or similar open pattern fencing with fabric, mesh, or slats, etc.) to be provided and maintained along the interior side of the north boundary's Type "C" Buffer to further deter any light, sound, dust, or debris from escaping the site in to or across the FDOT WRA.
8. No outdoor storage shall be permitted, except for the site's enclosed dumpster/refuse area, being provided consistently with the concept plan and Findings of Fact.
9. The applicant shall coordinate with the City of Belleview and Marion County Utilities regarding the water and sewer service availability and capacity prior to site plan approval. Any required utility extensions or agreements shall be in place prior to issuance of a Certificate of Occupancy.

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 18th day of August 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

_____
GREGORY C. HARRELL, CLERK

_____
CARL ZALAK, III, CHAIRMAN

DRAFT

Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-23663 **Agenda Date:** 7/27/2026 **Agenda No.:** 1.1.

SUBJECT:
260801SU - Alamday Valle Sanchez and Ismaray Fundora Lima, Special Use Permit to Allow for Parking of One (1) Commercial Vehicle and Trailer, in a General Agricultural (A-1) Zone, 2.22 Acres, Parcel 2093-003-002, Site Addresses 4636 and 4660 SW 166th Court Road, Ocala, FL 34481

DESCRIPTION/BACKGROUND:
Applicant Evelyn Turrent, on behalf of Alamday Valle Sanchez and Ismary Fundora Lima, owners of the subject property, has filed an application for a Special Use Permit (SUP) to allow for the parking of one (1) commercial vehicle (Semi-Truck and trailer) with a weight greater than 16,000 Pounds on a property with a zoning of General Agriculture (A-1). An aerial photograph showing the general location of the subject property was provided. The Parcel Identification Number associated with the property is 2093-003-002 and the street address is 4636 and 4660 SW 166th Court Road, Ocala, FL, 34481. The legal description is displayed in the deed included in the application (see Attachment A). The subject property is a 2.22-acre parcel located within the Primary Springs Protection Overlay Zone (P-SPOZ) and outside of the Urban Growth Boundary. The applicant is applying for a special use permit that would allow the parking of one truck and one trailer when the truck is not in use. Currently, the truck is being used on the road for weeks at a time until the owner returns home and awaits the next assignment.

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

PLANNING & ZONING SECTION
STAFF REPORT

P&ZC Date: 7/27/2026	**BCC Date: 08/18/2026**
Case Number:	260801SU
Plan Number:	PL SUP-000806-2026
Type of Case:	**Special Use Permit:** For parking one commercial vehicle (Tractor & Trailer) in A-1 Zoning
Owner	Alamday Valle Sanchez and Ismary Fundora Lima
Applicant	Evelyn Turrent
Street Address	4636 & 4660 SW 166th Court Road, Ocala, FL.
Parcel Number	2093-003-002
Property Size	±2.22 acres
Future Land Use	Rural Land (RL)
Zoning Classification	General Agriculture (A-1)
Overlay Zone/Scenic Area	Primary Springs Protection Zone
Staff Recommendation	**APPROVAL WITH CONDITIONS**
P&ZC Recommendation	**TBD**
Project Planner	Sarah Wells
Related Case(s)	Code Case CE26-1229: CE Commercial Vehicle in Improper Zone

I. ITEM SUMMARY

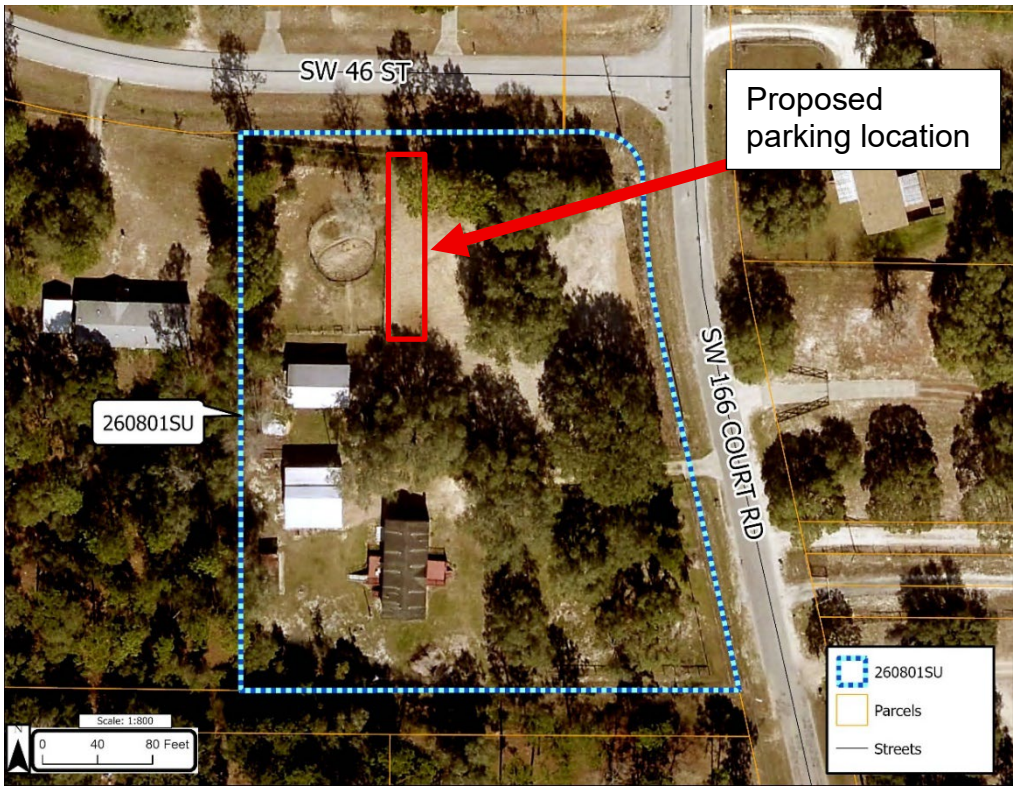
Applicant Evelyn Turrent, on behalf of Alamday Valle Sanchez and Ismary Fundora Lima, owners of the subject property, has filed an application for a Special Use Permit (SUP) to allow for the parking of one (1) commercial vehicle (Semi-Truck and trailer, see figure 6) with a weight greater than 16,000 Pounds on a property with a zoning of General Agriculture (A-1) (See attachment A). Figure 1 is an aerial photograph showing the general location of the subject property. The Parcel Identification Number associated with the property is 2093-003-002 and the street address is 4660 SW 166th Court Rd., Ocala, FL, 34481. The legal description is displayed in the deed included in the application (See Attachment A). The subject property is a 2.22-acre parcel located within the Primary Springs Protection Overlay Zone (P-SPOZ), outside of the Urban Growth Boundary and within Classic Hills Unit One subdivision BLK C Lots 2 and 1. The applicant is applying for a special use permit that would allow the parking of one truck and one trailer when the truck is not in use.

Currently, the truck is used for weeks at a time, where it is on the road, until the owner returns home and awaits the next assignment, for an estimated seven (7) to ten (10) days per month. Per the Findings of Facts, the applicant states that typical cargo includes packaged beverages, sodas, chips, snacks, canned products, and similar dry consumer goods. The truck is not equipped with a refrigeration unit and will not be transporting refrigerated products, frozen foods, hazardous materials, industrial chemicals, fuel, toxic substances, or waste of any kind.

The Special Use Permit was requested because of code case number CE26-1229. On March 11th, 2026, a phone call was received to Code Enforcement alleging a commercial vehicle parking on the corner of SW 166th Ct and SW 46th St. on the right-of-way. Code Enforcement Officer Maureen Bennett investigated this call on March 17th, 2026, and issued a citation for parking a commercial vehicle greater than 16,000 pounds in an improper zone. The applicant stated that they were unaware that the General Agriculture (A-1) zone did not allow for the parking of commercial vehicles more than 16,000 pounds and that the reason they had bought their property in 2026 was that they believed that it would be allowed.

Staff is recommending approval because the requested use is compatible with the surrounding area, will not adversely affect the public interest, and is consistent with the Marion County Comprehensive Plan.

Figure 1
Aerial Photograph of Subject Property



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** due to the analysis provided within this staff report. If approved, staff recommends the conditions specified in Section VII.B. of this Staff Report. The recommended conditions are being imposed to address compliance with the requirements in Land Development Code (LDC) Sections 2.8.2.D and 2.8.3.B, and 4.2.6(f).

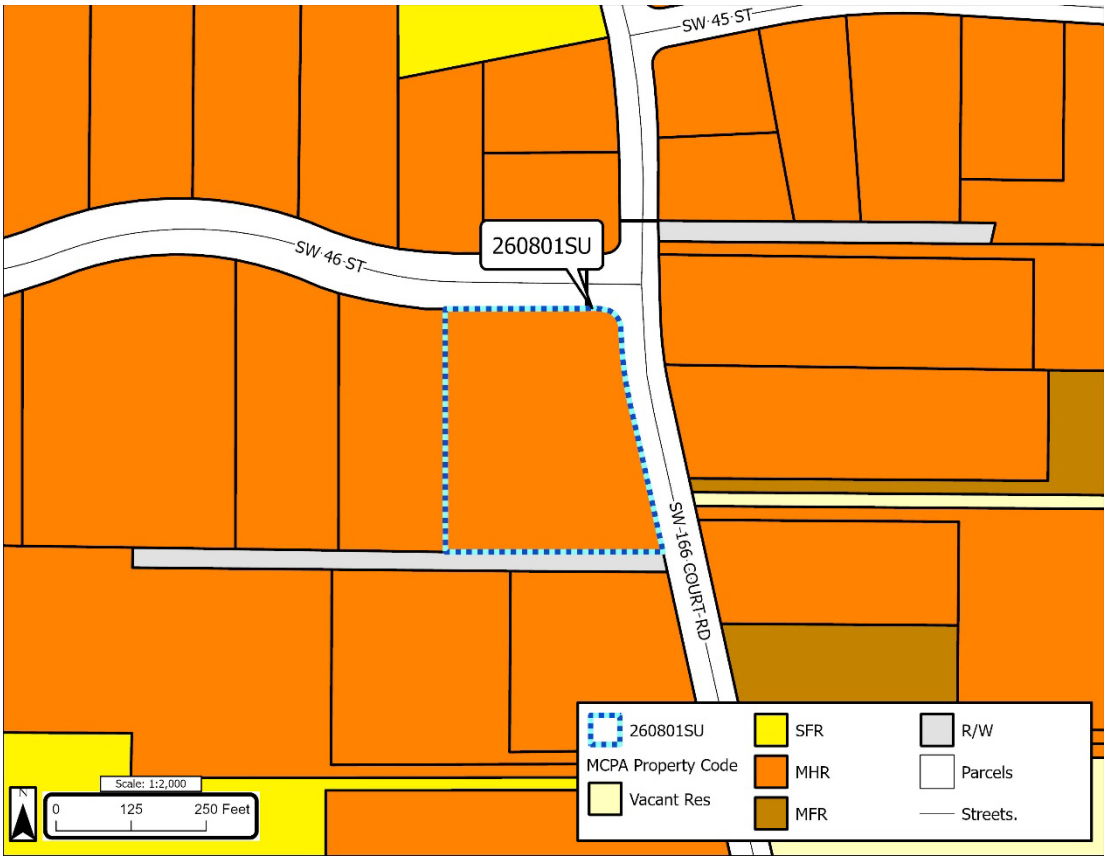
III. NOTICE OF PUBLIC HEARING

Consistent with LDC Section 2.7.3.C, notice of public hearing was mailed to all property owners (22 property owners) within 300 feet of the subject property on July 10th, 2026. Consistent with LDC Section 2.7.3.B, public notice was posted on the subject property on June 26, 2026, where site photos were also collected (Attachment B) and consistent with LDC Section 2.7.3.E., public notices were published through the Marion County website on July 13, 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 and seven (7) letters of support have been received. Evidence of the above-described public notices are on file with the Growth Services Department and are incorporated herein by reference.

IV. BACKGROUND/CHARACTER OF THE AREA

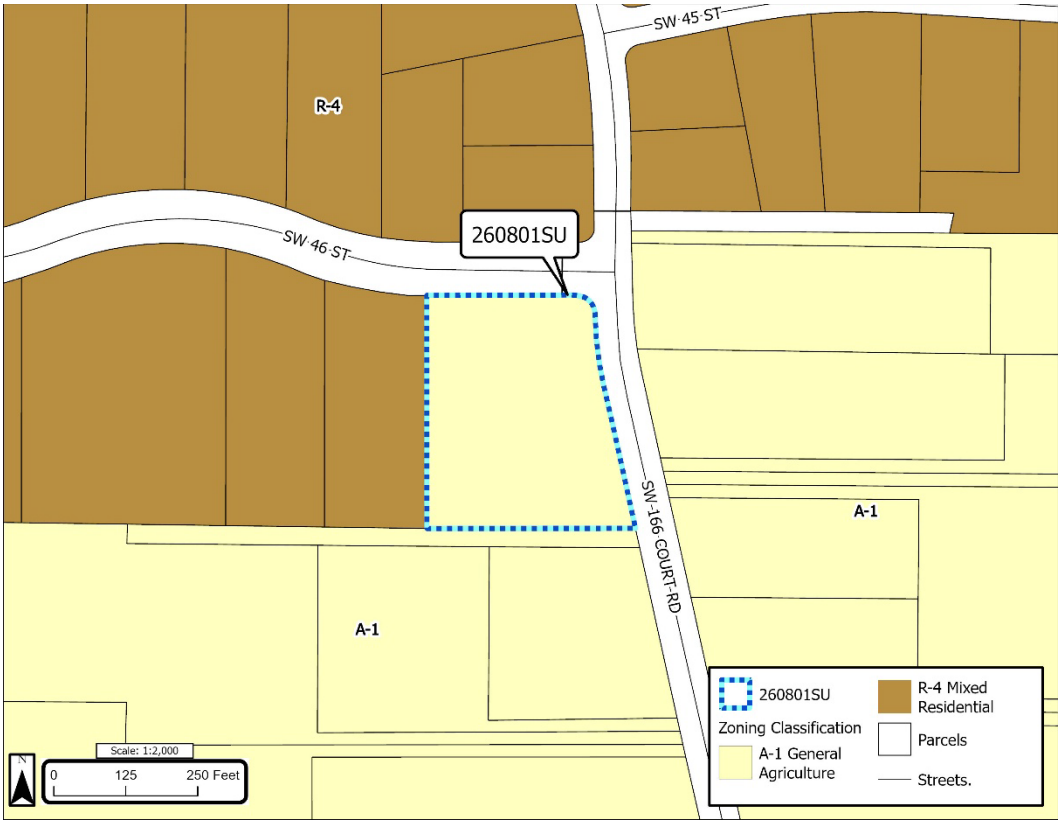
A. *Existing site conditions*. Figure 3 shows that the property is currently listed as Manufactured Home Residential by the Marion County Property Appraiser's Office, as well as all adjacent parcels.

Figure 2
Existing Conditions Map



B. *Zoning district map*. Figure 3 shows that the subject property is classified as General Agriculture (A-1). This is the property's initial zoning classification. No agricultural exemption has been filed for the subject parcel. Parcels to the south and east share the General Agriculture (A-1) zoning, while parcels to the north and west are designated as Mixed Residential (R-4).

Figure 3
Zoning Classification



C. *FLUMS designation*. Figure 4 is the FLUMS which shows the subject property is designated Rural Land (RL), allowing a maximum development of one dwelling unit per 10 acres. This is the property's initial land use designation, along with all adjacent parcels in the surrounding area.

Figure 4
FLUMS Designations

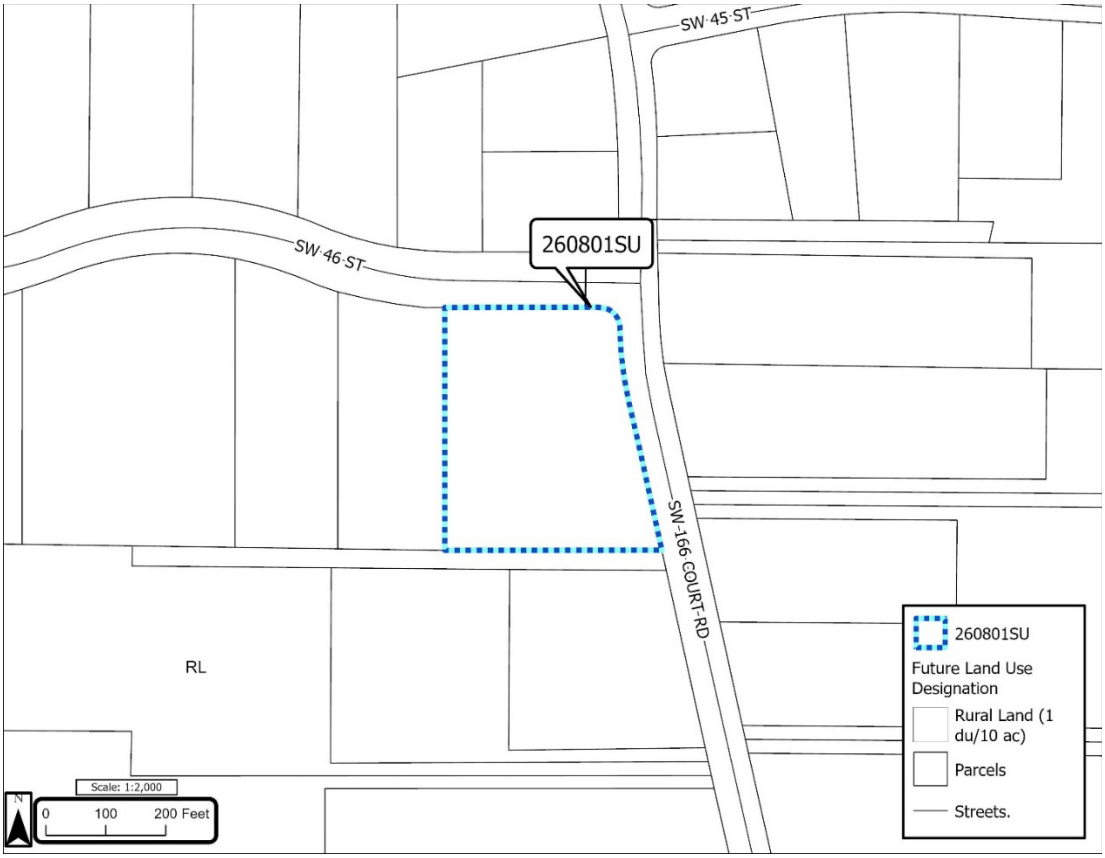


Figure 5
Conceptual Plan

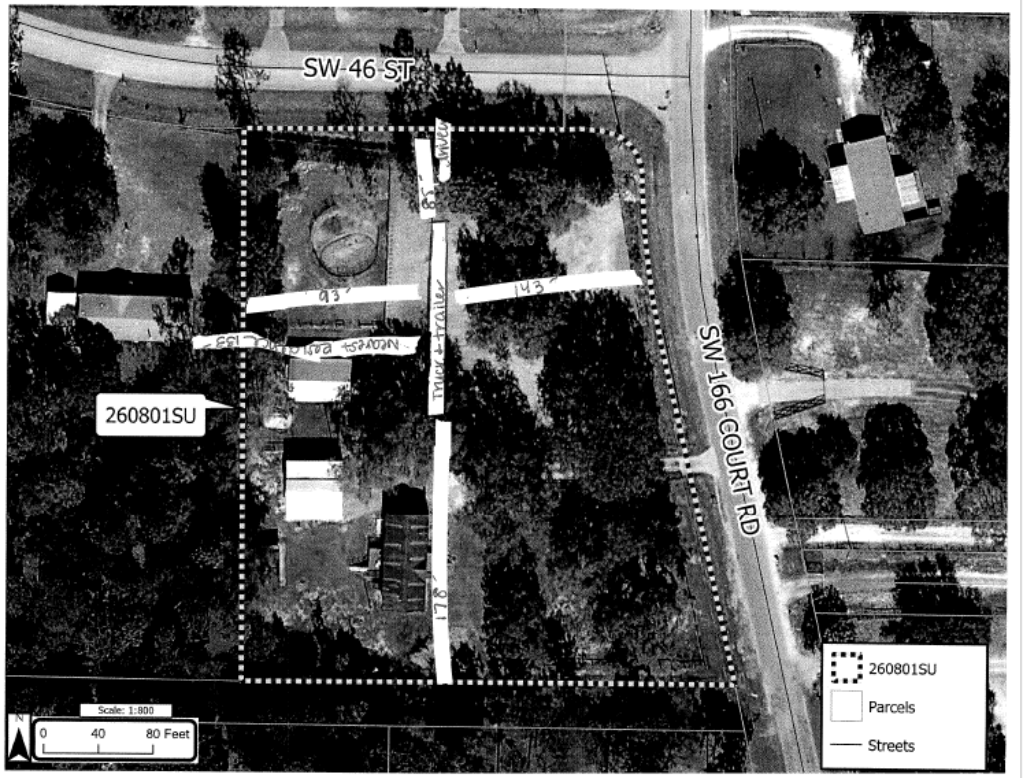


Figure 6
Proposed Truck and Trailer



V. ANALYSIS

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

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

Analysis: Small vehicular ingress/egress currently accesses SW 166th Court Rd. as the primary driveway for residential purposes. Commercial vehicle access is proposed to utilize a second access point from SW 46th St. A DRC comment received from the Office of the County Engineer is as follows: "A condition requiring permitting and construction of a commercial driveway on SW 46th Street should be included." Due to the comments received by staff, the following conditions are imposed:

- *Commercial vehicle ingress/egress shall only utilize the access point on SW 46th St. The Applicant shall construct a commercial driveway apron, to be permitted through the Office of the County Engineer, within 180 days.*

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

Analysis: All parking spaces are contained on the subject parcel. The parking area for the commercial vehicle will be to the center of the parcel, facing SW 166th Court Rd. The home on this parcel faces SW 166th Court Rd. as well, placing the parking area on the side of the home. See Figure 5 for the conceptual site plan, visualizing the proposed parking of the truck and trailer. The truck is at least 100 feet from nearby residences and is in the side of the yard. Per the findings of fact, the truck is not equipped with refrigeration capabilities, and no items will be loaded or unloaded on site.

- *The parking of the truck and trailer shall be contained on the subject parcel and shall be consistent with the submitted Conceptual Site Plan.*

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

Analysis: No additional refuse or service area is mentioned within this application. Notwithstanding, the following condition is imposed.

- *No mechanical repairs or maintenance on the commercial vehicle(s) shall take place on-site.*

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

Analysis: The property currently is connected to well & septic, and the requested special use will not impose a burden that would require any additional water or power generation.

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

Analysis: The parcel does not have significant buffering that shields the parking area of the truck from view. Therefore, staff imposes the following condition.

- The designated parking area shall be screened from the north, south, west and east using an opaque fence at least eight (8) feet in height.

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: Per the Findings of Facts, no on-site signage, commercial advertising signs, or promotional displays for the trucking company are proposed or currently located on the property. Exterior lighting, if utilized, shall remain limited to safety purposes only and directed downward to minimize glare onto adjacent parcels and surrounding roadways. The proposed use is not expected to negatively impact traffic safety, surrounding property values, or compatibility with nearby residential and rural properties.

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

Analysis: The special use permit will not trigger any need to increase additional green space at this time.

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

Analysis: 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 an aerial photograph displaying existing and surrounding properties. The following condition is imposed.

- The Special Use Permit is granted only for the subject property and the benefit of Alamday Valle Sanchez and Ismary Fundora Lima on the subject property. Any change of ownership of the subject property will terminate this Special Use Permit.

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

Analysis: Staff notes that unlike a variance which runs with the land and is recorded in the public records, a special use permit is not recorded. As a result, a subsequent owner will not have notice of the requirements. Staff has recommended a condition that will void the SUP if the property changes hands. To ensure that the SUP stays in compliance and has a system of periodic reviews, Staff recommends a list of conditions provided at the end of this report to mitigate the possibility of any negative impacts from this special use. Notwithstanding, staff imposes the following condition:

- *This special use permit will allow for one (1) commercial vehicle combo with a weight of 16,000 pounds or more. If the following vehicle is replaced, the applicant shall notify the Marion County Planning Department immediately to record the new VIN as part of this SUP.*
  - *Tractor: 2011 Volvo, VIN# 4V4NC9EJ9BN531856*
  - *Trailer: VIN# 1UYVS2533FG175522*

J. *Consistency with the Comprehensive Plan*.

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

   Analysis: LDC Section 4.3.21 requires a Special Use Permit for the parking of a commercial vehicle with trailer on an A-1 zoned property that is 5 acres or less adhering to specific conditions. Thus, the application is consistent with FLUE Policy 2.1.5.

Based on the above findings, Staff concludes the SUP is **consistent** with LDC Sections 2.8.2.D and 2.8.3.B provided conditions to address the eight (8) requirements are imposed.

VI. STAFF RECOMMENDATION

A. Staff recommends **APRROVAL WITH CONDITIONS** for 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. *Ingress/Egress shall continue to utilize SW 46th St. only.*
2. *The Applicant shall construct a commercial driveway apron, to be permitted through the office of the county engineer, within 180 days.*
3. *The parking of the truck and trailer shall be contained on the subject parcel and shall be consistent with the submitted Conceptual Site Plan.*
4. *The designated parking area shall be screened from the north, south, west and east using an opaque fence at least eight (8) feet in height, to be permitted and constructed within sixty (60) days.*
5. *No unloading or loading of materials/junk shall take place on the subject property.*
6. *No mechanical repairs or maintenance on the commercial vehicle(s) shall take place on site.*
7. *The Special Use Permit is granted only for the subject property and the benefit of Alamday Valle Sanchez and Ismary Fundora Lima on the subject property. Any change of ownership of the subject property will terminate this Special Use Permit.*
8. *This special use permit will allow for one (1) commercial vehicle with a weight of 16,000 pounds or more. If the following vehicle is replaced, the applicant shall notify the Marion County Planning Department immediately to record the new VIN as part of this SUP.*
    - *Tractor: 2011 Volvo, VIN# 4V4NC9EJ9BN531856*
    - *Trailer: VIN# 1UYVS2533FG175522*
9. *The Special Use Permit shall expire on August 18, 2031; however, it may be renewed administratively three times for up to 5 years each by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:*

    - *There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the permit,*
    - *Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or*
    - *The Growth Services Manager determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).*

VII. PLANNING AND ZONING COMMISSION RECOMMENDATION

TBD

VIII. BOARD OF COUNTY COMMISSIONERS' ACTION

TBD

IX. LIST OF ATTACHMENTS

A. SUP application
B. Site Photos
C. DRC Comments.
D. Code Case Details
E. Concept 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

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: SPECIAL USE PERMIT FOR COMMERCIAL VEHICLE AND TRAILER.

Parcel Account Number(s): 2093 003 002

Property/Site Address: 4660 SW 166TH COURT RD , OCALA FL 34481

Future Land Use Designations: Rural Land **Zoning Classification:** A1

Current Property Use: RESIDENTIAL **Total Acreage:** 2.22

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)	**Applicant or Agent Name (print legibly)**
ALAMDAY VALLE & LIMA ISHADAY FUNDO SANCHEZ I RAS	EVELYN TURRENT
Mailing Address 4660 SW 166TH COURT RD	**Mailing Address** 14767 SW 43RD TERRACE RD
City, State, Zip OCALA, FL 34481	**City, State, Zip** OCALA, FL 34473
Phone Number (include area code) 972 7955456	**Phone Number (include area code)** 786 397 1300
E-Mail Address alamdayvalle@gmail.com	**E-Mail Address** et.tax.acco@outlook.com
Signature*	***Signature****
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) ~~ALAMDAY VALLE & JACQUELINE LOUISE/ OWNER~~	**Printed Name and Title of Authorized Signer (for corporate, trust & other entities)** EVELYN TURRENT

*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.

Scanned with CamScanner

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.

WRITTEN STATEMENT
Special Use Permit – Commercial Vehicle Parking
Marion County, Florida

To Whom It May Concern,

This written statement is respectfully submitted in support of the Special Use Permit application for the parking of a commercial vehicle exceeding 16,000 lbs at the subject property located within Marion County, Florida.

The business operating the vehicle is **AVS Logistics LLC**, owned and operated by **Alamday Valle**. The company provides interstate commercial transportation services throughout the United States and operates legally as a professional trucking business.

The commercial truck and trailer are used exclusively for transporting dry goods and general packaged merchandise. Typical cargo includes packaged beverages, sodas, chips, snacks, canned products, and similar dry consumer goods. The vehicle is **not** used for transporting refrigerated products, frozen foods, hazardous materials, industrial chemicals, fuel, toxic substances, or waste materials of any kind. The truck is not a refrigerated unit and does not contain refrigeration equipment.

The vehicle operates primarily in interstate commerce and routinely travels outside the State of Florida for long-distance deliveries and transportation services. The truck and trailer are commonly away from the property for extended periods due to active routes and commercial operations throughout multiple states.

The commercial vehicle is only parked at the property temporarily and intermittently, generally approximately once per month for an estimated period of seven (7) to ten (10) days. During these periods, the vehicle is parked solely for normal operational purposes, including driver rest periods, scheduling, maintenance coordination, loading preparation, and compliance with transportation safety regulations. The remainder of the time, the vehicle is actively operating on interstate transportation routes outside the local area.

The vehicle is maintained in safe and operable condition and is fully registered and insured in accordance with applicable state and federal transportation regulations. The business takes all reasonable measures to ensure that the parking of the vehicle does not create disturbances, excessive noise, environmental concerns, traffic obstructions, or safety hazards within the surrounding community.

Truck Information:
2011 White Volvo Commercial Truck Tractor

Florida License Plate: DF3 4BP
VIN: [Insert Truck VIN]

Trailer Information:
2016 Commercial Trailer
Florida License Plate: QBS 5JD
Plate Type: Permanent TL
VIN: [Insert Trailer VIN]

Colored photographs of the truck and trailer, including visible Vehicle Identification Numbers (VINs), are included with this application package in accordance with Marion County requirements for Special Use Permit review.

This request is respectfully submitted for consideration and approval by Marion County. The applicant is committed to maintaining compliance with all county requirements, zoning conditions, and applicable regulations associated with the use of the property.

Respectfully submitted,

Evelyn Turrent
ET Tax & Accounting LLC
et.tax.acco@outlook.com
786-397-1300

SPECIAL USE PERMIT – FINDINGS OF FACT REQUIREMENTS

Proposed Use: Commercial Truck Parking / Semi-Truck Storage
Property Address: 4660 SW 166th Court Rd, Ocala, FL 34481
Parcel Description: Lots 1 & 2, Block C
Property Size: Approximately 2.22 Acres (96,703 Square Feet)

1) PROVISION FOR INGRESS AND EGRESS TO PROPERTY AND PROPOSED STRUCTURES THEREON

a. The subject property has adequate and safe access from both SW 166th Court Road and SW 46th Street for the proposed commercial truck parking use. The property contains two existing access points, allowing proper traffic circulation and separation of residential and commercial vehicle movement. The commercial truck and trailer will primarily utilize the SW 46th Street entrance, which is located on a low-traffic roadway with no through traffic or dead-end circulation concerns. This access configuration minimizes traffic impacts to surrounding residential areas and reduces potential roadway congestion.

b. The site provides sufficient width, visibility, maneuvering space, and turning radius for semi-trucks, trailers, passenger vehicles, and emergency vehicles. Internal circulation areas allow safe entry, exit, and vehicle movement throughout the property without creating traffic hazards, roadway obstruction, or interference with public access. The property also maintains adequate emergency access for fire rescue, law enforcement, and emergency response vehicles consistent with Marion County safety requirements.

2) PROVISION FOR OFF-STREET PARKING AND LOADING AREAS

a. The property provides adequate off-street parking and designated vehicle storage areas for the proposed commercial truck use. The site contains sufficient open land area to accommodate truck parking, temporary trailer storage, and maneuvering operations while maintaining safe circulation throughout the property.

b. No commercial loading dock operations or industrial loading activities are proposed on the property. The site is intended solely for parking and temporary storage of a commercial truck and trailer associated with interstate transportation involving dry goods only.

c. Parking activities are located within the interior portion of the parcel and are arranged to minimize impacts to adjacent properties. The proposed truck and trailer parking area maintains a separation distance of more than 100 feet from the nearest surrounding residential homes, providing an appropriate buffer between the commercial vehicle parking area and neighboring properties. The trailer does not contain refrigeration units, generators, or other equipment that would create excessive operational noise or odor effects.

3) PROVISIONS FOR REFUSE AND SERVICE AREA

The property owner will maintain the site in a clean, orderly, and safe condition consistent with Marion County regulations. No solid waste processing, hazardous waste disposal, industrial storage activities, junkyard operations, or outdoor commercial operations will occur on-site. No mechanical repairs, vehicle servicing, maintenance work, body work, fueling operations, or commercial repair activities for the truck or trailer will occur on the property at any time. Waste removal, if necessary, will occur through standard residential or approved private waste collection services consistent with surrounding residential and rural properties.

4) PROVISION FOR UTILITIES

The property has adequate utility services available for the proposed use, including electrical service, water supply, and approved wastewater systems in accordance with Marion County and State of Florida regulations. Stormwater drainage patterns remain functional and compatible with existing site conditions. The proposed use will not create adverse runoff conditions or negatively impact neighboring properties. Existing utility services are compatible with the limited nature of the proposed truck parking operation.

5) PROVISION FOR SCREENING AND BUFFERING

The property contains sufficient open space and separation distance to reduce potential impacts to nearby residential properties, including a separation distance of more than 100 feet from the nearest homes. The existing rural character, vegetation, and natural buffering of the property assist in minimizing visual and sound impacts associated with the proposed truck parking use. If required by Marion County in the future, the property owner is willing to install additional screening measures, including a six-foot privacy fence or similar buffering barrier, along applicable property boundaries to further separate the proposed truck parking area from adjacent parcels.

6) PROVISION FOR SIGNS AND EXTERIOR LIGHTING

No on-site signage, commercial advertising signs, or promotional displays for the trucking company are proposed or currently located on the property. Exterior lighting, if utilized, shall remain limited to safety purposes only and directed downward to minimize glare onto adjacent parcels and surrounding roadways. The proposed use is not expected to negatively impact traffic safety, surrounding property values, or compatibility with nearby residential and rural properties.

7) PROVISION FOR REQUIRED YARDS AND OTHER GREEN SPACE

a. The majority of the 2.22-acre parcel will remain undeveloped and maintain its existing rural and residential character. The proposed truck parking area utilizes only a limited portion of the property while preserving open space, natural vegetation, and existing drainage characteristics.

b. The proposed use will maintain required setbacks and spacing from adjacent properties consistent with Marion County zoning and land development requirements.

8) PROVISION FOR GENERAL COMPATIBILITY WITH ADJACENT PROPERTIES

The proposed commercial truck parking use has been evaluated for compatibility with surrounding land uses and existing site conditions. Due to the parcel size, rural character of the area, existing setbacks, natural buffering, and internal parking arrangement, the proposed use is not expected to negatively impact neighboring properties or surrounding traffic conditions. The proposed use is limited exclusively to the parking and temporary storage of a commercial truck and trailer associated with interstate transportation involving dry goods only. No dispatching business activities, outdoor industrial activities, truck terminals, fueling operations, or commercial repair activities will occur on-site. The property will maintain its residential and rural character, and all truck parking activities will be conducted in an orderly and safe manner consistent with Marion County regulations.

9) PROVISION FOR MEETING SPECIAL REQUIREMENTS

The proposed use has been reviewed based on site-specific conditions and is designed to comply with applicable Marion County land development regulations, zoning requirements, and special use permit conditions for commercial vehicle parking and storage. The applicant agrees to comply with any additional reasonable conditions required by Marion County during the review and approval process, including potential screening, buffering, operational limitations, or other site-specific requirements if deemed necessary by the County.

Prepared by and Recording requested by:
Ymee Betancourt
Verus Title Inc
3080 Tamiami Trail East
Unit 305
Naples, FL 34112

File Number: 19644-403-FL-YB
Parcel ID: 2093-003-002
Consideration: $322,500.00

Warranty Deed

Know All Men By These Presents that, **Jacqueline Louise Fleck, an unmarried woman**, (henceforth referred to as "Grantor") of **2190 NW 150th AV, Ocala, FL 34482**, for consideration paid, grant to **Alamday Valle Sanchez and Ismaray Fundora Lima, husband and wife**, (henceforth referred to as "Grantee") of **4660 Southwest 166th Court Road Ocala, FL 34481**, with **WARRANTY COVENANTS:**

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Marion, Florida, viz:

Lots 1, Block C, CLASSIC HILLS, UNIT ONE, according to the Map or Plat thereof as recorded in Plat Book 1, Pages 1 through 3, inclusive, of the Public Records of MARION County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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, 2025.

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2026012398 BK 8818 Pgs 1224-1225 02/02/2026 08:14:19 AM
REC FEE 18.50 INDEX DEED DOC 2,257.50

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

2093-003-002

GOOGLE Street View

Prime Key: 2350075 | MAP IT+ | Current as of 5/12/2026

Property Information

SANCHEZ ALAMDAY VALLE
LIMA ISMARAY FUNDORA
4660 SW 166TH COURT RD
OCALA FL 34481-8786

Taxes / Assessments:
Map ID: 42
Millage: 9002 - UNINCORPORATED

M.S.T.U.
PC: 02
Acres: 2.22

More Situs
Situs: 4660 SW 166TH COURT RD OCALA

2025 Certified Value

Land Just Value	$58,830		
Buildings	$192,694		
Miscellaneous	$17,477		
Total Just Value	$269,001	Impact	($13,996)
Total Assessed Value	$255,005	Ex Codes:	
Exemptions	($55,722)		
Total Taxable	$199,283		
School Taxable	$225,005		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$58,830	$192,694	$17,477	$269,001	$255,005	$55,722	$
2024	$52,170	$193,131	$17,922	$263,223	$247,818	$55,000	$
2023	$35,520	$209,648	$9,027	$254,195	$254,195	$0	$

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8818/1224	01/2026	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$322,500
8197/0785	11/2023	71 DTH CER	0	U	I	$100
7864/0151	08/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$270,000
6606/0639	06/2017	07 WARRANTY	9 UNVERIFIED	Q	I	$150,000
6093/1794	08/2014	07 WARRANTY	9 UNVERIFIED	Q	I	$22,500
5981/1767	01/2014	60 CRT ORD	0	U	I	$100
5872/1790	05/2013	71 DTH CER	0	U	I	$100
1638/1688	02/1990	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	$8,300

Property Description

SEC 33 TWP 15 RGE 19
PLAT BOOK 001 PAGE 001
CLASSIC HILLS UNIT 1
BLK C LOTS 2 & 1
Parent Parcel: 2093-000-000

Land Data - Warning: Verify Zoning

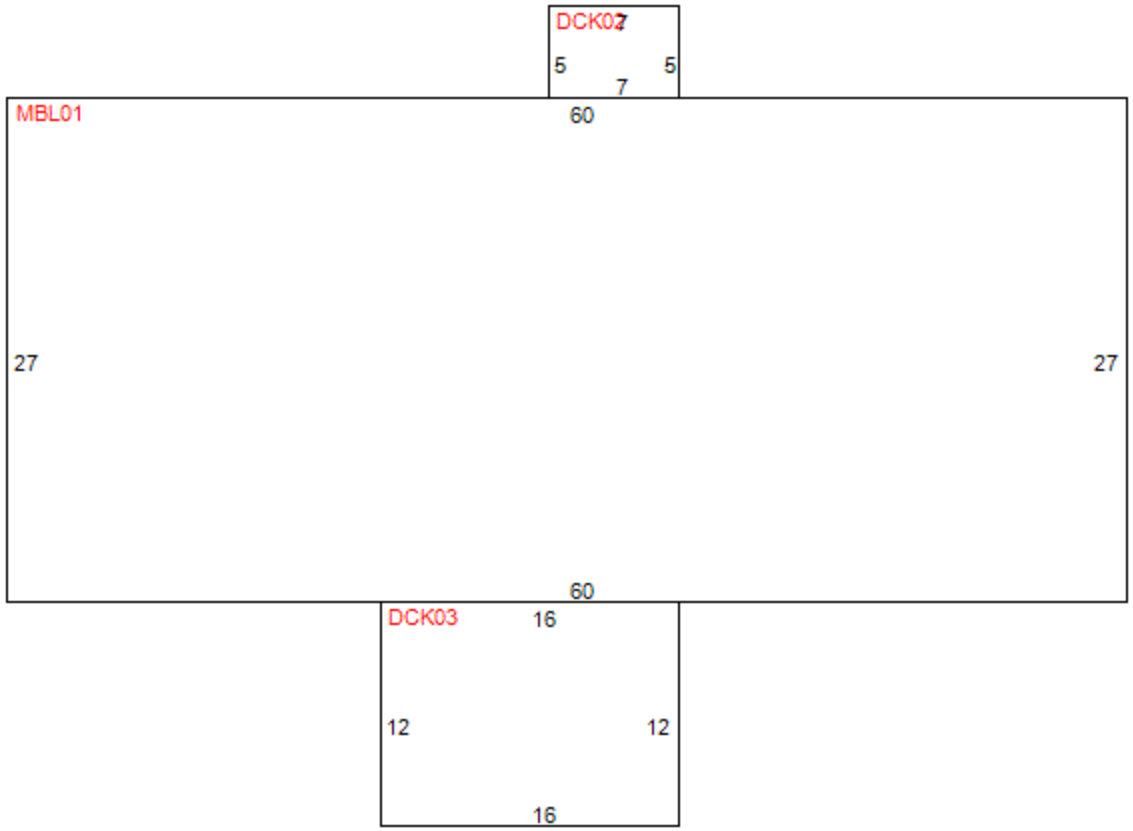
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0200		165.0	295.0	A1	1.11	AC						
0001		186.0	276.0	A1	1.11	AC						

Neighborhood 3205B
Mkt: 4 70

Traverse

Building 1 of 1
MBL01=L60U27R60D27.L60U27R36
DCK02=U5L7D5R7.D27L16

DCK03=D12R16U12L16.



Building Characteristics

Improvement	MH - MOBILE - MOBILE HOME RESID
Effective Age	3 - 10-14 YRS
Condition	3

Year Built 2015
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Quality Grade 600 - AVERAGE
Inspected on 1/21/2026 by 118

Architecture 2 - MBL HOME
Base Perimeter 174

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL	01 21 - MH VINYL SIDING	1.00	2015	N	0 %	0 %	1,620	1,620
DCK	02 01 - NO EXTERIOR	1.00	1990	N	0 %	0 %	35	35
DCK	03 01 - NO EXTERIOR	1.00	2023	N	0 %	0 %	192	192

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 32 HARDWD ON WOOD
Wall Finish: 18 DRYWALL-PAPER
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
4 Fixture Baths: 1
3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1990	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1990	2	0.0	0.0
105 FENCE CHAIN LK	920.00	LF	20	1992	1	0.0	0.0
112 FENCE WIRE/BD	527.00	LF	10	1992	3	0.0	0.0
105 FENCE CHAIN LK	462.00	LF	20	2004	1	0.0	0.0
112 FENCE WIRE/BD	962.00	LF	10	2004	3	0.0	0.0
009 BARN HORSE	864.00	SF	40	2007	1	36.0	24.0
048 SHED OPEN	96.00	SF	15	2008	1	12.0	8.0
UDC CARPORT-UNFIN	1,260.00	SF	40	2023	1	36.0	35.0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2023040302	4/1/2023	-	PROPOSED 36 X 36 METAL SHOP BUILDING STRUCTURE - ON DIRT- N
2014090334	9/1/2014	3/3/2015	REPLACEMENT MH
MA34035	6/1/1990	-	ADD DECK

MTRFS020

IMPORTANT INFORMATION

Section 316.613, Florida Statutes, requires every operator of a motor vehicle transporting a child in a passenger car, van, autocycle or pickup truck registered in this state and operated on the highways of this state, shall, if the child is 5 years of age or younger, provide the protection of the child by properly using a crash-tested, federally approved child restraint device. For children aged through 3 years, such restraint device must be a separate carrier or a vehicle manufacturer's integrated child seat. For children aged 4 through 5 years, a separate carrier, an integrated child seat, or a child booster seat may be used. For limited exceptions, see s. 316.613, F.S.

S. 320.0605, F.S., requires the registration certificate, or true copy of a rental or lease agreement, issued for any motor vehicle to be in the possession of the operator or carried in the vehicle while the vehicle is being used or operated on roads of this state.

S. 320.02 and 627.733, F.S., requires personal injury protection and property damage liability to be continuously maintained throughout the registration period. Failure to maintain the mandatory coverage may result in the suspension of your driver license and registration.

Mail To:
ALAMDAY VALLE SANCHEZ
3512 E 22ND AVE
TAMPA, FL 33605-2249

Important note: If you cancel the insurance for this vehicle, immediately return the license plate from this registration to a Florida driver license or tax collector office or mail it to: DHSMV, Return Tags, 2900 Apalachee Parkway, Tallahassee, FL 32399. Surrendering the plate will prevent your driving privilege from being suspended.

CO/AGY 3 / 4 T# 2184781929
B# 3218435

FLORIDA TRAILER REGISTRATION

PLATE **QB55JU** DECAL Expires **NO EXPIRATION**

YR/MK	**2015/UTIL**	BODY	**TL**
VIN	**1UYVS2533FG175522**		
Plate Type	**PSR**	NET WT	**14500**
DL/FEID	**V425000752151**		
Date Issued	**9/17/2025**	Plate Issued	**9/17/2025**

TITLE **144558765**

Reg. Tax	101.30	Class Code	103
Init. Reg.		Tax Months	12
County Fee	3.00	Back Tax Mos	
Mail Fee		Credit Class	
Sales Tax		Credit Months	
Voluntary Fees			
Grand Total	104.30		

ALAMDAY VALLE SANCHEZ
3512 E 22ND AVE
TAMPA, FL 33605-2249

IMPORTANT INFORMATION

1. The Florida license plate must remain with the registrant upon sale of vehicle.
2. The registration must be delivered to a Tax Collector or Tag Agent for transfer to a replacement vehicle.
3. Your registration must be updated to your new address within 30 days of moving.
4. Registration renewals are the responsibility of the registrant and shall occur during the 30-day period prior to the expiration date shown on this registration. Renewal notices are provided as a courtesy and are not required for renewal purposes.
5. I understand that my driver license and registrations will be suspended immediately if the insurer denies the insurance information submitted for this registration.

PSR - PERMANENT SEMITRAILERS **PLATE ISSUED X**

Registracion de trailers 2015.

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Florida Highway Safety and Motor Vehicles
Bureau of Commercial Vehicle and Driver Services
2900 Apalachee Parkway MS62
Tallahassee, Florida 32399-0626
850-617-3711 | www.flhsmv.gov

FLHSMV
FLORIDA HIGHWAY SAFETY AND MOTOR VEHICLES

APPORTIONED CAB CARD

THIS REGISTRATION CAB CARD MUST BE CARRIED IN THE VEHICLE DESCRIBED HEREIN

REGISTRANT: VALLE SANCHEZ, ALAMDAY

3512 E 22ND AVE
TAMPA, FL 33605-2249

CARRIER TYPE: FOR HIRE (FH)
ISSUE DATE: 10/17/2025
PLATE: DF34BP
GROSS WGT: 80,000
EFFECTIVE DATE: 11/01/2025
EXPIRATION DATE: 10/31/2026

ACCT	FLEET	SUPP	BASE JUR	REG TYPE
468983	01	0000	FL	IRP

AXLES	SEATS	OPERATION TYPE	REG YEAR	UNIT NUMBER
3		I	26	1856

ENFORCEMENT CONTROL	UNLADEN WGT	PLATE TYPE
305183494	18,765	ITR

VIN	VEH YEAR	MAKE	FUEL
4V4NC9EJ9BN531856	2011	VOLV	D

OWNER/LESSOR	TITLE NUMBER	VEH
VALLE ISMLEIDY TRUCKING LLC	144280162	TR

Carrier Responsible for Safety
The Carrier Responsible for Safety is expected to change during the registration

USDOT

Mailing Address Of Carrier Responsible for Safety

The described vehicle has been proportionally registered between the STATE OF FLORIDA and the jurisdictions listed below.

AL 80,000	AR 80,000	AZ 80,000	CA 80,000
CO 80,000	CT 80,000	DC 80,000	DE 80,000
GA 80,000	IA 80,000	ID 80,000	IL 80,000
IN 80,000	KS 80,000	KY 80,000	LA 80,000
MA 80,000	MD 80,000	ME 80,000	MI 80,000
MN 80,000	MO 80,000	MS 80,000	MT 80,000
NC 80,000	ND 80,000	NE 80,000	NH 80,000
NJ 80,000	NM 80,000	NV 80,000	NY 80,000
OH 80,000	OK 80,000	OR 80,000	PA 80,000
RI 80,000	SC 80,000	SD 80,000	TN 80,000
TX 80,000	UT 80,000	VA 80,000	VT 80,000
WA 80,000	WI 80,000	WV 80,000	WY 80,000
AB 36,287	BC 36,287	MB 36,287	NB 36,287
NL 36,287	NS 36,287	ON 36,287	PE 36,287
QC 5 axles	SK 36,287	** ******	** ******

THIS APPORTIONED CAB CARD MUST BE CARRIED AT ALL TIMES IN THE VEHICLE FOR WHICH IT WAS ISSUED. THIS REQUIREMENT IS SATISFIED BY THE PRESENCE OF THE PAPER ORIGINAL, A LEGIBLE PAPER COPY, OR THE LEGIBLE DISPLAY OF AN ELECTRONIC IMAGE.
ALTERED COPIES OR IMAGES OF THIS CAB CARD ARE NOT VALID. ELECTRONIC IMAGES MUST BE ACCESSIBLE.

This cab card lists those jurisdictions in which the vehicle described is proportionally registered together with the registered gross weight.

An enforcement control number has been imprinted above on this cab card as a security feature. If you have any questions or concerns about the validity of any information on this form, you may call the Florida IRP office at (850) 617-3711, Monday through Friday from 8:00 am to 4:30 pm, EST or may visit our website for verification at:

https://services.flhsmv.gov/IRPInquiry/

HSMV 85003 (Rev. 01/19)

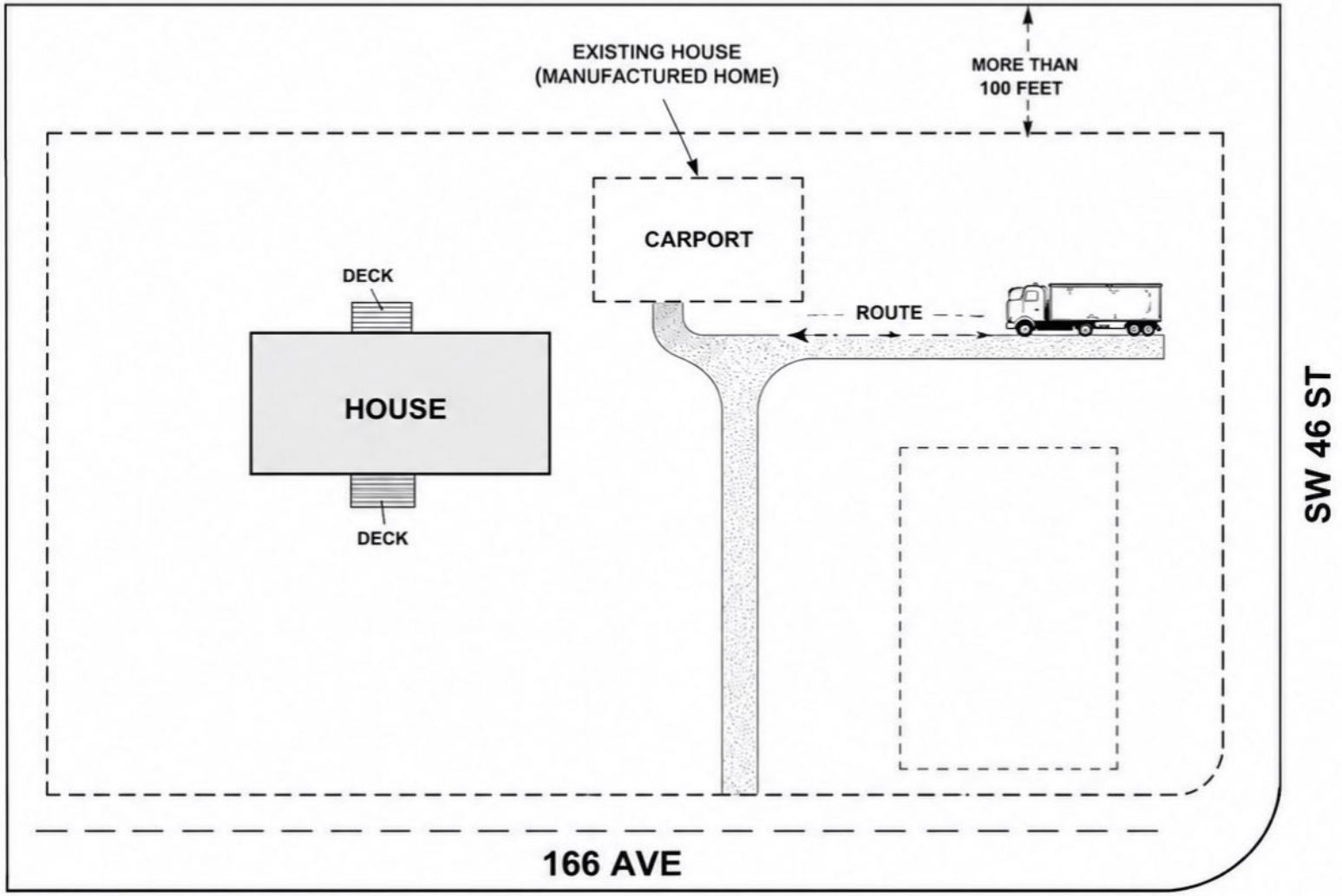
Registration_Volvo-2011

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SITE PLAN

Applicants must show all existing and proposed improvements, including location of manufactured home, carport, or garage; well, septic tank, streets and driveways, and the dimensions of the property.

Setbacks from all property lines must also be shown.



Revised and Retyped: 05/22/06

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Scanned with CamScanner

Attachment B Site Photos



Fig. 1 Proposed location of truck parking



Fig. 2 Proposed truck location and driveway



Fig. 3 Residential next to proposed truck parking



Fig. 4 Proof of posting

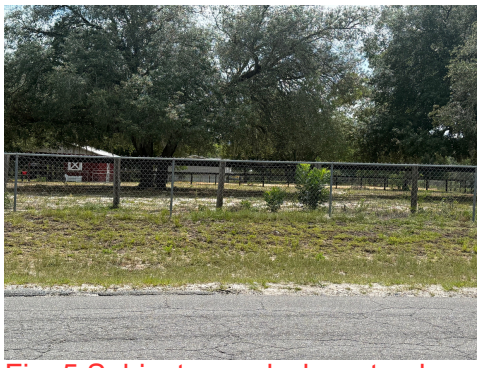


Fig. 5 Subject parcel where truck parking proposed



Fig. 6 Current vegetation as proposed buffering



Fig. 7 North onto SW 166th Ct.



Fig. 8 South onto SW 166th Ct



Fig. 9 Ingress/Egress on SW 166th CT.



Fig. 10 Adjacent parcel to the north



Fig. 11 Parcel located on corner of SW 166th Court Rd. and SW 46th ST.

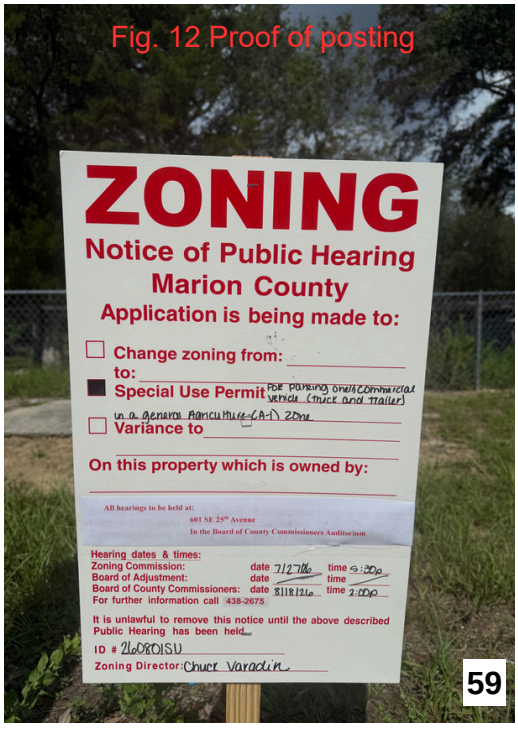


Fig. 12 Proof of posting

SUBMITTAL SUMMARY REPORT
PL SUP-000806-2026

PLAN NAME:	Sanchez_2093-003-002 SUP	**LOCATION:**	4660 SW 166TH COURT RD OCALA,
APPLICATION DATE:	05/21/2026	**PARCEL:**	2093-003-002
DESCRIPTION:	Special use Permit for a Commercial truck and Trailer.		

CONTACTS	NAME	COMPANY
Applicant	EVELYN TURRENT	ETTAXACCOUNTING LLC
Owner	Alamday Valle	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	05/26/2026	06/09/2026		In Review

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	06/09/2026	05/26/2026	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/09/2026	05/29/2026	Approved
Fire Marshal (Plans) (Fire)	Amanda Ramage	06/09/2026	05/26/2026	Approved
Comments	Approved for personal truck/semi storage.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Elizabeth Madeloni	06/09/2026	05/26/2026	Informational
Comments	The review will be conducted at the time of the reporting process.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/09/2026	05/26/2026	Informational
Comments	no comment			
OCE Property Management (Plans) (Office of the County Engineer)		06/09/2026		Pending Assignment
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/09/2026	05/26/2026	Informational
Comments	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of keeping a commercial truck and trailer on the property. Parcel # 2093-003-002 is currently zoned A-1 and is 2.22 acres in size. There are no FEMA Flood Zones or County Flood Prone Areas on this site. Per the MCPA, this site currently has 4,067 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 2% impervious coverage (1,934 sf) allowed per the Classic Hills Unit 2 improvement plan.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/09/2026	05/28/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/09/2026	05/26/2026	Informational
Comments	A condition requiring permitting and construction of a commercial driveway on SW 46th Street should be included.			
Utilities (Plans) (Utilities)	Heather Proctor	06/09/2026	05/27/2026	Not Required
Comments	The parcel is within the Marion County Utilities service area but is currently outside of the connection distance requirements. No utilities will be impacted by the additional truck parking. Marion County Utilities has no further comments regarding this Special Use Permit.			

CODE CASE DETAIL REPORT FOR CASE CE26-1229
MARION COUNTY, FLORIDA

Case Type: Code Enforcement Code Case
Project:
Opened Date: 03/11/2026
Status: In Progress
District: 9002
Closed Date: NOT CLOSED
Assigned To: Maureen Bennett
Description: COMMERCIAL VEHICLE PARKING ON CORNER OF SW 166TH COURT RD AND SW 46TH ST ON THE RIGHT OF WAY

Parcel: 2093-003-002 Main
Address: 4636 & 4660 SW 166TH COURT RD Main
OCALA
Zone: A-1 (General Agriculture)
( )

Owner
ALAMDAY VALLE SANCHEZ
4660 SW 166TH COURT RD
OCALA, FL 34481-8786

Owner
ISMARAY FUNDORA LIMA
4660 SW 166TH COURT RD
OCALA, FL 34481-8786

Created On	Created By	Activity Type	Activity Number	Activity Name	Activity Comments
03/17/2026	Maureen Bennett	Phone Call	ACT-003367-2026	ISMARAY FUNDORA LIMA ?239 785 4555	3/16/26 AT 10:12 AM. ISMARAY FUNDORA CALLED MB, WHO EXPLAINED THE NATURE OF THE VIOLATION TO HER. MB ALSO EXPLAINED THE SUP PROCESS TO HER. SHE THOUGHT WITH AGRICULTURAL PROPERTY SHE COULD HAVE A COMMERCIAL VEHICLE, AND THAT IS SPECIFICALLY WHY SHE BOUGHT THE PROPERTY.
05/08/2026	Maureen Bennett	Phone Call	ACT-005038-2026	Evelyn 786 397 1300	5/8/26 Erik in Planning is working with Evelyn to pursue a SUP. MB called Evelyn to let her know a SIV was mailed to the owner today. She will let the owner know.
05/07/2026	Maureen Bennett	Phone Call	ACT-005007-2026	Evelyn English speaking friend 786 397 1300	4/25/26 at 4:10 pm. A woman named Evelyn called for Alamday, who is now her client. Her number is 786 397 1300, and she understands the owner needs to apply for a special use permit for the commercial vehicle.
03/17/2026	Maureen Bennett	Mailing checklist	CHECKLIST-003366-2026	RECORD CHECK	3/16/26 AT 3:40 PM CHECKED FOR OWNERSHIP, OFFICIAL RECORDS, AOR, MORTGAGE, FORECLOSURE, PROBATE, TAX DEED, SUP, VAR, ZONE CHANGE, REASONABLE ACCOMODATIONS.

Violation Code: LDC 4.3.21 Parking of commercial vehicles **Violation Status:** In Violation
Citation Issue Date: 03/14/2026
Code Description: Parking of commercial vehicles greater than 16,000 lbs.(GVW) in an improper zone
Compliance Date: 04/01/2026
Resolved Date:
Corrective Action: Cease parking the commercial vehicle in an improper zone. Contact Marion County Growth Services - Planning & Zoning Division (352-438-2600) to inquire about a special use permit.

Attachment D

CODE CASE DETAIL REPORT FOR CASE CE26-1229

Inspection Number	Inspection Type	Inspection Status	Inspection Date
083050-2026	GSCE Inspection	No Violation Found	03/13/2026 3:27 PM

Inspector: Maureen Bennett

Checklist Comments:

084883-2026	GSCE Inspection	In Violation	03/14/2026 6:44 AM

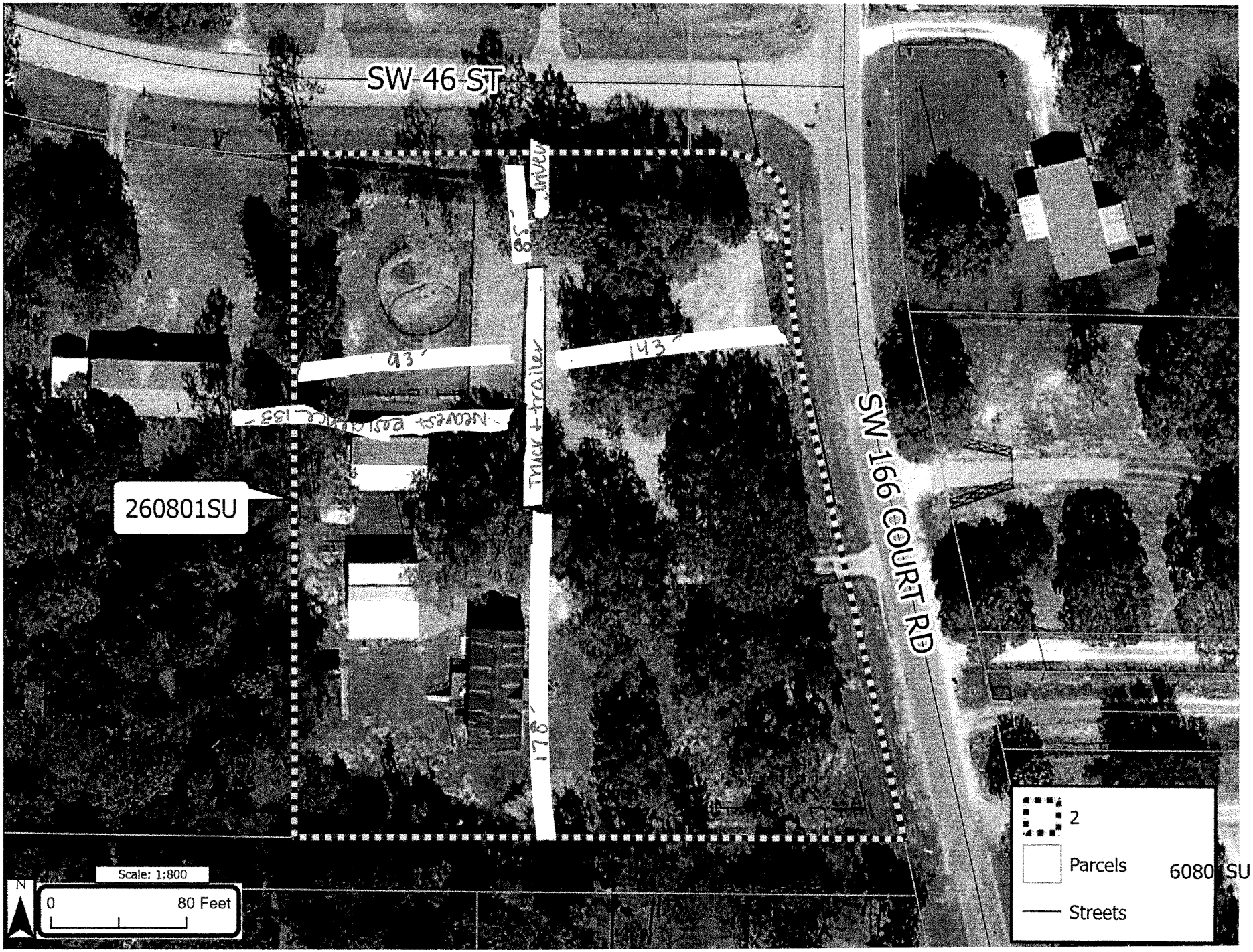
Inspector: Maureen Bennett

Checklist Comments:

125861-2026	GSCE Inspection	In Violation	04/25/2026 3:25 PM

Inspector: Maureen Bennett

Checklist Comments:


SW 46 ST
SW 166 COURT RD
260801SU
93'
143'
178'
Truck + trailer
Nearest pole
Scale: 1:800
0
80 Feet
N
2
Parcels
6080 SU
Streets

Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-23665 **Agenda Date:** 7/27/2026 **Agenda No.:** 1.2.

SUBJECT:
260804SU - 2745 PDH Extension, LLC, Special Use Permit, to Construct a 12,000 Sq. Ft. Building Containing 10,000 Sq. Ft. of Warehouse and 2,000 Sq. Ft. Office Space with Parking, in a Regional Business (B-4) Zone, on an Approximate 1.23 Acres, Parcel 9024-0565-06, No Address Assigned

DESCRIPTION/BACKGROUND:
Perfect Deed Homes LLC c/o Kevin Steiner, on behalf of the property owner, 2745 PDH Extension LLC applied for a Special Use Permit (SUP) to construct a 12,000 Sq. Ft. building with 10,000 Sq. Ft. of warehouse space and 2,000 Sq. Ft. of office space on a ±1.23-acre site with a Commercial future land use designation and Regional Business (B-4) zoning classification. The Parcel Identification Number associated with the property is 9024-0565-06. The site, which is currently vacant without an assigned street address, is located on Chestnut Road and ±0.1 miles west from the intersection of Chestnut Road and SE 58th Avenue. The site is located inside the Primary Springs Protection Overlay Zone and inside the Urban Growth Boundary.

A storage warehouse is not permitted by-right in B-4, but the Land Development Code allows consideration for SUP approval. The Conceptual Site Plan submitted with the application proposes a 50’ x 40’ office space fronting Chestnut Road with an attached 50’ x 200’ warehouse space extending northward. An overhead door access point is shown along the northern and eastern walls of the warehouse space. Circulation for business and emergency services, parking, building landscaping, and property line buffer landscaping are also shown. At the time of publication, no letters of opposition or support were received.

Staff recommends approval with conditions for the application.

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

PLANNING & ZONING SECTION
STAFF REPORT

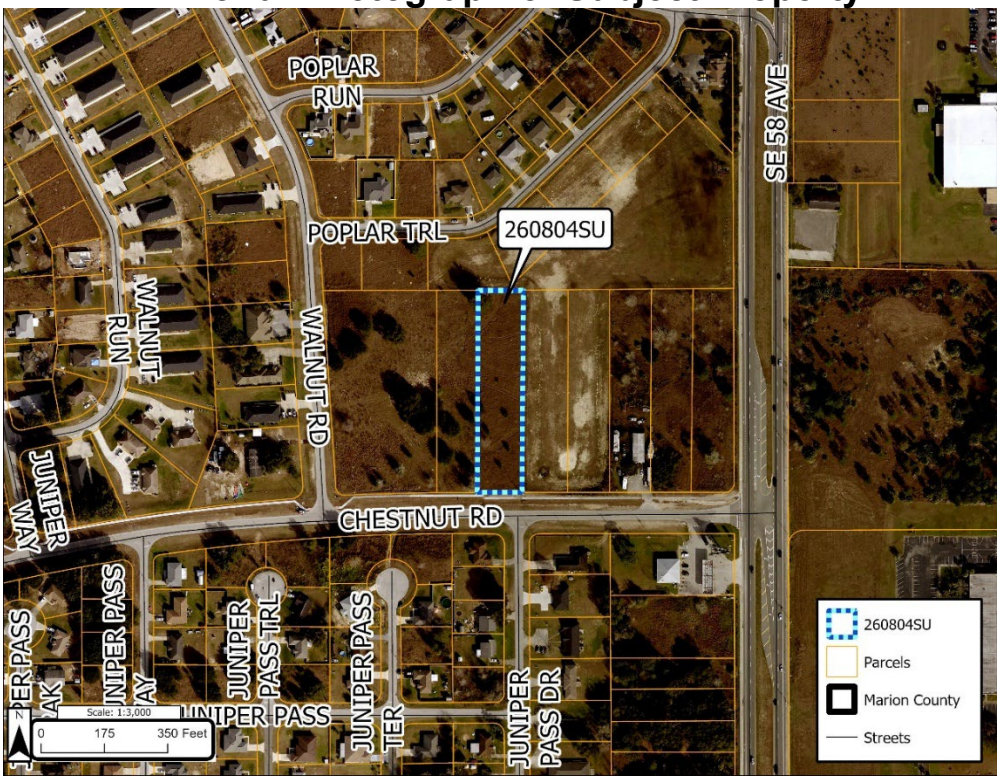
Public Hearings:	**P&Z Date: 07/27/2026**	**BCC Date: 08/18/2026**
Case Number:	260804SU	
EPL Plan Number:	PL SUP-000812-2026	
Type of Case – Special Use Permit:	Warehouse with accessory office space and parking in a B-4 zone	
Owner	2745 PDH Extension LLC	
Applicant	Kevin Steiner / Perfect Deed Homes LLC	
Street Address	No address assigned; north side of Chestnut Road, ±520' west of SE 58th Avenue (Baseline Road)	
Parcel Identification Account Number (PID)	9024-0565-06	
Property Size	±1.23 acres	
Future Land Use	Commercial (COM)	
Zoning Classification	Regional Business (B-4)	
Overlay Zone / Scenic Area	Primary Springs Protection Zone, Urban Growth Boundary	
Staff Recommendation	**Approval with Conditions**	
P&ZC Recommendation	**TBD**	
Project Planner	Xinyi Cindy Chen	
Related Case(s)	None	
Code Cases	None	

I. ITEM SUMMARY

The Applicant, Perfect Deed Homes LLC, on behalf of the Owner 2745 PDH Extension LLC, has filed an application for a Special Use Permit (SUP) to allow for a warehouse with accessory office space and parking in a Regional Business (B-4) zoning classification (see Attachment A). The B-4 zoning does not permit general storage warehousing, instead limiting storage to mini-storage facilities, but does list that storage warehouses may be considered by SUP.

Figure 1 is an aerial photograph showing the location of the subject property; the property PID is 9024-0565-06. No address has been assigned. The site is a lot in Silver Springs Shores Unit 24, lying along the west side of SE 58th Avenue (Baseline Road/SR Hwy 35).The subject property is located inside the Urban Growth Boundary (UGB) and Primary Springs Protection Zone (PSPZ) and is part of the overall Silver Springs Shores Vested Development of Regional Impact (VDRI).

Figure 1
Aerial Photograph of Subject Property



II. STAFF SUMMARY RECOMMENDATION

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

III. NOTICE OF PUBLIC HEARING

The Growth Services Director has interpreted the requirements of Land Development Code (LDC) Sections 2.7.3.C and 2.7.3.B to apply to SUP applications. LDC Section 2.7.3.C requires notice of public hearing to be mailed to all property owners within 300 feet of the subject property and notice was mailed to 18 property owners on 07/10/2026. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on 07/16/2026, and consistent with LDC Section 2.8.3.E. due public notice was published online on Marion County's website under Legal Notices on 07/13/2026. Evidence of the above-described public notices is on file with the Growth Services Department and is incorporated herein by reference.

IV. BACKGROUND/CHARACTER OF THE AREA

A. *Existing site conditions*. Figure 2 shows the FLUM designation for the area while Figure 3 shows the area zoning classification information. Figure 4 illustrates the existing uses of the surrounding area based on the Marion County Property Appraiser (MCPA) property use code. Table 1 summarizes the information illustrated in Figures 2, 3, and 4. Staff note that immediately adjoining the site's north and west boundaries are Silver Springs Shore lots that were acquired by the Florida Department of Transportation (FDOT) for use as water retention areas (WRA) for the widening of SE 58th Avenue to a four-lane divided roadway.

A site visit was conducted on 07/16/2026 to post public notice and photograph the property (Attachment B). The subject parcel is vacant with general groundcover and limited vegetation; no buildings, structures, or improvements are on-site. Access to the parcel from Chestnut Road has not yet been established. The parcel has a narrow configuration of ±110-feet wide by ±485.7-feet deep. The parcel has not previously undergone major site plan or development review.

B. *FLUMS designation*. Figure 2 is the FLUM and shows the subject property designated as Commercial (COM) (0-8 du/ac; 1.0 FAR). Adjacent parcels to the east and west are also designated Commercial (COM). Properties to the north feature a Public (P) designation. Properties south across Chestnut Road are designated High Residential (HR). Properties further east along the east side of SE 58th Avenue are designated Commerce District (CD).

C. *Zoning district map*. Figure 3 shows the subject property is zoned Regional Business (B-4). Adjacent properties to the east and west are also zoned B-4. Properties to the north are zoned Multiple-Family Dwelling (R-3). South across Chestnut Road, Single-Family Dwelling (R-1) zoning is to the southwest while R-3 zoning is to the southeast. Properties further east along the east side of SE 58th Avenue are zoned Heavy Business (B-5).

Staff note that a SUP (No. 231202SU, Resolution No. 23-R-683, see Attachment D) for a development including warehouse, office, and retail uses was granted for a site one-lot-away to the west on PID 9024-0565-08. A Major Site Plan (AR 31078) was reviewed and approved for the site by the DRC on 9/9/2024; however, no building permit applications for the site have been filed to date.

Figure 2
Future Land Use Map Series

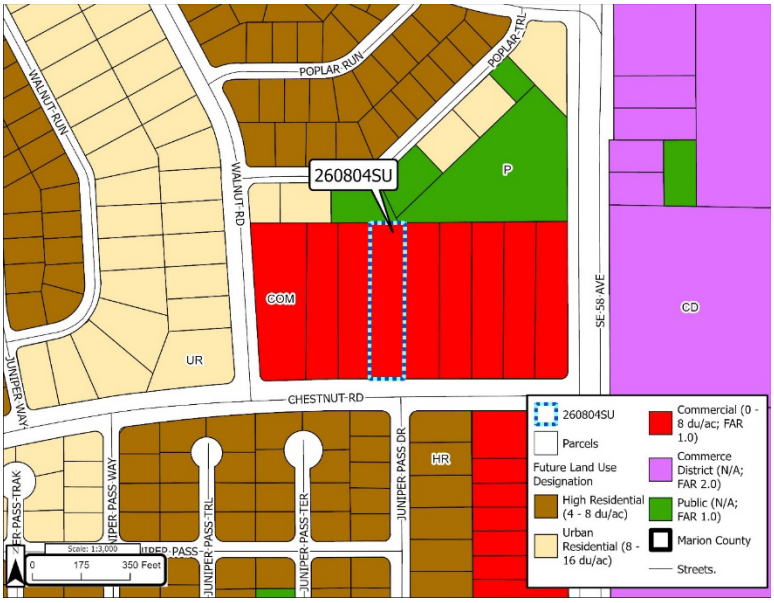


Figure 3
Zoning Classification

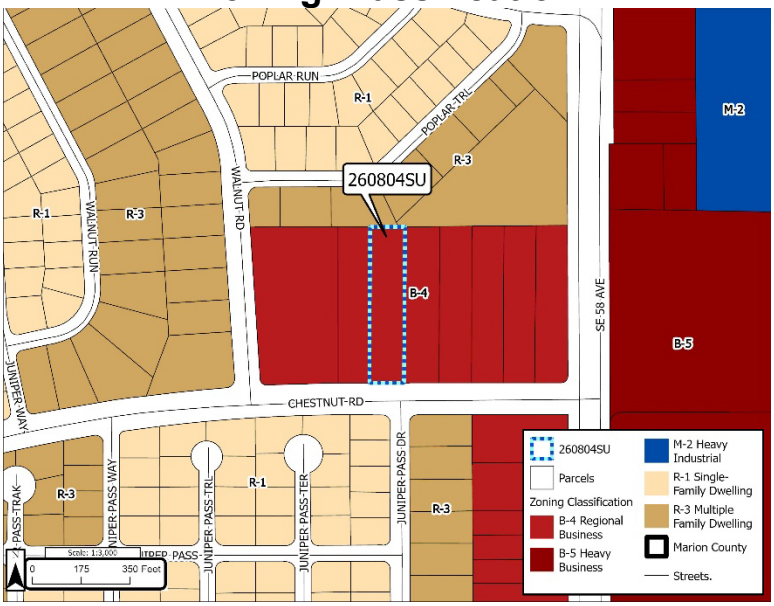


Figure 4
MCPA Property Uses

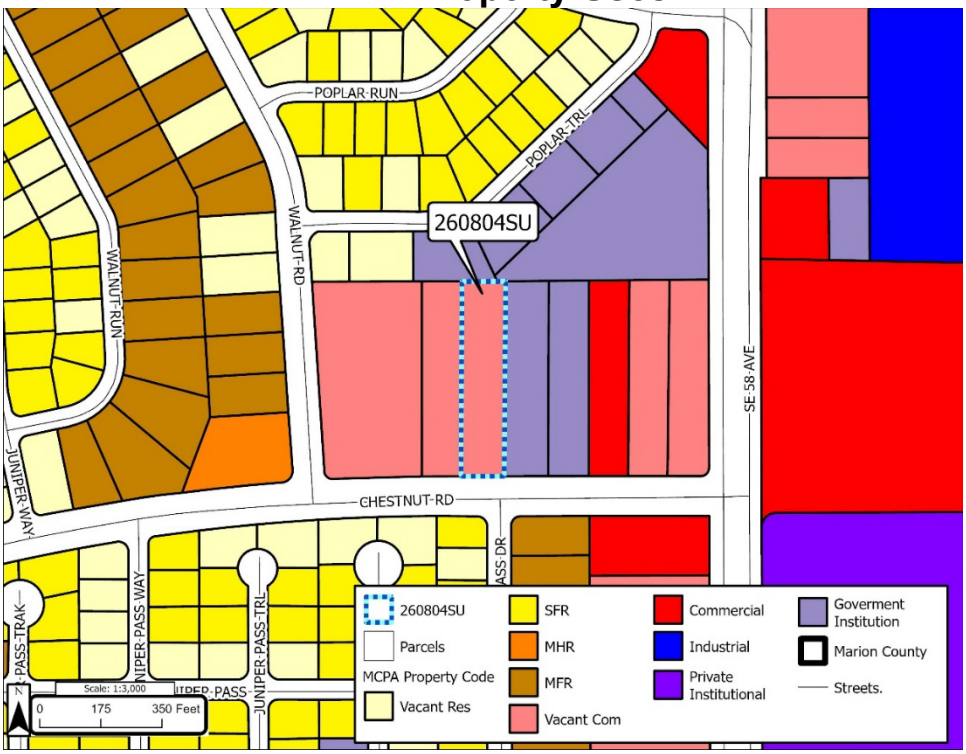
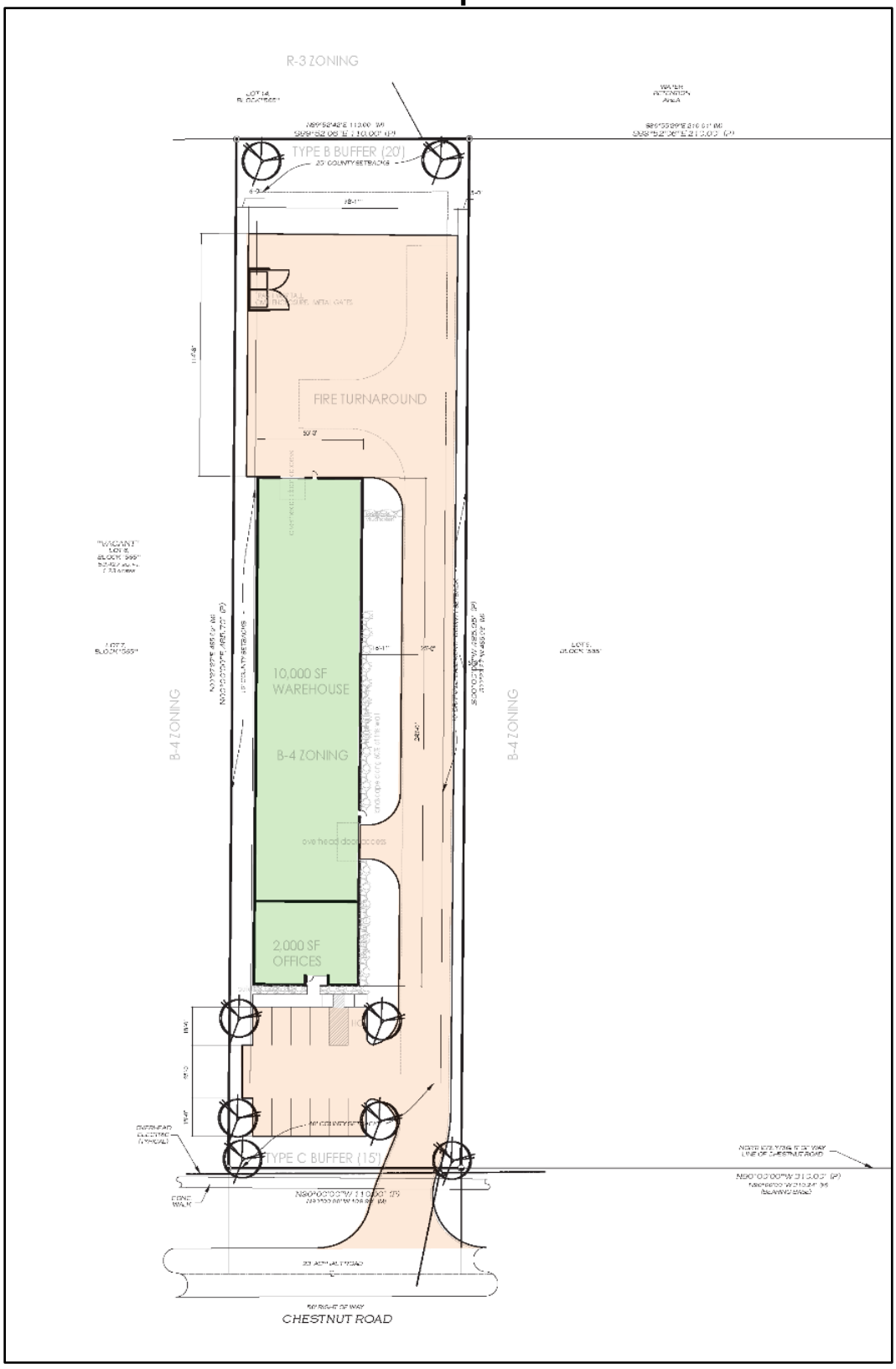


TABLE 1. SITE AND ADJACENT PROPERTY CHARACTERISTICS			
Direction	**FLUMS**	**Zoning**	**Existing Use**
Site	Commercial (COM)	Regional Business (B-4)	Vacant Commercial
North	Public (P)	Multiple-Family Dwelling (R-3)	Gov – FDOT DRA
South	High Residential	Single-Family Dwelling (R-1) Multiple-Family Dwelling (R-3)	SFR MFR - Duplex
East	Commercial (COM)	Regional Business (B-4)	Gov – FDOT DRA
West	Commercial (COM)	Regional Business (B-4)	Vacant Commercial

D. *Proposed use*. The proposed use is a 12,000 square foot (SF) structure consisting of a 10,000 SF warehouse with an accessory 2,000 SF office, as illustrated in the Concept Plan (see Attachment B) shown in Figure 5. The site's B-4 zoning classification does not permit warehouse uses except for mini-storage warehousing but allows for the consideration of general storage warehouses under the SUP process.

Figure 5
Concept 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 the SUP addresses nine (9) specific requirements. LDC Section 2.8.3.B requires consistency with the Comprehensive Plan. Staff's analysis of compliance with these ten (10) requirements are addressed below.

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

Analysis: A single driveway entrance from Chestnut Road will provide ingress and egress to the site, with the access drive extending along the east (right) property line to the rear of the building, widening into a service, loading, and turnaround area expected to be capable of accommodating fire apparatus. The site driveway and overall access will be required to comply with the provisions of the LDC and the conditions of this SUP. Per Development Review Committee (DRC) staff review comments provided by the Office of the County Engineer, a cross-access easement along Chestnut Road is recommended as that roadway is a Major Local Road that serves as a key access route into the Silver Springs Shores subdivision areas to the west, as well as the Emerald Shores Elementary School. A condition has been added accordingly. Staff conclude that the application **is consistent** with provisions for ingress and egress as recommended.

- **Cross access for and parallel to Chestnut Road shall be required with the site's development, with the final design subject to the County Engineer's review and approval.**

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 concept plan (see Attachment B) depicts off-street parking including a handicapped accessible space on a paved surface in front of the building, screened from Chestnut Road by a 15-foot Type C landscape buffer. Loading and service access occurs at the side and rear of the building via the extended access drive and rear paved area. The concept plan indicates paved areas encroaching into established easements, which must be appropriately corrected as part of the development review process to either remove/adjust the paved areas or achieve suitable easement encroachment authorizations, or vacations of the easements. The amount and form of the site parking will be required to comply with the provisions of the LDC and the conditions of this SUP. The proposed warehouse with office use is not anticipated to generate significant noise, glare, or odor impacts to surrounding properties *as an enclosed facility*. Staff note the side and rear loading access doors are a possible concern if on-site activities take place with the doors open or if there is site activity in the early morning or late evening

hours; however, the adjoining properties north and east of those doors are part of the FDOT's SE 58th Avenue WRA. Motion-activated exterior lighting is proposed which may serve to reduce possible off-site glare; however, staff note all site lighting will be required to comply with the provisions of the LDC and the conditions of this SUP. The application is **consistent** with provisions for off-street parking and loading areas and will be required to comply with the provisions of the LDC and the conditions of this SUP.

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

Analysis: The Findings of Facts (FOF, see Attachment B) state that solid waste collection will be provided by WastePro. A dumpster will be located at the rear of the site, enclosed within a 6-foot concrete masonry unit (CMU) wall with metal opaque gates; however, the concept plan shows the facility encroaching into the required 10-foot side setback (as well as into the site's 7.5-foot drainage and utility easement) which must be appropriately corrected as part of the development review process to adjust the location more internally. Generally, once adjusted, the rear placement and screening treatment will be consistent with LDC requirements and adequately screen the refuse area from public view and adjacent properties. The application is **consistent** with this provision.

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

Analysis: The FOF state electrical service will be provided by Duke Energy. The applicant proposes water and sewer connections through the City of Belleview municipal system. Per DRC staff review comments (Utilities, completed 05/22/2026), the parcel is within the City of Belleview Utilities Service Area but outside city limits, making it a county parcel subject to the County's LDC. Marion County Utilities would enforce the connection requirement upon receipt of a letter of availability and capacity from City of Belleview Utilities. Staff conclude the application **is consistent** with the provision of utilities.

- **The applicant shall coordinate with City of Belleview and Marion County Utilities regarding the water and sewer service availability and capacity prior to site plan approval. Any required utility extensions or agreements shall be in place prior to issuance of a Certificate of Occupancy.**

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

Analysis: The Findings of Facts letter states that landscaping will comply with the Marion County Landscape Ordinance. Landscape coverage is provided along approximately 60% of the building's front and east exterior walls. The concept plan depicts a 15-foot Type "C" Buffer along Chestnut Road. The concept plan references a Type "B" Buffer along the north boundary as the adjoining property is zoned R-3, with no buffers indicated along the east and west sides where the

adjoining properties are commercially zoned. However, the north and east property boundaries adjoin the public purpose FDOT SE 58th Avenue WRA where only a Type "C" Buffer is required. Across the FDOT WRA to the east is an older developed commercial site and other vacant commercial parcels forming the northwest corner of the SE 58th Avenue & Chestnut Road intersection. To the north there are existing single-family homes located ±134-feet across the open FDOT WRA. *While the concept plan and FOF do not indicate any outdoor storage is proposed*, the site's rear loading and access areas will be visible to the north across the open FDOT WRA, and staff recommends adding a minimum 6-foot-high solid opaque privacy fence (not consisting of chain-link with fabric, mesh, or slats, etc.) to be provided and maintained along the interior side of the north boundary's Type "C" Buffer to further deter any light, sound, dust, or debris from escaping the site in to or across the FDOT WRA. Staff note compliance with LDC landscape requirements, including buffer width, plant species, and spacing, and the conditions of this SUP must be demonstrated and confirmed through site plan review. As referenced and recommended, the buffers to be provided will ensure the application **is consistent** with the provision of screening and buffering.

- **A Type "C" Buffer (minimum 15 feet) shall be provided and maintained along the site's the Chestnut Road frontage, and no waivers to that buffer may be permitted, except the buffer shade trees may be provided as accent/ornamental trees consistent with the LDC due to the presence of overhead powerlines along the Chestnut Road frontage.**
- **A Type "C" Buffer (minimum 15 feet) shall be provided and maintained along the site's north and east property boundaries. Further, along the north property boundary a minimum 6-foot-high solid opaque privacy fence (not chain-link or similar open pattern fencing with fabric, mesh, or slats, etc.) to be provided and maintained along the interior side of the north boundary's Type "C" Buffer to further deter any light, sound, dust, or debris from escaping the site in to or across the FDOT WRA.**
- **No outdoor storage shall be permitted, except for the site's enclosed dumpster/refuse area being provided consistently with the concept plan and Findings of Fact.**

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: A single wall-mounted business sign is proposed on the front building elevation. No freestanding signs are proposed. Motion-activated security lighting is proposed around the warehouse building. Staff note all signage and lighting must comply with the LDC regarding placement and design, including providing a photometric plan and cut-off fixtures, etc. to avoid glare onto adjacent or surrounding properties and the right-of-way, along with complying with the conditions of this SUP. It is concluded that the application is **consistent** with the signs and exterior lighting requirements of this section.

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

Analysis: The building will comply with all required B-4 setbacks (40-foot front, 25-foot rear, 10-foot sides) and height limits as depicted on the concept plan. Pursuant to the Silver Springs Shore Unit 24 Subdivision Plat, the site is subject to a standard 7.5-foot-wide drainage and utilities easement along its front, rear, and side lot lines; further, the east boundary is subject to a lot-specific 10-foot-wide drainage easement (overlapping the noted 7.5-foot easement) that is referenced on the concept plan. As noted previously, the paved areas encroaching into established easements, which must be appropriately corrected as part of the development review process to either remove/adjust the paved areas or achieve suitable easement encroachment authorizations, or vacations of the easements. The dumpster/refuse location will also require final adjustment and correction to ensure there is no encroachment into required setbacks or any easements. The site's Major Site Plan will be required to resolve the final design adjustments through the development review process and demonstrate compliance with the LDC and the conditions of this SUP. As compliance with the LDC development review process and the recommended SUP conditions will necessary as noted, it is concluded that the application **is consistent** with the required yards and other green space requirements of this section.

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

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

Figure 1 is an aerial photograph displaying the subject property and surrounding area. Figure 4 displays the same properties based on their use code per the Marion County Property Appraiser (MCPA). The proposed warehouse use with accessory office is comparable to a SUP granted for a site to the west (see Attachment E) and will provide for use of the site that is a uniquely arranged lot due to its limited with and extended depth. Staff note a variety of small-scale warehouse style uses are located along the east side of SE 58th Avenue further north and south fronting on SE 58th Avenue and off Aspen Road on Aspen Avenue to the north. Large-scale warehouse operations are then located east of SE 58th Avenue. Adjacent and nearby uses include Moody Aero-Graphics to the east and B-5/M-2 uses in the Baseline Commerce Center complex east of SE 58th Avenue. The nearest residential uses areas are separated from the subject parcel by Chestnut Road and Walnut Road and the FDOT WRA. The required and recommended landscape buffers address the relationship between the proposed commercial use and residential areas to the north.

Staff also note that changes to the use of the site may be proposed over time, for instance a future tenant may desire to increase the extent of office square footage and decrease the extent of warehouse square footage, or a new use may be proposed to take place or be added to the structure. Such changes may take place, subject to compliance with the site's then existing zoning classification and then applicable LDC's provisions regarding such changes, including items such as parking requirements, use specific requirements, buffers, etc. Staff have no objection to such potential changes being undertaken consistently with LDC, and as such staff does not recommend limiting the site's use solely to warehouse with the accessory office uses as presented with this application and further discussed in Section I following. Staff find the proposed use to be compatible with the surrounding land uses, and it **is consistent** with this section.

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

Staff note that unlike a variance, which runs with the land and is recorded in the public records, a SUP is not ordinarily recorded. The applicant has stated willingness to comply with any special conditions necessary to receive the Special Use Permit. Further, the applicant has proposed an additional condition stating: "The Special Use Permit shall be effective for a period of 50 years. The Special Use Permit may be renewed for two additional 20-year periods by the Director of Growth Services."

Marion County has granted SUPs that establish conditions based on the status of several factors such as the SUP site's owner, applicant, occupant/tenant, duration, status, ability to divide, and various combinations of these factors. The applicant's 50-year and two 20-year renewals request is a concern as changes in ownership and/or tenants over that extensive timeframe are expected. The site's unique physical arrangement will impact the range of uses suitable for the site. Changes in tenants can be particularly challenging when some form of approval is not required for that change (e.g., building permit). Further, staff note that when there is a violation of an SUP, the property owner is the party subject to code enforcement actions regardless of the tenancy. In relation to this SUP and the site's unique design, staff recommends that SUP be enabled to "run with the land" rather than an owner or tenant, while establishing parameters to address potential changes in use or modifications of the site, provided the changes conform to the LDC in effect at the time of the change, including the site's zoning, parking, buffers, etc.

- **The Special Use Permit (SUP) authorizes a maximum 12,000 square foot warehouse building with office space (10,000 square foot warehouse and 2,000 square foot office) on Parcel 9024-0565-06. Any increase in the gross building square footage or changes in SUP conditions shall require consideration via new Special Use Permit for potential approval.**
- **This site shall be developed in conformance with the proposed concept plan and the SUP conditions provided, along with conforming to the**

Marion County Land Development Code (LDC) as applicable at the time of site plan application.

- **Any material change to the building's use(s) that change the extent of warehouse and/or office space, including the introduction of potential new uses within the building, shall be subject to conformance with the LDC as applicable at the time of application, such as parking, buffering, etc. provided such uses are permissible under the site's then zoning classification.**
- **The Special Use Permit runs with the land and not solely with the applicant or property owner.**

The subject property will require site plan review prior to construction, during which full compliance with all applicable LDC standards will be verified. Staff conclude that the recommended conditions will ensure this application **is consisten**t with this section.

J. *Consistency with the Comprehensive Plan*.

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

   Analysis: LDC Section 4.2.20 allows storage warehouse uses in the Regional Business (B-4) zoning classification if approved by a Special Use Permit as referenced in Table 4.2-5 "Commercial Zoning Classification Permitted and Special Uses Table." Thus, the application is **consistent** with FLUE Policy 2.1.5.

Based on the above findings, staff conclude the SUP is consistent with the COM Future Land Use designation, with LDC Sections 2.8.2.D and 2.8.3.B, and with the recommended conditions to attempt to address the ten (10) requirements imposed.

VI. STAFF RECOMMENDATION

Staff recommend **APPROVAL WITH CONDITIONS** of the proposed SUP request. To support this recommendation, staff provide the following findings.

The proposed 12,000 square foot building with 10,000 square foot warehouse space and 2,000 square foot office space:

A. Is consistent with the Marion County Comprehensive Plan, specifically the following,
   1. FLUE policy 2.1.5
B. Will not adversely affect the public interest, and
C. Is compatible with the surrounding area.

To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are imposed:

1. The Special Use Permit (SUP) authorizes a maximum 12,000 square foot warehouse building with office space (10,000 square foot warehouse and 2,000 square foot office) on Parcel 9024-0565-06. Any increase in the gross building square footage or changes in SUP conditions shall require a new Special Use Permit.
2. The site shall be developed in conformance with the proposed concept plan and the SUP conditions provided, along with conforming to the Marion County Land Development Code (LDC) as applicable at the time of site plan application.
3. Any material change to the building's use(s) that change the extent of warehouse and/or office space, including the introduction of potential new uses within the building, shall be subject to conformance with the LDC as applicable at the time of application, such as parking, buffering, etc. provided such uses are permissible under the site's then zoning classification.
4. The Special Use Permit runs with the land and not solely with the applicant or property owner.
5. Cross access for and parallel to Chestnut Road shall be required with the site's development, with the final design subject to the County Engineer's review and approval.
6. A Type "C" Buffer (minimum 15 feet) shall be provided and maintained along the site's the Chestnut Road frontage, and no waivers to that buffer may be permitted, except the buffer shade trees may be provided as accent/ornamental trees consistent with the LDC due to the presence of overhead powerlines along the Chestnut Road frontage.
7. A Type "C" Buffer (minimum 15 feet) shall be provided and maintained along the site's north and east property boundaries. Further, along the north property boundary a minimum 6-foot-high solid opaque privacy fence (not chain-link or similar open pattern fencing with fabric, mesh, or slats, etc.) to be provided and maintained along the interior side of the north boundary's Type "C" Buffer to further deter any light, sound, dust, or debris from escaping the site in to or across the FDOT WRA.
8. No outdoor storage shall be permitted, except for the site's enclosed dumpster/refuse area being provided consistently with the concept plan and Findings of Fact.
9. The applicant shall coordinate with City of Belleview and Marion County Utilities regarding the water and sewer service availability and capacity prior to site plan approval. Any required utility extensions or agreements shall be in place prior to issuance of a Certificate of Occupancy.

VII. PLANNING AND ZONING COMMISSION RECOMMENDATION

To be determined.

VIII. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

IX. LIST OF ATTACHMENTS

A. SUP Application Material.
B. Concept Plan and Findings of Facts.
C. DRC Comments.
D. Site Photos.
E. Special Use Permit 231202SU, Resolution 23-R-683.

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

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: Building a 12000 sq ft warehouse with office space and parking

Parcel Account Number(s): 9024-0565-06

Property/Site Address: TBD Chestnut Road

Future Land Use Designations: _____ **Zoning Classification:** B4

Current Property Use: Vacant Land **Total Acreage:** 1.23

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) 2745 PDH EXTENSION LLC	**Applicant or Agent Name (print legibly)** Perfect Deed Homes LLC
Mailing Address 3921 SE 20TH ST	**Mailing Address** 10 SW 49th ave Bldg 100
City, State, Zip OCALA FL 34471	**City, State, Zip** Ocala Fl 34474
Phone Number (include area code) 516-818-5062	**Phone Number (include area code)** 352-414-1455
E-Mail Address admin@perfectdeedhomes.com	**E-Mail Address**
Signature*	***Signature**** Kevin Steiner
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Elizabeth Steiner	**Printed Name and Title of Authorized Signer (for corporate, trust & other entities)** Keivn Steiner

*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.

REC. $ 27.00
DOC. $ 0.70
INDEX $ 0.00

Total $27.70

PREPARED BY, RECORD
AND RETURN TO:

R. WILLIAM FUTCH, P.A.
DAVIS R. WATSON III, Esquire
2201 S. E. 30th Avenue
Suite 202
Ocala, Florida 34471
(352) 732-8080
Email: davis@daviswatsonlaw.com
Florida Bar No.: 117996

NOTE TO CLERK: THIS IS A DEED FROM THE GRANTOR TO A COMPANY WITH COMMON OWNERSHIP OF GRANTOR ON UNENCUMBERED PROPERTY AND IT IS THEREFORE EXEMPT FROM DOCUMENTARY STAMP TAX.

WARRANTY DEED

THIS INDENTURE, made this 18th day of October, 2023, between **PERFECT DEED HOMES, LLC, a Florida limited liability company,** Grantor, whose post office address is 10 S.W. 49th Avenue, Bldg. 100, Ocala, Florida 34474 to **2745 PDH EXTENSION, LLC, a Florida limited liability company,** whose post office address is 3921 S.E. 20th Street, 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 Grantors, for and in consideration of the sum of TEN and 00/100 ($10.00) DOLLARS, and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all that certain land situate in Marion County, Florida, to-wit:

LOT 6, BLOCK 565, SILVER SPRINGS SHORES, UNIT 24, AS PER PLAT THEREOF RECORDED IN PLAT BOOK J, PAGE 188, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

F.S. Section 689.02 required information:
Property Appraiser's Parcel I.D. Number: 9024-0565-06.

THIS INSTRUMENT WAS PREPARED FROM A LEGAL DESCRIPTION PROVIDED TO R. WILLIAM FUTCH, P.A. BY GRANTEES AND NO TITLE SEARCH NOR OPINION AS TO THE STATUS OF TITLE HAS BEEN GIVEN BY THE PREPARER OF THIS INSTRUMENT. THE PREPARER OF THIS DEED ASSUMES NO LIABILITY WHATSOEVER FOR THE ACCURACY OF THE LEGAL DESCRIPTION OR THE STATUS OF TITLE TO THE PROPERTY.

SUBJECT TO:

1. Ad valorem taxes for 2023 and subsequent years;

2. Any and all governmental zoning laws, rules and regulations applicable to the property, and any Easements, Reservations, Declaration of Covenants, Conditions and Restrictions and Riparian rights of record, if any, but this Deed shall not serve to reimpose same.

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2023134669 BK 8171 Pgs 1884-1886 10/18/2023 04:48:14 PM
REC FEE 27.00 INDEX DEED DOC 0.70

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 Grantors hereby covenant with Grantees that Grantors are lawfully seized of said land in fee simple; that the Grantors have 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, 2022.

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

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, sealed and delivered in our presence as witnesses as to both:

Witness

Davis R. Watson III

Print Name

2201 S.E. 30th Ave., Ste. 202
Ocala, Florida 34471

Address

Witness

Andrea M. Muratore

Print Name

2201 S.E. 30th Ave., Ste. 202
Ocala, Florida 34471

Address

GRANTOR:

PERFECT DEED HOMES, LLC,
a Florida limited liability company

BY_____
ELIZABETH A. STEINER, as Manager

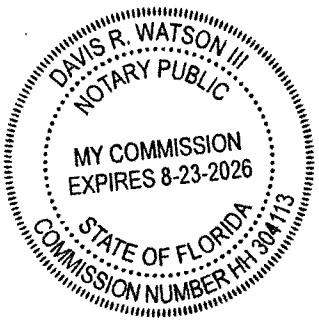
BY_____
WARD B. STEINER, as Manager

GREGORY C HARRELL MARION COUNTY FL
CFN# 2023134669 OR BK 8171 PG 1885 Pgs 1884-1886 10/18/2023 04:48:14 PM

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of ___X___ physical presence or _____ online notarization by ELIZABETH A. STEINER and WARD B. STEINER, as Managers of PERFECT DEED HOMES, LLC, a Florida limited liability company, who are personally known to me (Yes__X___ No_____) to be the persons described in and who executed the foregoing instrument, OR who have produced _____ as identification and who acknowledged before me that they executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of October, 2023.



Notary Public, State of Florida
My Commission Expires:

GREGORY C HARRELL MARION COUNTY FL
CFN# 2023134669 OR BK 8171 PG 1886 Pgs 1884-1886 10/18/2023 04:48:14 PM

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

9024-0565-06

Prime Key: 2323132 MAP IT+ Current as of 5/22/2026

Property Information

2745 PDH EXTENSION LLC
3921 SE 20TH ST
OCALA FL 34471-5665

Taxes / Assessments:
Map ID: 216
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 10
Acres: 1.23

2025 Certified Value

Land Just Value	$80,368
Buildings	$0
Miscellaneous	$0
Total Just Value	$80,368
Total Assessed Value	$80,368
Exemptions	$0
Total Taxable	$80,368

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$80,368	$0	$0	$80,368	$80,368	$0	$80,368
2024	$80,368	$0	$0	$80,368	$80,368	$0	$80,368
2023	$80,368	$0	$0	$80,368	$80,368	$0	$80,368

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8171/1884	10/2023	07 WARRANTY	0	U	V	$100
7934/1346	11/2022	26 TRUSTEE	4 V-APPRAISERS OPINION	Q	V	$22,000
7464/0636	11/2020	07 WARRANTY	0	U	V	$100
7455/0827	11/2020	26 TRUSTEE	0	U	V	$100
6870/1198	06/2016	74 PROBATE	0	U	V	$100
6583/1331	06/2016	71 DTH CER	0	U	V	$100
5728/1740	08/2012	05 QUIT CLAIM	0	U	V	$100
4728/1030	03/2007	08 CORRECTIVE	0	U	V	$100
4708/0437	10/2006	07 WARRANTY	0	U	V	$100
2443/0152	12/1997	05 QUIT CLAIM	0	U	V	$100
2441/0381	12/1997	07 WARRANTY	8 ALLOCATED	U	V	$27,500

Property Description

SEC 13 TWP 16 RGE 22
PLAT BOOK J PAGE 188

SILVER SPRINGS SHORES UNIT 24
BLK 565 LOT 6

Parent Parcel: 9024-0565-05

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCNF	1000	100.0	487.0	B4	53,579.00	SF						
Neighborhood 9913												
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

2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Apr 17, 2026
Secretary of State
5078119560CC

DOCUMENT# L23000186659

Entity Name: 2745 PDH EXTENSION, LLC

Current Principal Place of Business:

3921 SE 20TH STREET
OCALA, FL 34471

Current Mailing Address:

3921 SE 20TH STREET
OCALA, FL 34471 US

FEI Number: 93-4058186

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

STEINER, ELIZABETH
3921 SE 20TH STREET
OCALA, FL 34471 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 :

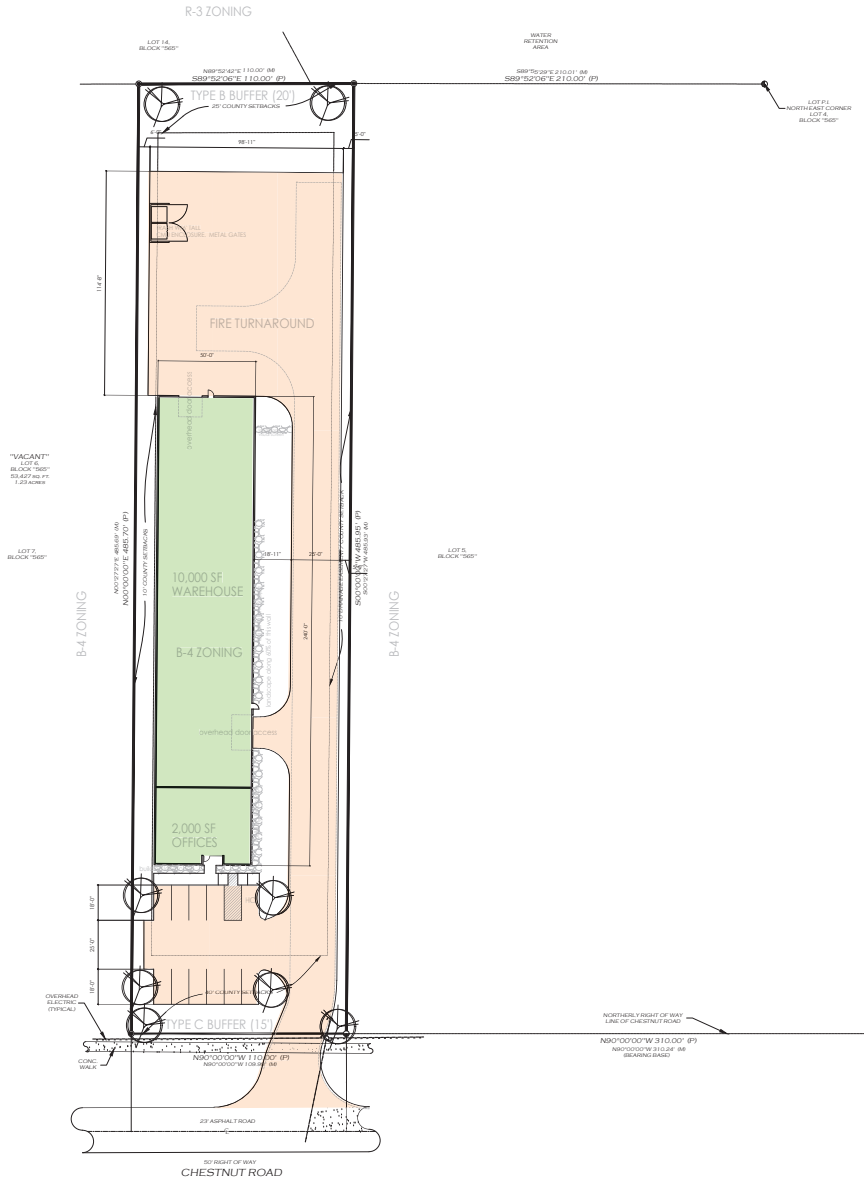
Title	MGR	Title	MGR
Name	STEINER, WARD B	Name	STEINER, ELIZABETH
Address	3921 SE 20TH STREET	Address	3921 SE 20TH STREET
City-State-Zip:	OCALA FL 34471	City-State-Zip:	OCALA FL 34471

Title	AMBR
Name	STEINER, KEVIN B
Address	3921 SE 20TH STEET
City-State-Zip:	OCALA FL 34471

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: ELIZABETH STEINER MGR 04/17/2026

Electronic Signature of Signing Authorized Person(s) Detail — Date



Alderman Architect

Stuart M. Alderman, AIA
Architect LLC

P.O. BOX 27157
Austin, Texas 78755
512.699.8362

www.alderman-architect.com

FLORIDA ARCHITECT
#AR 98631

Project Number 2026-19

PERFECT DEED OFFICE/WAREHOUSE
CHESTNUT ROAD
MARION COUNTY, FLORIDA

STATE OF FLORIDA
STUART M. ALDERMAN
REGISTERED ARCHITECT
#AR 98631

Issued	
5-15-2026	FOR CITY REVIEW

Sheet No.

Stuart M. Alderman Architect LLC
P.O. BOX 27157
AUSTIN TX 78755
512-699-8362
salderman@aldermanarchitect.com
www.alderman-architect.com

5-15-2026

Perfect Deed Office Warehouse Special Use Permit application

1. Access to business will be off of Chestnut Road. There will be a concrete entrance to the site which leads to parking spaces on the left in front of the building which will include a handicap space as required.

2. The parking area will be blacktop; the parking lot will be behind a type C Buffer along Chestnut Road.

3. The access drive will extend along the right property line to the rear of the building where it will widen into a "yard" and fire apparatus turnaround spaces.

4. Waste removal will be through WastePro collection. There will be a dumpster in the rear with a 6' CMU screen wall and metal opaque gate.

5. Power Company is Duke Energy There will be water and sewer connection through City of Belleview Municipalities

6. Landscaping will be in accordance with the Landscape Ordinance. Note the landscape areas along 60% of the front and right side exterior walls.

7. A Business sign will be mounted on the face of the front elevation. There will be no other signs. Motion lights will be placed around the warehouse.

8. The building will comply with all required zoning setbacks, height limits, etc.

9. The site to the left (East) is occupied by Moody Aero-Graphics



The site to the left (West) is unoccupied.



9. We are willing to meet any special conditions necessary to receive this special use permit.

Sincerely,

Stuart M. Alderman, AIA, NCARB
Florida Architect # AR 98631

SUBMITTAL SUMMARY REPORT
PL SUP-000812-2026

PLAN NAME: Perfect Deed Office Warehouse_SUP
LOCATION:
APPLICATION DATE: 05/22/2026
PARCEL: 9024-0565-06
DESCRIPTION: 12,000 sf warehouse on our B-4 lot

CONTACTS	NAME	COMPANY
Applicant	Elizabeth Steiner	
Applicant	Ginger McGill	
Applicant	KEVIN STEINER	PERFECT DEED HOMES, LLC (RESIDENTIAL)
Applicant	KEVIN STEINER	PERFECT DEED HOMES, LLC (RESIDENTIAL)
Applicant	KEVIN STEINER	PERFECT DEED HOMES, LLC (RESIDENTIAL)
Owner	Kevin Steiner	2745 PDH EXTENSION, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	05/22/2026	06/08/2026	06/04/2026	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	06/08/2026	05/22/2026	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/08/2026	05/29/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/08/2026	05/22/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Elizabeth Madeloni	06/08/2026	05/26/2026	Informational
Comments	The review will be conducted at the time of the reporting process.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/08/2026	05/26/2026	Informational
Comments	Improvement plan to be approved by DRC			
OCE Property Management (Plans) (Office of the County Engineer)		06/08/2026	06/04/2026	Not Required
Comments	ROW is not a reviewer for this type of plan. - DR 6/4/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/08/2026	05/22/2026	Informational
Comments	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of a 12,000 sf warehouse. Parcel # 9024-0565-06 is currently zoned and is 1.23 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	06/08/2026	05/28/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/08/2026	05/25/2026	Informational
Comments	A condition should be placed on the SUP requiring a cross access easement along Chestnut Road as determined by the Office of the County Engineer.			
Utilities (Plans) (Utilities)	Heather Proctor	06/08/2026	05/22/2026	Informational
Comments	The parcel is within the City of Belleview Utilities service area, but outside of the city limits, making it a county parcel. All county parcels are required to adhere to the Marion County Land Development Code. Public water and sewer are shown within connection distance to the project, and Marion County Utilities would enforce the connection requirement if the City of Belleview Utilities provides a letter of availability and capacity to serve the site.			

260804SU Site and Area Photographs

Signs were posted and photos were taken on July 16th, 2026

Figure 1

Sign on Chestnut Road (Close), Facing North



Figure 2

Sign on Chestnut Road (Far), Facing North



Figure 3

View on Chestnut Road, Facing West



Figure 4

View on Chestnut Road, Facing South



Figure 5

View on Chestnut Road, Facing East



ORDINANCE NO. 23-37

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, 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/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 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. 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 Rezonings and Special Use Permits. NOTE: The terms and conditions of Board approvals of Special Use Permits (SUPs) and Planned Unit Developments (PUDs) are stated in the Board Resolution corresponding to each Special Use Permit Petition shown below.

1. **AGENDA ITEM 15.1.1. 231203ZC** – Newco Homes of Ocala, Inc. Butch Dlouhy, Zoning Change from General Agriculture (A-1) to Community Business (B-2), 8.08 acres, Parcel Account Number 35505-000-00, Site Address 6145 SW 80th Street, Ocala FL 34476.

2. **AGENDA ITEM 15.1.2. 231204SU**– Newco Homes of Ocala, Inc., Butch Dlouhy, Special Use Permit for an RV and Boat Storage Facility in a Community Business (B-2) zone, 8.08 acres, Parcel Account Number 35505-000-00, Site Address 6145 SW 80th Street, Ocala FL 34476.
   Subject to all terms and conditions of Resolution 23-R-681 attached hereto and incorporated herein by reference.

3. **AGENDA ITEM 15.2.2. 231201SU**– God Answers Prayers-Emmanuel, Inc., Special Use Permit to increase capacity for six (6) to eight (8) for an Assisted Living Facility (ALF), with no structural changes in a Single-Family Dwelling (R-1) zone, 0.32 acres, Parcel Account Number 4552-014-001, site address 13470 SE 101st Terrace, Belleview FL 34420.
Subject to all terms and conditions of Resolution 23-R-682 attached hereto and incorporated herein by reference.

4. **AGENDA ITEM 15.2.3. 231202SU**– Ricardo Duque, Special Use Permit for a warehouse, office and retail in a Regional Business (B-4) zone, 2.86 acres, Parcel Account Numbers 9024-0565-09 and 9024-0565-08, no address assigned.
Subject to all terms and conditions of Resolution 23-R-683 attached hereto and incorporated herein by reference.

5. **AGENDA ITEM 15.2.4. 231207ZP**– Jay C. Thomas Revocable Trust, Zoning Change from General Agriculture (A-1) and Community Business (B-2) to Planned Unit Development (PUD) with a Master Plan, for proposed enclosed self-storage, 11.4 acres, Parcel Account Number 31385-000-00, no address assigned.
Subject to all terms and conditions of Resolution 23-R-684 attached hereto and incorporated herein by reference.

SECTION 2. The Board hereby authorizes the official zoning map to be revised to reflect the above described re-zonings and special use permits.

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 acknowledgement from the Secretary of State that this Ordinance has been filed with such office.

DULY ADOPTED in regular session this 19th day of DECEMBER, 2023.

ATTEST:

GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

MICHELLE STONE, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE ON DECEMBER 22, 2023 ADVISING ORDINANCE WAS FILED ON DECEMBER 22, 2023.

RESOLUTION NO. 23-R-683

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

WHEREAS, a petition 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 November 27, 2023; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, December 19, 2023. Now therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 231202SU – Ricardo Duque. The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by William Menadier, PE, Alachua FL 32616 for a warehouse, office and retail in a Regional Business (B-4) zone, 2.86 acres, Parcel Account Numbers 9024-0565-09 and 9024-0565-08, no address assigned.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners disagrees with the recommendation and findings of the Planning and Zoning Commission and recommends approval of the Special Use Permit. 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 approved conceptual plan shows two (2) 60'x150' warehouse buildings with one 60'x25 covered storage area attached to the northernmost building. Any additions to the structures will need to come back for special use permit modification
3. Hours of operation: No earlier than 7 a.m. and no later than 9 p.m.
4. Parcels must be combined before any development may occur on the property.
5. The ingress/egress shall be from NW 150th Street using a paved/stabilized driveway apron. Within thirty (30) days of approval of this Special Use Permit, the applicant shall contact the Marion County Transportation Department to establish how access will be provided to the site and 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 within ninety (90) days of approval of this Special Use Permit.
6. The parking/storage of a refrigerated trailer unit(s), or reefer unit(s), is prohibited.

7. No waivers may be applied for, or granted, for any screening or buffering requirements per the LDC requirements.
8. The covered storage area indicated on the site plan must be screened from view with, at a minimum, 8' opaque fencing.
9. This special use permit runs with the property. Any divisions of the property will void this special use.
10. Conditions Attachment:
    a. Site Plan and Findings of Facts

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 19th day of December, 2023.

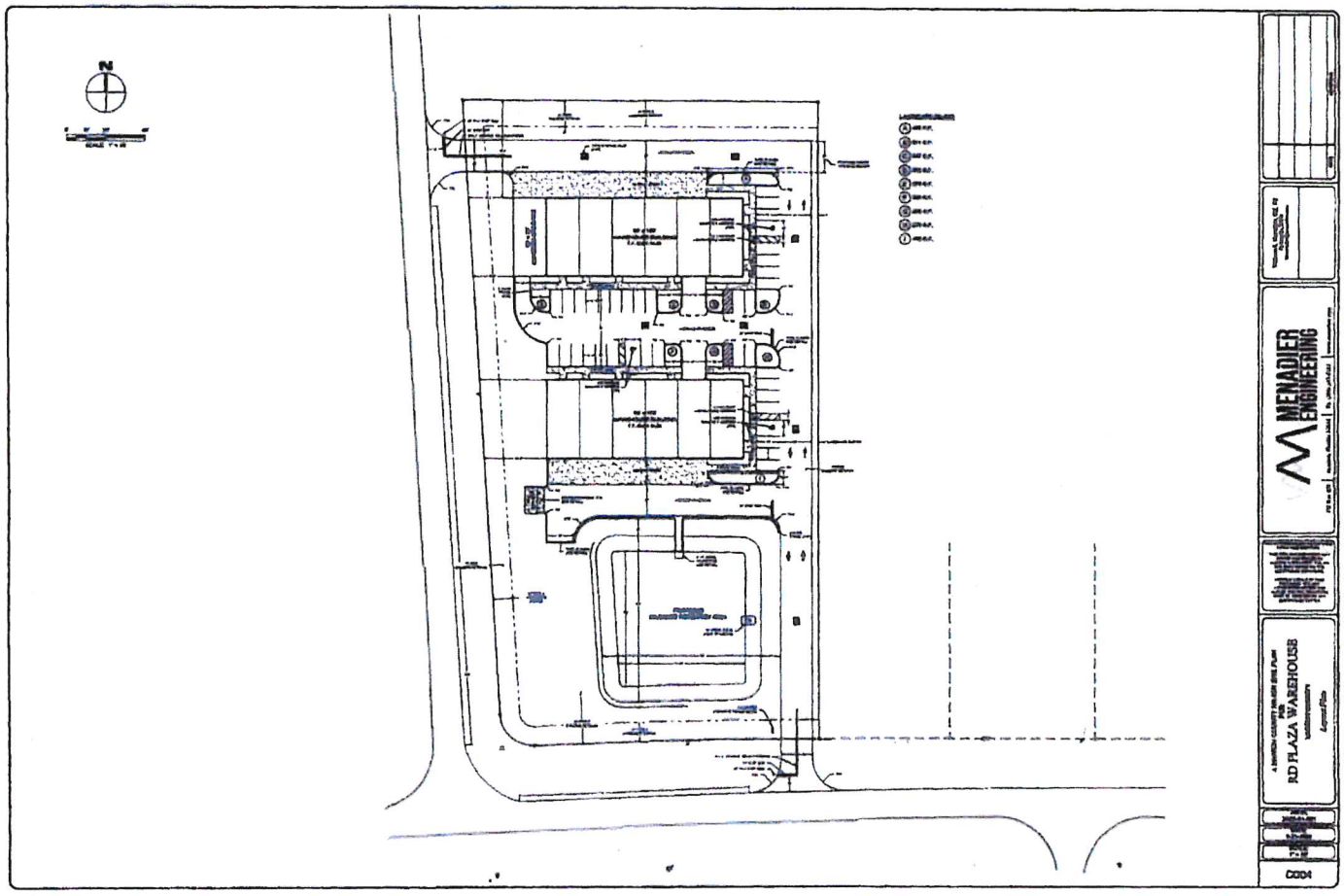
ATTEST:

GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

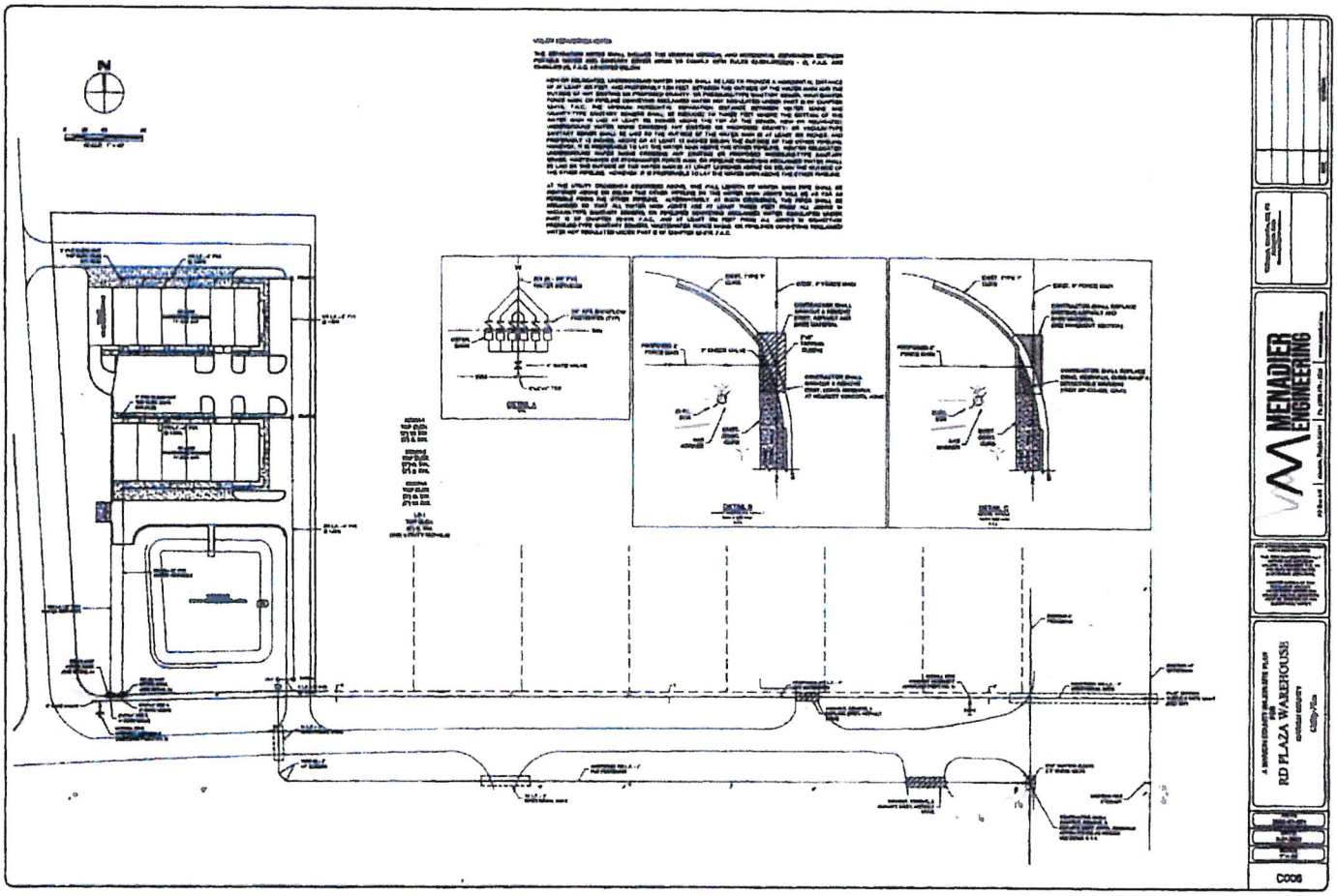
MICHELLE STONE, CHAIRMAN

Attachment A



A-8

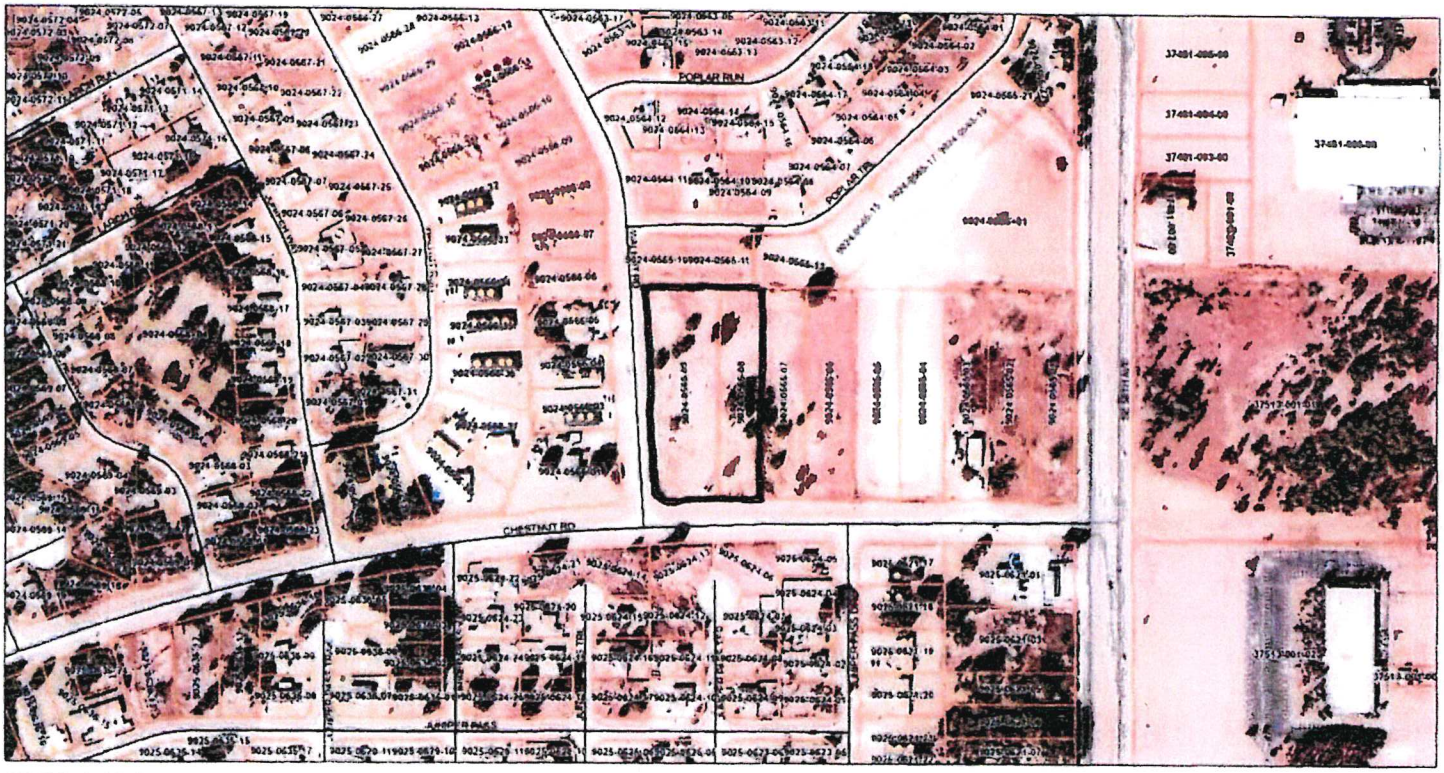
Attachment A



A-9

Attachment A

MCBCC Interactive Map - Internal



9/22/2023, 2:23:04 PM

Parcels Labels
Parcels
Address Points
Structure - Addressed
Structure - Confidential Address
No Address
Payphone
School
Telephone Equipment
Vacant with Address
WRA/DRA
Marion County
County Road Maintenance
OCE Maintained Paved
Not Maintained
Streets
Aerial2021
Red: Band_1
Green: Band_2
Blue: Band_3

1:2,666
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

FDOT, Marion County IT GIS Team, Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin,

MCBCC ITXGIS

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

Attachment A

Menadier Engineering, LLC
PO Box 636
Alachua, Fl 32616

(386) 347-5133
www.menadier.com

September 21, 2023

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

RE: RD Plaza Warehouses
Special Use Permit Application – Findings of Facts

Planning Staff,

The following information is being provided to support our request for a Special Use Permit (SUP) for a warehouse plaza. The site is in the northeast quadrant of the intersection of Walnut Road and Chestnut Road (parcels 9024-0565-08 & 9024-0565-09). Please consider the following Findings of Facts concerning our request:

1. Ingress/Egress – Access to the site will be through two proposed driveways. One off Walnut Road and the other off Chestnut Road. There are no structures, landscaping, or other appurtenances that would obstruct the view for passenger vehicles. There are no sidewalks within the right-of-way of Walnut or Chestnut Road, therefore pedestrian safety will remain as-is, as part of this request. The site is a mixture of pasture and wooded areas with adequate circulation for first responders in case of an emergency. The Conceptual Site Plan included with SUP shows paved access and defined parking and circulation measures.

2. Parking/Loading – Off-street parking will be located between the two warehouse buildings, as well as the back right side of each building and includes the required ADA parking spaces. These spaces are paved and delineated in accordance with regulatory standards. A loading area will be available at the front entrance of the facility off Chestnut Road.

3. Refuse and Service Area - The facility will ensure that refuse and other garbage related items be placed in two dumpsters rented, maintained, and picked up at least one time a week by a county approved provider. The dumpsters will be located on a slab to the northwestern side of the proposed drainage retention area. The dumpster area will be accessed by the Chestnut Road entrance without adding to the burden on area activities.

4. Utilities – The proposed facility will be served by the City of Belleview for sewer and water. We are proposing to extend the City's water main along Chestnut Road from State Road 35 (Baseline Road). A lift station is proposed for wastewater conveyance to the forcemain located in Baseline Road right-of-way. All the surrounding parcels would be served similarly.

5. Buffers – The northern boundary has a proposed 20' Type B landscape buffer. The west and southern landscape buffers will be 15' Type C buffers. The eastern side of the property does not require a landscape buffer because the adjacent property is zoned similarly. Around the perimeter of the property, sound, and light, during operating hours will have minimum influence on neighboring parcels. The hours of operation are planned for Monday-Saturday 8am – 5pm.

6. Signage – There will be a pylon sign at the south entrance of Chestnut Road that will comply with all Marion County Land Development codes and will be applied for in a separate permit application.

Attachment A

7. Green Space – There is ample green space proposed for this development. The perimeter landscape buffers, and interior open spaces make up approximately 35.2% of the total site. This site will meet all green space requirements under the current Land Development Code.

8. Compatibility – The subject property is zoned B4 and is located just west of Baseline Road in an area with similar uses. There are multiple commercial developments located within a one-mile radius of the site. On Chestnut Road, between the proposed site and Baseline Road, there is a Diamond Oil gas station and Moody Aero-Graphics. On the east side of Baseline Road are many larger commercial and industrial facilities anchored by Associated Grocers of Florida warehouse. From north to south along Baseline Road, within the proximity of the proposed development, there are many complimentary businesses. There is a mix of single- and multi-family units west and south of the proposed development, separated by Chestnut and Walnut Roads. Many small businesses operate out of their residences in this area. Based on the surrounding uses and development patterns in the area, we feel the proposed Special Use Permit is compatible.

9. Lighting - We will submit a photometric plan in accordance with Marion County Ladn Development Code.

10. Provisions – Yes, we are willing to meet special conditions necessary to get this permit.

Based on the information provided above, we respectfully request approval of this SUP application. If you have any questions, please call me.

Sincerely,
MENADIER ENGINEERING

William A. Menadier, P. E.
Principal Engineer

Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-23666 **Agenda Date:** 7/27/2026 **Agenda No.:** 1.3.

SUBJECT:
260805ZC - Anjana Singh, Zoning Change from General Agriculture (A-1) to Residential Estate (R-E) Zone, For All Permitted Uses, 1.68 Acres, Parcel 45849-002-01, No Address Assigned

DESCRIPTION/BACKGROUND:
W. James Gooding III, on behalf of Anjana Singh, has applied to rezone a 1.68-acre property in Summerfield, FL, from General Agriculture (A-1) to Residential Estate (R-E), pursuant to the provisions of Land Development Code (LDC) Division 2.7 - Zoning and LDC Section 4.2. The subject property has a Low Residential (LR) land use designation and is situated outside the Urban Growth Boundary (UGB) and in the County's Secondary Springs Protection Overlay Zone (PSPOZ). The subject property is located within the (Little) Lake Weir Environmentally Sensitive Overlay Zone (ESOZ). The rezoning request is in response to an illegal division used to create the subject property in 2005/2006.

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: 7/27/2026	**BCC Date: 8/18/2026**
Case Number	260805ZC
EPL Number	PL ZoneChg-000733-2026
Type of Case	**Rezoning** from General Agriculture (A-1) to Residential Estate (R-E)
Owner	Anjana Singh
Applicant	W. James Gooding III
Street Address/Site Location	No Address Assigned
Parcel Number(s)	45849-002-01
Property Size	±1.68 AC
Future Land Use	Low Residential (LR)
Existing Zoning Classification	General Agriculture (A-1)
Overlays Zones/Special Areas	Secondary Springs Protection Zone (SSPZ) and (Little) Lake Weir Environmentally Sensitive Overlay Zone (ESOZ)
Staff Recommendation	**APPROVAL***
P&Z Recommendation	**TBD**
Project Planner	Jared Rivera-Cayetano
Related Cases	N/A

I. ITEM SUMMARY

W. James Gooding, on behalf of Anjana Singh., filed a rezoning application to change the zoning of a ±1.68-acre property in Summerfield, FL from General Agriculture (A-1) to Residential Estate (R-E). The Parcel Identification Number for the subject property is 45849-002-01; the site has not been assigned an address. The subject property is not part of an existing subdivision; the legal descriptions are provided within the rezoning application (see Attachment A). The site is located outside the Urban Growth Boundary (UGB), within the Secondary Springs Protection Zone (SSPZ), and within the (Little) Lake Weir Environmentally Sensitive Overlay Zone (ESOZ). The rezoning request is in response to an illegal division used to create the subject property in 2005/2006 from agriculturally-zoned parent parcel(s) to the north, as A-1 zoning currently establishes a minimum lot size of ten (10) acres. A prescriptive road on private property(ies) was established by continuous use over a statutory period of time and serves as legal access to surrounding properties.

If rezoned, staff notes that LDC standards for properties within the Lake Weir ESOZ would allow up to one (1) residential unit per two (2) acres* if well and septic systems are utilized and a limited number of livestock on-site.

II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL*** of this rezoning application because Residential Estate (R-E) zoning is consistent with the subject property's Low Residential (LR) Future Land Use (FLU) designation. The R-E zoning classification is intended to allow low-density residential development with limited livestock that is compatible with the surrounding residential and agricultural properties. Staff therefore finds the request is consistent with the Marion County Comprehensive Plan, is compatible with the surrounding area, and will not adversely affect the public interest.

As of the initial distribution of this staff report, the proposed 1.68 acres of land is not sufficient for a buildable lot (for the purposes of a single-family residence or other non-agricultural building) according to current ESOZ standards (Attachment D). Additional land must be rezoned to create a buildable lot (a total of two acres minimum).* ***Staff support for the submitted rezoning application should not be misconstrued to be County approval to deviate from current ESOZ density standards. Regardless of whether this rezoning application is approved, staff would enforce ESOZ density standards upon the time of building permitting (i.e. a single-family residence could only be permitted upon the time that a total of two (2) acres of land is obtained and rezoned accordingly).* *Staff is currently working with the applicant to include additional land in the rezoning application(s)—including the non-conforming parent parcels less than ten (10) acres in size, which have been made even smaller as a result of the illegal division (i.e. increased non-conformity).*

Figure 1
General Location Map



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 (7 owners) within 300 feet of the subject property on July 10, 2026. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on July 14, 2026, and consistent with LDC Section 2.7.3.E., public notices were published through the Marion County website on July 13, 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.

   In general, properties in the surrounding area are defined by a mix of residential and agricultural zoning, primarily Residential Estate (R-E) and General Agriculture (A-1) zoning. Most parcels along Little Lake Weir, to the north of SE 144th Place, are agriculturally zoned, with select waterfront parcels and properties within the unrecorded A.M. Streeter subdivision (see Figure 5) with R-E or Single Family Dwelling (R-1) zoning. Most parcels to the south of SE 144th Place have an R-E zoning. Staff notes that R-E zoned waterfront parcels and a collection of “flag lots” to the west of the subject property along SE 100th Avenue were previously rezoned in the early 2000s.

   There are several subdivisions beyond the immediate vicinity, including Edgewater Estates, Little Lake Weir Estates, Lake Weir Shores, and select unrecorded subdivisions to the east of the subject property. Lots within these subdivisions are mostly residentially zoned.

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

   In general, the subject property and all properties in the immediate vicinity are designated as Low Residential (LR). Select waterfront properties, properties within the unrecorded A.M. Streeter subdivision, and properties in select subdivisions to the south and east of the subject property are designated as Medium Residential (MR) or High Residential (HR).

3. Nearby Development. Figure 7 identifies nearby under-review, DRC-approved, or permitted residential developments. Although there are several large residential developments along the major S US Highway 441 and SW Highway 42 corridors, no large active development projects are in the immediate vicinity (to the south of Little Lake Weir).

4. Existing Uses. Figure 8 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

   The area surrounding the subject property is characterized by residential and agricultural uses. Specifically, large swaths of land to the south and east of the subject property are classified as agricultural production. Meanwhile, both the collection of “flag lots” to the west of the subject property and most waterfront properties to the north are currently used for single-family residences.

   Consistent with LDC Section 2.7.3.D, staff conducted a site visit on July 14, 2026, and found that the subject property itself is currently vacant. Staff observed several trees and significant underbrush along the western half of the subject property. The eastern half contains limited trees but remains overgrown. A fence spans the entirety of the subject property into an adjacent lot to the west (PID 45849-003-00), which is owned by the previous owner of the subject property and other properties across SE 114th Place.

   The surrounding area is low-density, with nearby residential properties often fenced and with large pasture-like areas. Site photos are attached to this report (see Attachment C).

Table 1, below, assembles the information in Figures 3, 6, and 8 in tabular form. The applicant has indicated that the intent of the rezoning is to rectify a previous illegal division by allowing a parcel less than the minimum ten (10) acres required by A-1 zoning. Other non-residential uses (such as churches) are permitted by R-E but would not be easily developed due to the width of SE 114th Place as a substandard prescriptive road. Staff therefore only realistically foresees the construction of a single-family residence approved by a building permit.

The subject property is located within the (Little) Lake Weir Environmentally Sensitive Overlay Zone (ESOZ) and is within the circumscribed area between E Highway 25, Sunset Harbor Road, SE 105th Avenue, Luffman Road, and SE 115th Avenue. If rezoned, staff notes that LDC standards for properties within the Lake Weir ESOZ would prohibit any residential development unless a maximum density of one (1) residential unit per two (2) acres is met. In effect, the rezoning would result in up to one (1) single-family residence (no accessory guest home/apartment) if two (2) acres of land can be obtained and rezoned to meet minimum lot requirements.

Any development within the subject property will need to meet R-E zoning standards during building permitting, which staff notes are also similar to those required by A-1 zoning (e.g. 25 foot setbacks). The rezoning would also allow a limited number of livestock on-site, similar to A-1 zoning (up to 6 animals; see LDC Sec. 4.2.6.F).

Given the low-density surrounding the subject property, staff finds that R-E zoning **is compatible** with the existing and future surrounding land uses.

TABLE 1.
ADJACENT PROPERTY CHARACTERISTICS

Direction	FLUM Designation	Zoning Classification	MCPA Existing Use
Subject Property	Low Residential (LR)	General Agriculture (A-1)	Vacant Residential
North	Low Residential (LR) & Right-of-Way (SE 114th Place)	General Agriculture (A-1) & Right-of-Way (SE 114th Place)	Single Family Residential, Vacant Residential & Right-of-Way (SE 114th Place)
South	Low Residential (LR)	Residential Estate (R-E)	Agricultural Production
East	Low Residential (LR)	Residential Estate (R-E)	Acreage Non-Classified (Vacant)
West	Low Residential (LR)	General Agriculture (A-1)	Agricultural Production

Figure 3
Zoning Classification

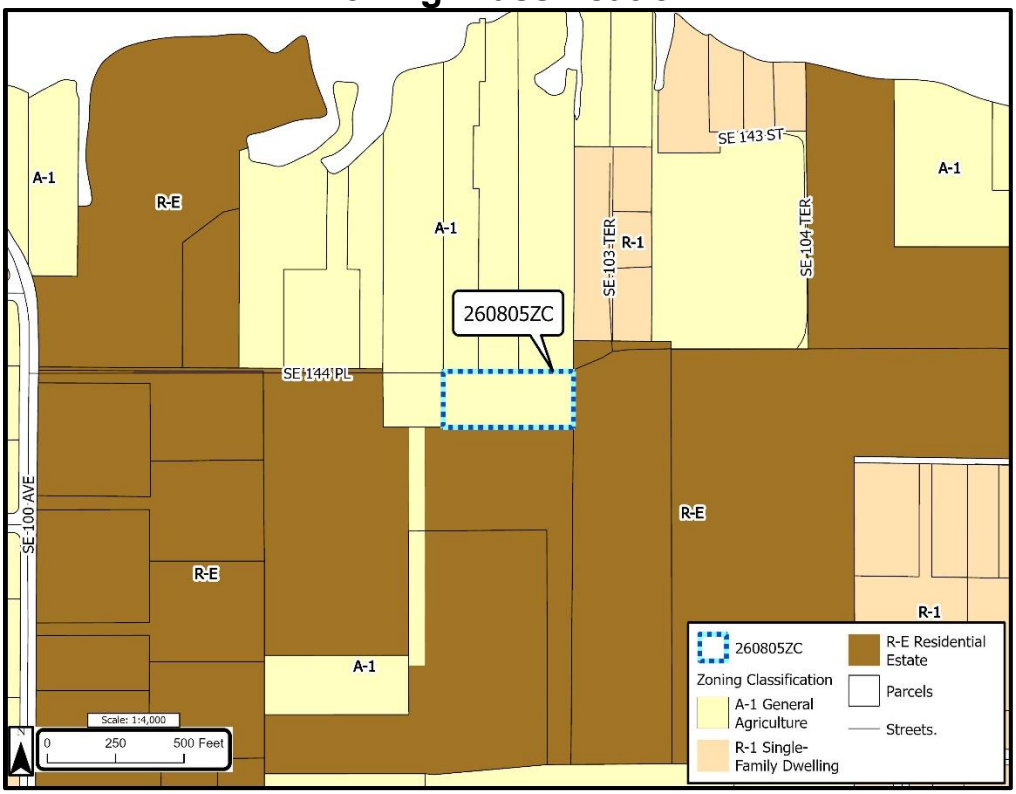


Figure 4
Proposed Zoning Classification

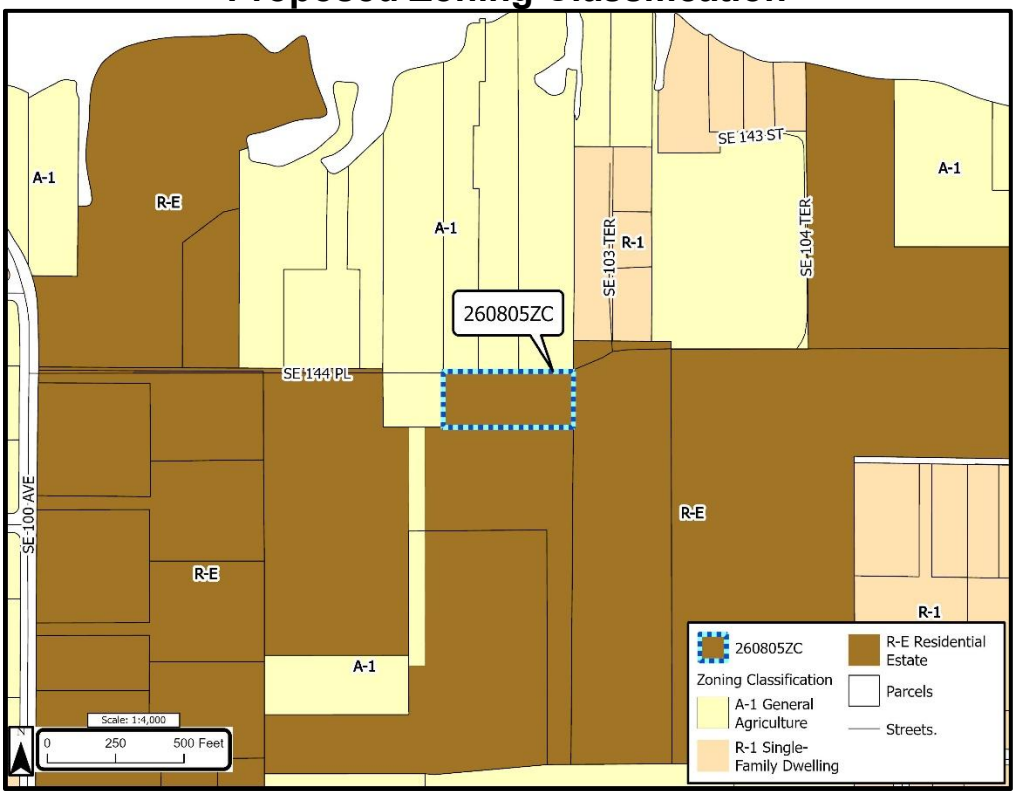


Figure 5
Existing Subdivisions

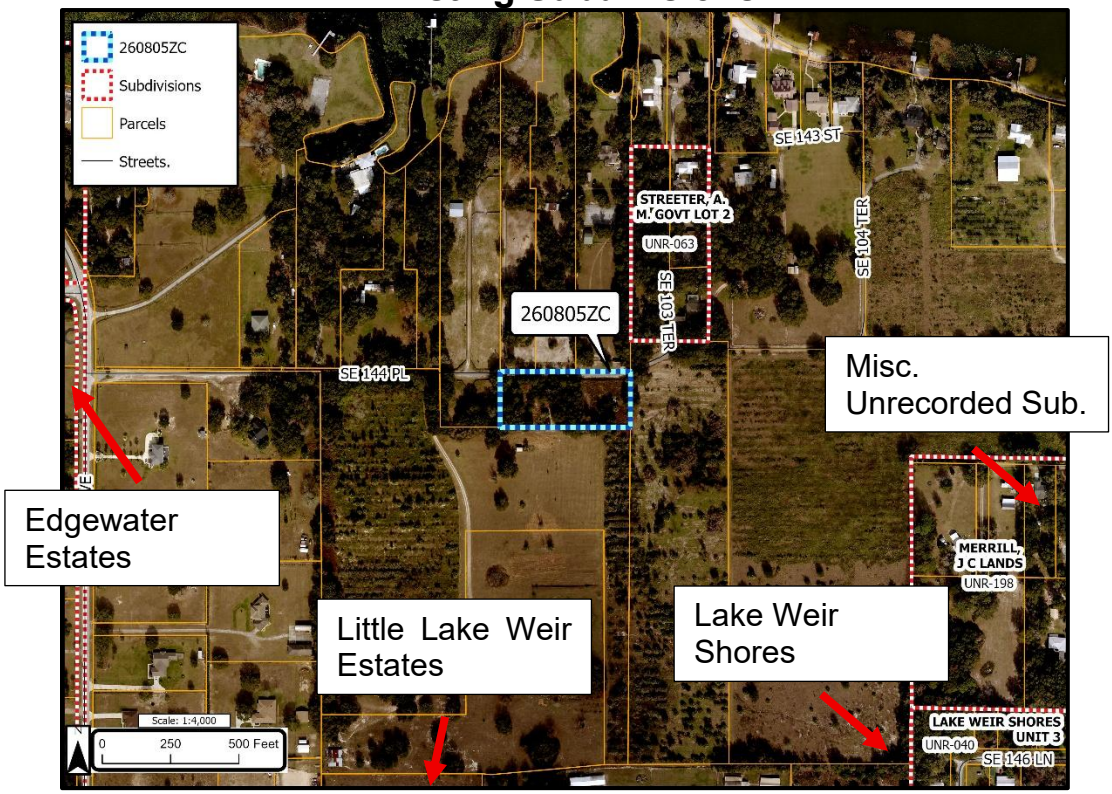


Figure 6
FLUMS Designation

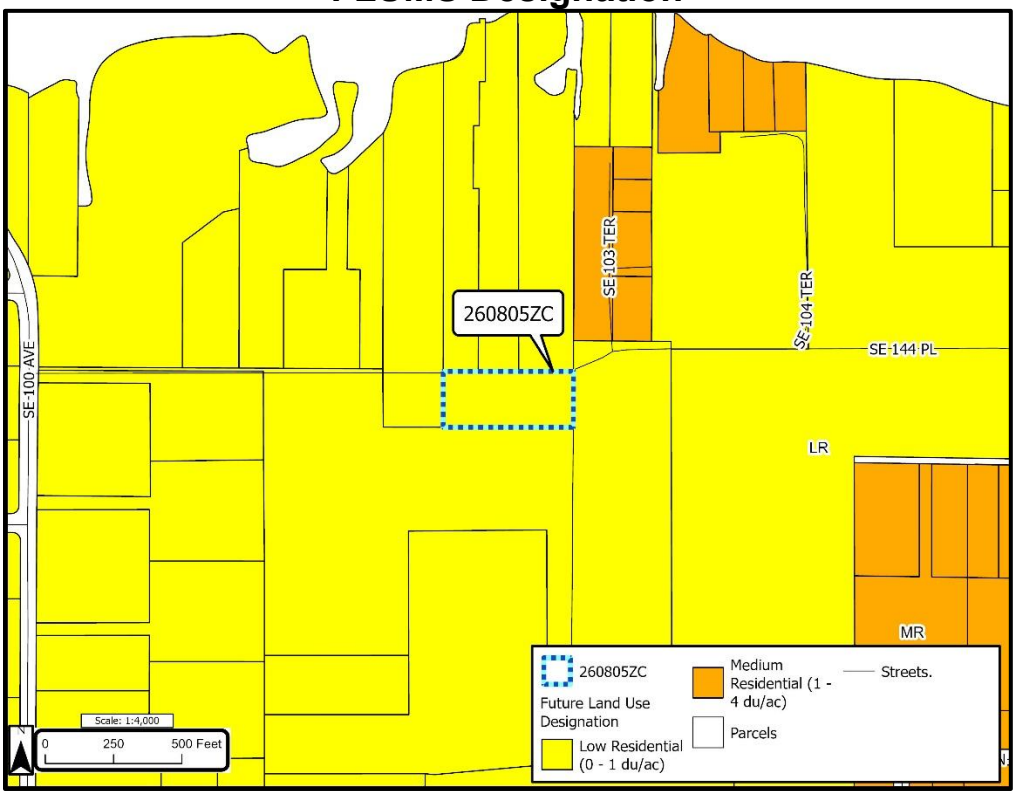
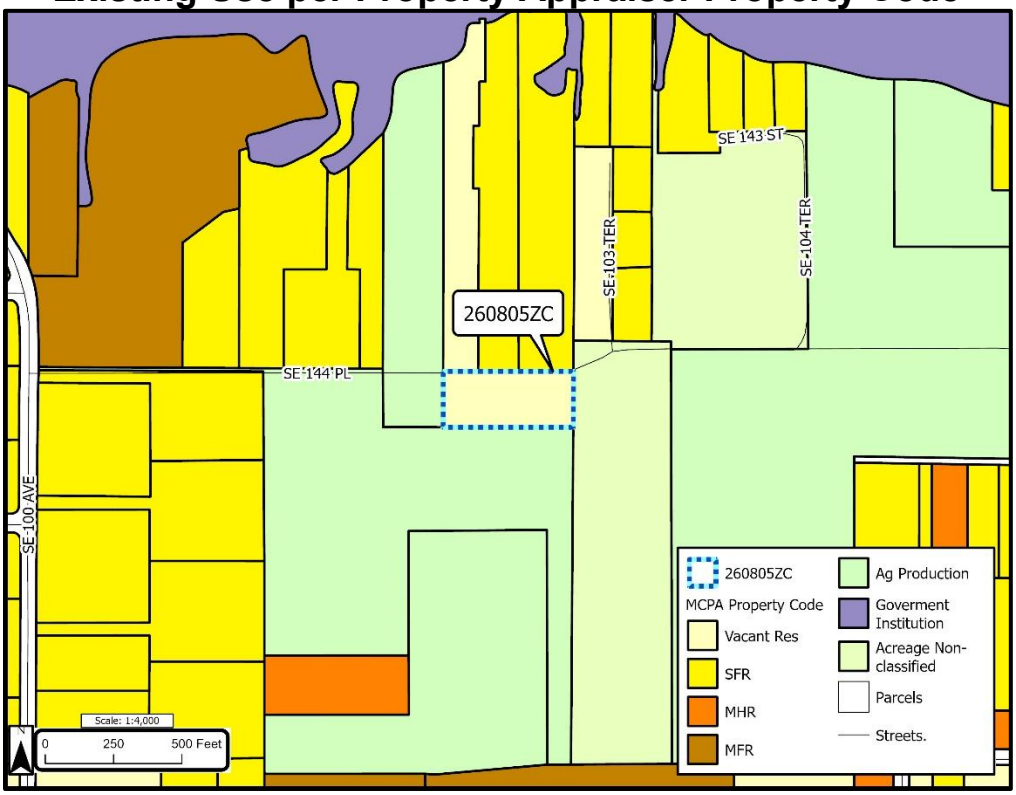


Figure 7
Surrounding Residential Development



Figure 8
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 fronts SE 114th Avenue, a paved, relatively thin prescriptive road that was established over private property due to continuous use over a statutory period of time. The prescriptive road was established in 1989 and is the legal access for the subject property.

      If rezoned, the parcel is eligible for up to one (1) single-family residence (if a total of two acres can be obtained and rezoned accordingly), its associated trips, and no accessory guest home/apartment. Office of the County Engineer (OCE) staff indicates no traffic concerns with the rezoning request.

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

   c. Other mobility features. No sidewalks exist along SE 114th Place, nor would sidewalks be required by County code.

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

TABLE 2.
ZONING TRANSPORTATION IMPACTS

Zoning	Units	Trip Rate (per unit)	Estimated Daily Trips
General Agriculture (A-1)	0 dwelling unit*	9.44 trips/day (ITE code 210) x 0	± 0 trips/day
Residential Estate (R-E)	1 dwelling unit**	9.44 trips/day (ITE code 210) x 1	± 9.44 trips/day

*No building permits may be approved for A-1 zoned property as an illegal division.
*Assuming a total of two (2) acres of land can be obtained and rezoned accordingly.

Source: ITE Trip Generation Manual, 10th Edition, LU Code 210-Single Family Detached Housing

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. The proposed zoning (assuming a total of two acres is obtained and rezoned accordingly) could result in a maximum water

demand of 600 gallons per day, assuming a single four-person household; the proposed zoning could result in a maximum demand of 1,320 gallons per day.

The subject property is within the Marion County Utilities service area; however, the site is not within connection distance. An individual well will therefore be required to serve the site and all nearby residential properties. Staff notes that 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.

Given the limited number of dwelling units enabled by the rezoning request, if approved, the potable water impacts of a request for R-E 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. The proposed zoning (assuming a total of two acres is obtained and rezoned) would result in a maximum wastewater demand of 440 gallons per day, assuming a single four-person household.

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

   Given the limited number of dwelling units enabled by the rezoning request, the wastewater impacts of the rezoning request **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 proposed zoning (assuming a total of two acres is obtained and rezoned) would generate about 24.8 pounds of solid waste per day, assuming a single four-person household.

   Given the limited number of dwelling units enabled by the rezoning request, the request's solid waste impacts of the rezoning request, if approved, **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. The proposed zoning change, if approved, would allow up to one (1) single-family residence and no accessory guest home/apartment. Given the limited number of dwelling

units enabled by the rezoning request, 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. The proposed zoning change, if approved, would allow up to one (1) single-family residence. If the proposed impervious coverage for a specific lot exceeds 9,000 SF or 35% of the lot area, whichever is less, the lot would be subject to the Major Site Plan review process. Any development of the site that undergoes Marion County's formal development review processes will be required to comply with a 100-year frequency 24-hour duration design storm.

   Therefore, the stormwater/drainage impacts of a request for an R-E zoning, if approved, **will not adversely affect the public interest.**

7. Fire rescue/emergency services. The subject property is within Fire District #30, which is served by Spruce Creek Fire Station at 7900 SE 135th Street, Summerfield, FL 34491. Spruce Creek Fire Station is approximately 3.4 road-miles northwest 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 nearest Marion County Sheriff's Office (MSCO) substation is located roughly 4.6 road-miles southwest of the subject property at 8230 SE 165th Mulberry Lane, The Villages, FL 32162. The Comprehensive Plan does not establish a level of service standard for law enforcement services; however, staff has established a 5-mile radius from the subject property as evidence of the availability of such services. 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) dwelling unit (if a total of two acres is obtained and rezoned). In total, up to one (1) student is expected to be generated at maximum buildout. Given the limited number of students generated, 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** if this rezoning request is approved.

C. *Consistency with the Comprehensive Plan*

1. **FLUE Policy 2.1.17** on Low Residential (LR) provides, “This land use designation is intended to recognize areas suited for primarily single-family residential units for existing and new development within the UGB, a PSA, or Urban Area. Parcels outside of, but contiguous to the UGB and outside of the FPA, are eligible for conversion to Low Residential designation through density bonus programs consistent with FLU Policy 2.1.3. The density range shall be up to one (1) dwelling unit per one (1) gross acre, as further defined in the LDC. This land use designation is considered the Urban Area. Where Low Residential abuts the Farmland Preservation Area or other Rural Area, hamlet, clustered or other development methods to preserve large tracts of open space are encouraged.”

   Analysis: The subject property is designated as Low Residential (LR), and the applicant is proposing to rezone the site to Residential Estate (R-E). Section 4.2.8 of the Marion County Land Development Code (LDC) explicitly indicates that the R-E zoning classification is explicitly intended to provide for “low-density urban residential development with large lot home sites and certain agricultural uses.” The R-E zoning classification would enable up to one (1) dwelling unit if up to two (2) acres can be obtained and rezoned.

   Staff therefore concludes that a rezoning request for R-E zoning **is consistent** with the Low Residential (LR) FLU designation and FLUE Policy 2.1.17.

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 a new urban area is within the FPA.”

   Analysis: Staff notes that the subject property and all other nearby properties are located within an existing urban area between the western coast(s) of Little Lake Weir/Lake Weir and S US Highway 441.

   As previously discussed in Subsection A, the area surrounding the subject property is characterized by low-density residential and agricultural uses. The surrounding area is specifically defined by a mix of residential and agricultural zoning, with most parcels to the south of SE 114th Place, select waterfront properties, and properties within the unrecorded A.M. Streeter subdivision (see Figure 5) with R-E or R-1 zoning.

Simultaneously, there are several parcels to the north of SE 114th Place with agricultural zoning. Staff notes that R-E zoning still enables limited agricultural uses.

Staff therefore concludes that a rezoning request for R-E zoning **is consistent** with FLUE Policy 3.1.5.

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 Low Residential (LR), and the subject property is currently zoned as General Agriculture (A-1). The applicant is proposing to rezone the site to Residential Estate (R-E).

Compared to A-1 zoning, the R-E zoning classification enables smaller parcels at least 32,560 SF (0.75 acres) in size. However, minimum R-E standards for lot sizes are still larger than other residential classifications (e.g., R-1, R-4) to ensure low-density development. Any single-family residence or other non-agricultural building within the subject property will need to meet R-E zoning standards, which staff notes are also similar to those required by agricultural zoning classifications (e.g., 25-foot setbacks).

Staff therefore finds that a rezoning request to R-E zoning is consistent with the Low Residential (LR) land use designation and **is thus 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: As previously discussed, the proposed zoning is consistent with the subject property's Low Residential (LR) designation. Amidst the large ten-acre lots required by A-1 zoning and the quarter-acre lots permitted by more intense residential zoning classifications (R-1, R-4, etc.) in nearby subdivisions, an R-E zoning classification promotes a mix of different-sized lots within the area. Simultaneously, R-E zoning allows limited agricultural uses compatible with surrounding residentially-zoned areas and similar to other smaller pre-existing agriculturally-zoned properties. Any single-family residence will also need to meet development standards similar to A-1 zoning. The rezoning request therefore meets Criteria 3, 5, 8, and 9.

Given the subject property's location within the (Little) Lake Weir Environmentally Sensitive Overlay Zone (ESOZ), the rezoning request would allow up to one (1) single-family residence if a total of two (2) acres can be obtained and rezoned. Given the limited maximum buildout permitted on site, existing public facilities—including those related to transportation, potable water, and wastewater—will not be adversely affected. Wells and septic systems will need to be permitted with the appropriate state agencies. The rezoning request therefore meets Criteria 2, 4, and 10.

Therefore, this rezoning request does not violate the criteria above and **is 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 is set to be heard on July 27, 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 7.2.10** on Density and Intensity Limitations in the context of Environmentally Sensitive Overlay Zone (ESOZ) provides, "In order to limit stormwater flow and discharge from septic tanks which pose a threat to groundwater and surface water quality through discharges that contain pathogens, toxic materials, phosphorous and nitrogen which can increase eutrophication in surface waters and contaminate groundwater, density restrictions will ensure adequate assimilation and dilution of the contaminants to acceptable concentrations. Density shall be determined by the lesser of the Future Land Use designation or other density restrictions as further stated within this policy, based on the utilization of central or non-centralized water and sewer systems, including use of OSTDS, to meet the development standards within the ESOZ."

   Analysis: The subject property is located within the (Little) Lake Weir Environmentally Sensitive Overlay Zone (ESOZ) and would only allow up to one (1) residential unit per two (2) acres of land in the subject area. Regardless of whether this rezoning application is approved, staff would enforce ESOZ density standards upon the time of building permitting (i.e., a single-family residence could only be permitted upon the time that a total of two (2) acres of land is obtained and rezoned accordingly).

Based on the above findings, granting the proposed rezoning request to R-E zoning **is consistent** with the Comprehensive Plan.

V. STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the proposed rezoning to Residential Estate (R-E) zoning because Residential Estate (R-E) zoning is consistent with the subject property's Low Residential (LR) Future Land Use (FLU) designation. The R-E zoning classification is intended to allow low-density residential development with limited livestock that is compatible with the surrounding residential and agricultural properties. Staff therefore finds the request is consistent with the Marion County Comprehensive Plan, is compatible with the surrounding area, and will not adversely affect the public interest.

VI. PLANNING & ZONING COMMISSION RECOMMENDATION

To be determined. Scheduled for July 27, 2026, at 5:30 PM.

VII. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined. Scheduled for August 18, 2026, at 2:00 PM.

VIII. LIST OF ATTACHMENTS

A. Application
B. DRC Comments Letter
C. Site Photos
D. LDC Article 5, ESOZ Density Standards
E. Historic Property Appraiser Map 276B-2
F. Prescriptive Road (PR108)

Marion County
Board of County Commissioners
Growth Services ▪ Planning & Zoning

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

APPLICATION FOR REZONING

Application No.: _____

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from A-1 to R-E, for the intended use of:

construction of a residence.

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

Parcel account number(s): 45849-002-01

Property dimensions: 412 X 178 **Total acreage:** 1.68412

Directions: Go South on Pine Ave (US Highway 441) through Belleview and turn left (east) on Sunset Harbor Road. In 1.6 miles, turn left (north) onto SE 100th Ave. In 2/10 of mile turn right (east) onto SE 144th Place. Property is approximately 1/4 mile on the right

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

Anjana Singh	W. James Gooding III
Property owner name (please print)	**Applicant or agent name (please print)**
6799 SE 12TH CIRCLE	1531 SE 36 Avenue
Mailing address	**Mailing address**
OCALA FL 34480-6656	Ocala, FL 34471
City, state, zip code	**City, state, zip code**
352-239-4679	352-579-6580
Phone number (please include area code)	**Phone number (please include area code)**
X _____	_____
Signature	**Signature**

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. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is $1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

****

FOR OFFICE USE ONLY

RECEIVED BY: _____ **DATE:** _____ **ZONING MAP NO.:** _____ Rev. 01/11/2021

GBHM | GOODING, BATSEL, HARTLEY & MACKAY
ATTORNEYS AT LAW
1531 SE 36th Avenue, Ocala, Florida 34471 | Main 352.579.1290 | Direct 352.579.6580 | jgooding@lawyersocala.com

May 4, 2026

By Filing in Civic Access Only

Marion County Growth Services Department

Re: Application for Rezoning filed on behalf of Anjana Singh (Parcel ID Number 45849-002-01)

Dear Sir:

I represent Anjana Singh, the owner of the above-referenced tax parcel.

This letter is filed in support of an Application for Rezoning seeking to change the parcel's zoning from A-1 to R-E to permit the construction of a residence.

The background of the matter is as follows:

1. Background.

1.1. The parcel owned by Ms. Singh is 1.68 acres in size.

1.2. It was created by way of a division of two other tax parcels, and then combined.[1]

1.3. Ms. Singh originally came to see me because, based upon a meeting with Marion County "Lot Division Czarina" Cindy Garr, there was a concern that their property may have been an illegal division.

1.4. On July 18, 2025, we met with Ms. Garr and believe that we have resolved that issue (we are still waiting confirmation from the County Attorney's office). Nonetheless, we have a remaining problem: the property is too small for the existing A-1 zoning.

2. In support of the Application:

2.1. Like most of the surrounding properties, it has a Low-Residential land use.

2.2. While there are some remaining A-1 properties north of the road that provides access to the property, most of the parcels south of the road are R-E.

2.3. Further, many of the lots in the vicinity are less than the 10 acre minimum for A-1.

2.4. Thus, the R-E zoning is consistent with the underlying land use and compatible with the surrounding properties.

[1] This is reflected in the deeds we are uploading into Civic Access; I'd be happy to review them with you if you would like.

We look forward to working with you in connection with this matter.

Sincerely,

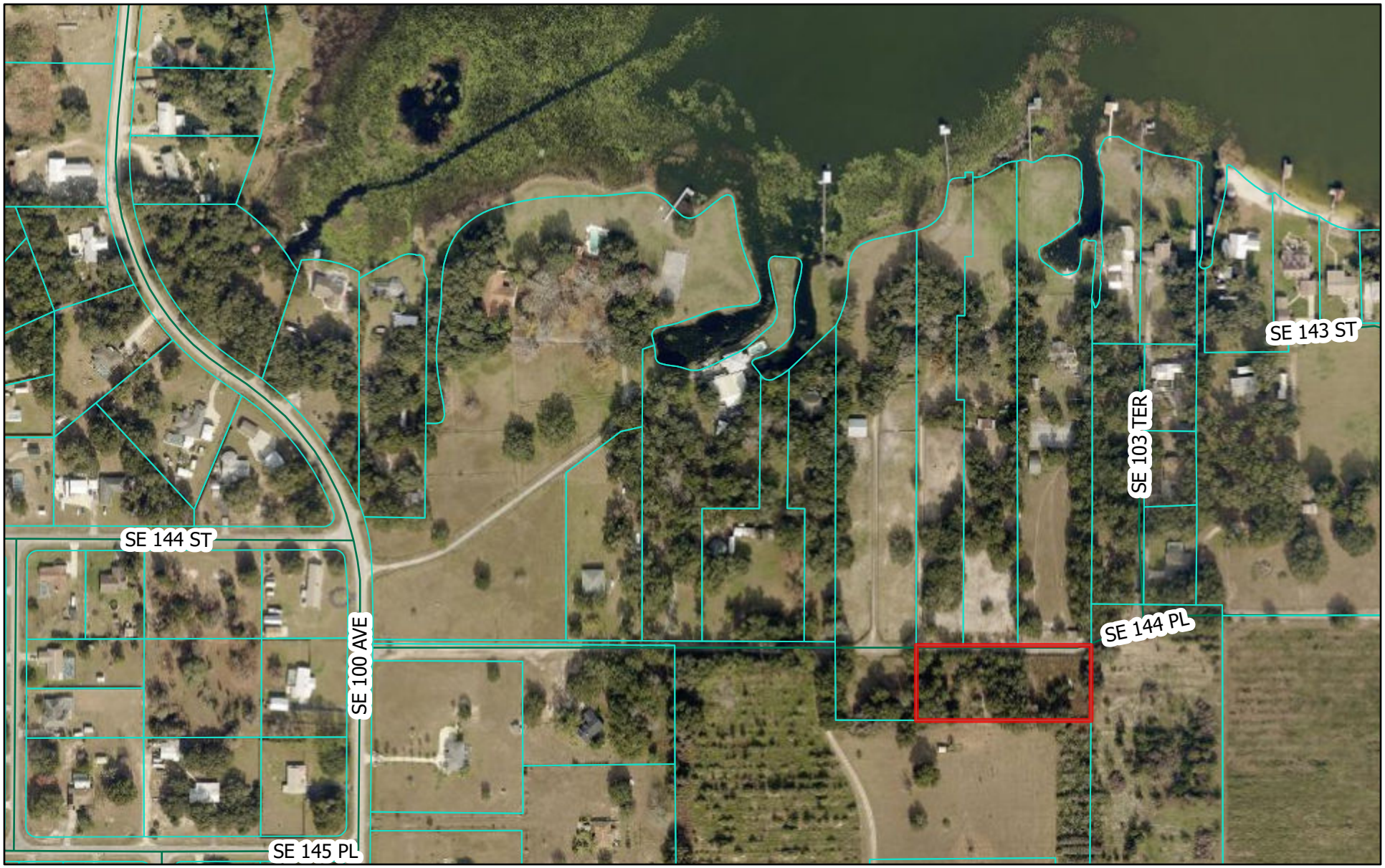
/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ksh
Attachment
Cc: Ms. Anjana Singh
Arun K. Singh, M.D.
P:\JG\Singh Anjana\Lake Weir Prop\Corr\Letter with Zoning Application.docx

ATTACHMENT A

Marion County Property Appraiser



5/4/2026, 4:41:41 PM

MCPA Parcel Data

Streets

1:4,500

0 185 370 740 ft

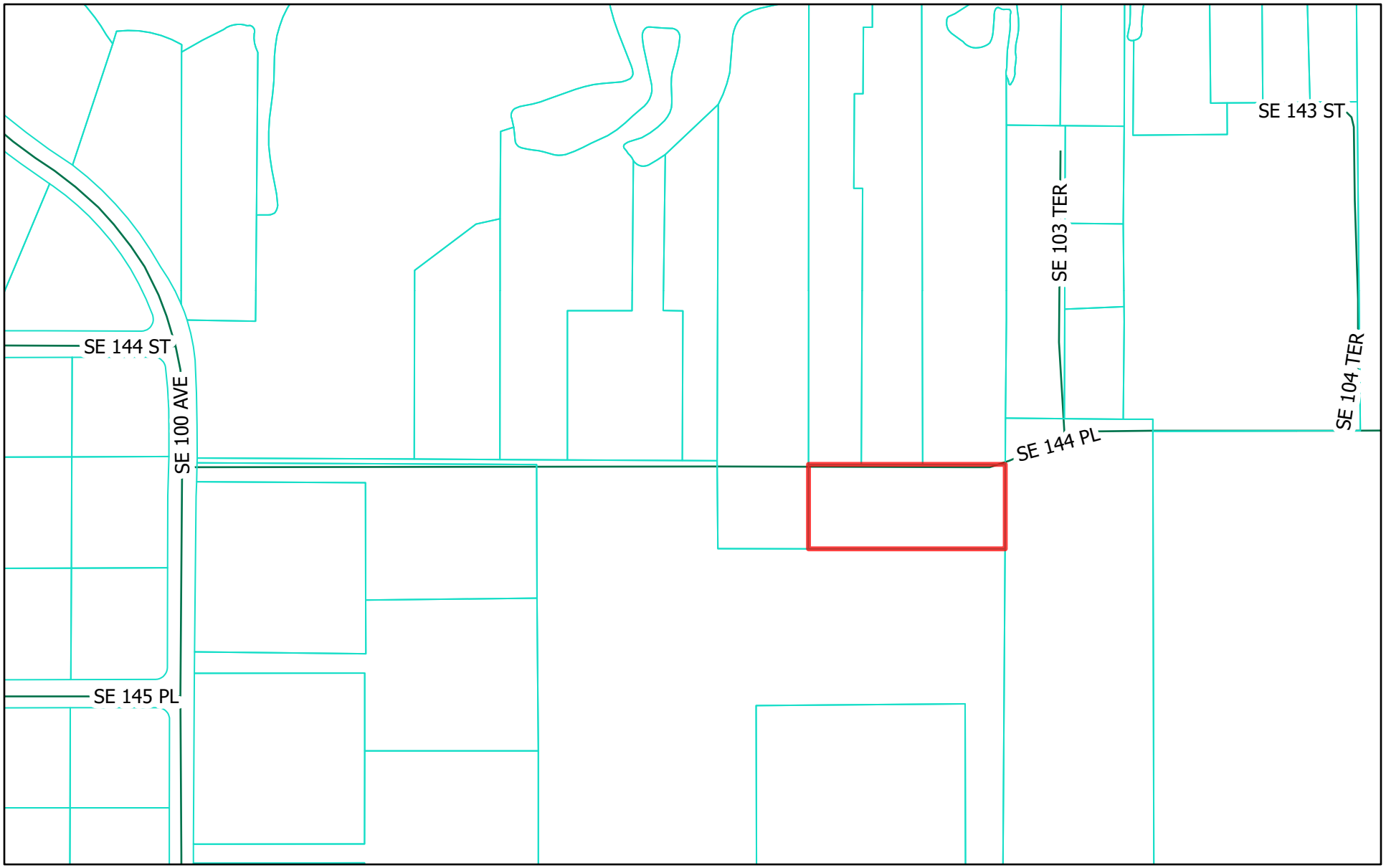
0 55 110 220 m

Marion County, Florida - Use at your own risk.

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.

ATTACHMENT A

Marion County Property Appraiser



5/4/2026, 4:39:33 PM

1:4,000

0 162.5 325 650 ft

0 45 90 180 m

MCPA Parcel Data

Streets

Marion County, Florida - Use at your own risk.

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.

Prepared by and return to:
Lauren E. Merriam, III
Attorney at Law
Blanchard, Merriam, Adel & Kirkland, P.A.
4 Southeast Broadway
Ocala, FL 34478
352-732-7218
File Number: **8158-18027**
Will Call No.:

RECORD AND RETURN TO

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 08/31/2005 07:03:35 AM
FILE #: 2005154297 OR BK 04155 PGS 1992-1993

RECORDING FEES 18.50

DEED DOC TAX 6,965.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **26th** day of **August, 2005** between **John T. Roman and Debra Ann Roman, husband and wife** whose post office address is **P. O. Box 2289, Belleview, FL 34421**, grantor, and **Anjana Singh, a married woman** whose post office address is **2263 Laurel Run Drive, Ocala, FL 34471**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Marion County, Florida** to-wit:

For legal description, see attached Exhibit "A".

Parcel Identification Number: 45849-001-01 and 45849-001-00

Subject to taxes for 2005 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations 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 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, 2004**.

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:

Mary L Cecil
Witness Name: Mary L. Cecil

Brenda C. Mazy
Witness Name: BRENDA C. MAZY

(Seal)
John T. Roman

(Seal)
Debra Ann Roman

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 26th day of August, 2005 by John T. Roman and Debra Ann Roman, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Brenda C. Mazy
Notary Public

Printed Name: BRENDA C. MAZY

My Commission Expires: _____

NOTARY PUBLIC STATE OF FLORIDA
BRENDA C. MAZY
MY COMMISSION # DD 306602
EXPIRES: April 4, 2008
1-800-3-NOTARY FL Notary Discount Assoc. Co.

DoubleTime®

EXHIBIT "A"

FOR A POINT OF BEGINNING, BEING AT A CONCRETE MONUMENT THAT IS NORTH A DISTANCE OF 298.00 FEET AND EAST A DISTANCE OF 1127.37 FEET FROM THE 1/4 SECTION CORNER ON THE WEST BOUNDARY OF SECTION 14, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE EAST A DISTANCE OF 612.63 FEET; THENCE NORTH A DISTANCE OF 814.53 FEET TO THE WATER'S EDGE OF LITTLE LAKE WEIR; RUN THENCE WESTERLY ALONG THE WATER'S EDGE OF LITTLE LAKE WEIR TO A POINT THAT IS DUE NORTH FROM THE POINT OF BEGINNING; RUN THENCE SOUTH A DISTANCE OF 690.19 FEET TO THE POINT OF BEGINNING. ALSO, FOR A POINT OF BEGINNING, BEGIN AT A CONCRETE MONUMENT THAT IS NORTH A DISTANCE OF 298.00 FEET AND EAST A DISTANCE OF 1127.37 FEET FROM THE 1/4 SECTION CORNER ON THE WEST BOUNDARY OF SECTION 14, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE EAST A DISTANCE OF 612.63 FEET; THENCE SOUTH A DISTANCE OF 178.00 FEET; THENCE WEST A DISTANCE OF 612.63 FEET; THENCE NORTH 178.00 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM THE ABOVE DESCRIBED TRACTS THE WEST 200 FEET AND THE EAST 175 FEET THEREOF.

ATTACHMENT A

RECORD AND RETURN TO

Prepared by:
Colleen Campbell
All American Land Title Insurance Agency, LTD.
2233 S.E. Fort King Street, Suite A
Ocala, Florida 34471

File Number: AM0603183

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 04/24/2006 12:20:45 PM
FILE #: 2006066367 OR BK 04415 PG 0889

RECORDING FEES 10.00

DEED DOC TAX 175.00

UK

General Warranty Deed

Made this April 21, 2006 A.D. By **Robert J. Bloomer**,a single man hereafter called the grantor, to **Anjana Singh**, a married person whose post office address is: 2263 Laurel Run Dr., Ocala, Fl 34471, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

Tract 2:
For a Point of Beginning begin at a concrete monument that is North a distance of 298.00 feet and East a distance of 1127.37 feet for the section corner on the West boundary of Section 14, Township 17 South, Range 23 East; from the Point of Beginning thus described continue East a distance of 612.63 feet; thence South 178.00 feet; thence West a distance of 612.63 feet thence North 178.00 feet to the Point of Beginning; except road right of way.

All lying and being in Marion County, Florida.

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

Parcel ID Number: **45849-002-00**

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

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

Signed, sealed and delivered in our presence:

Signature Colleen Campbell
Witness Printed Name **Colleen Campbell**

Signature Paula Champlin
Witness Printed Name **PAULA CHAMPLIN**

Robert J. Bloomer (Seal)
Robert J. Bloomer
Address: 10325 SE 144 Pl
Summerfield, Fl 34491

(Seal)
Address:

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 21 day of April, 2006, by Robert J. Bloomer, who is/are personally known to me or who has produced drivers license as identification.

Colleen Campbell
Notary Public
Print Name: **Colleen Campbell**

COLLEEN L. CAMPBELL
MY COMMISSION # DD 262460
EXPIRES: October 28, 2007
Bonded Thru Notary Public Underwriters

DEED Individual Warranty Deed With Non-Homestead-Legal on Face
Closers' Choice

ATTACHMENT A

Prepared by:
Colleen Campbell
All American Land Title Insurance Agency, LTD.
2233 S.E. Fort King Street, Suite A
Ocala, Florida 34471

File Number: AM0603183

RECORD AND RETURN TO

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 10/02/2006 08:24:34 AM
FILE #: 2006156842 OR BK 04580 PGS 1787-1788

RECORDING FEES 18.50

DEED DOC TAX 0.70

DC

CORRECTIVE General Warranty Deed

Made this September 14, 2006 A.D. By **Robert J. Bloomer**, hereinafter called the grantor, to **Anjana Singh**, whose post office address is: 2263 Laurel Run Dr. Ocala, Fl 34471, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

The East 175 feet of the following described property:

Tract 2:
For a Point of Beginning begin at a concrete monument that is North a distance of 298.00 feet and East a distance of 1127.37 feet for the 1/4 section corner on the West boundary of Section 14, Township 17 South, Range 23 East; from the Point of Beginning thus described continue East a distance of 612.63 feet; thence South 178.00 feet; thence West a distance of 612.63 feet thence North 178.00 feet to the Point of Beginning; except road right of way.

All lying and being in Marion County, Florida.

THIS IS A CORRECTIVE DEED CORRECTING THAT CERTAIN DEED RECORDED IN OR BOOK 04415, PAGE 0889, OF THE PUBLIC RECORD OF MARION COUNTY, FLORIDA. SAID DEED IS CORRECTING THE LEGAL DESCRIPTION.

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

Parcel ID Number: **45849-002-00**

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

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

Signed, sealed and delivered in our presence:

Signature Kathleen J Caldwell
Witness Printed Name Kathleen J Caldwell

Signature Jennifer K McBride
Witness Printed Name Jennifer K McBride

Robert J. Bloomer (Seal)
Robert J. Bloomer
Address: 10325 SE 144th Place, Summerfield, FL 34491

(Seal)
Address:

DEED Individual Warranty Deed With Non-Homestead-Legal on Face
Closers' Choice

ATTACHMENT A

Prepared by:
Colleen Campbell
All American Land Title Insurance Agency, LTD.
2233 S.E. Fort King Street, Suite A
Ocala, Florida 34471

File Number: AM0603183

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 21 day of September, 2006, by Robert J. Bloomer, who is/are personally known to me or who has produced drivers license as identification.

Jennifer K. McBride
Notary Public
Print Name:_____

My Commission Expires:_____

SEAL

JENNIFER K. MCBRIDE
MY COMMISSION # DD 508137
EXPIRES: March 6, 2010
Bonded Thru Notary Public Underwriters

DEED Individual Warranty Deed With Non-Homestead-Legal on Face
Closers' Choice

27.00-R
2,625.00-DS

ATTACHMENT A

Prepared by:
Rebecca R. Connolly
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 01/13/2017 12:48:27 PM
FILE #: 2017003766 OR BK 6516 PGS 1512-1514
REC FEES: $27.00 INDEX FEES: $0.00
DDS: $2625.00 MDS: $0 INT: $0

File Number: 16-1992

Record and Return to:
Affiliated Title
2701 SE Maricamp Rd #1
Ocala, FL 34471

General Warranty Deed

Made this January 12, 2017 A.D. By **Anjana Singh**, whose address is: 6799 SE 12th Circle, Ocala, FL 34480, hereinafter called the grantor, to **South Marion Properties, LLC, a Florida limited liability company**, whose address is: 10450 SE 159th St, Summerfield, FL 34491, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

SEE ATTACHED SCHEDULE "A"

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

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

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, 2016.

Prepared by:
Rebecca R. Connolly
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471

File Number: 16-1992

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

Signed, sealed and delivered in our presence:

Witness 1 Sign: Richard Schleicher

Witness 1 Print:

Witness 2 Sign: Candace McCoy

Witness 2 Print:

Anjana Singh

State of FL County of Marion

The foregoing instrument was acknowledged before me this 12th day of January, 2017, by **Anjana Singh**, who is/are personally known to me or who has produced driver's license as identification.

NOTARY SEAL

CANDACE MCCOY
Notary Public - State of Florida
My Comm. Expires Aug 7, 2018
Commission # FF 149143
Bonded Through National Notary Assn.

Notary Public Signature
Print Name: Candace McCoy
My Commission Expires: 8/7/18

DEED Individual Warranty Deed With Non-Homestead-Legal on Face
Closers' Choice

16-1992

SCHEDULE "A"

FOR A POINT OF BEGINNING, BEING AT A CONCRETE MONUMENT THAT IS NORTH A DISTANCE OF 298.00 FEET AND EAST A DISTANCE OF 1127.37 FEET FROM THE 1/4 SECTION CORNER ON THE WEST BOUNDARY OF SECTION 14, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE EAST A DISTANCE OF 612.63 FEET; THENCE NORTH A DISTANCE OF 814.53 FEET TO THE WATER'S EDGE OF LITTLE LAKE WEIR; RUN THENCE WESTERLY ALONG THE WATER'S EDGE OF LITTLE LAKE WEIR TO A POINT THAT IS DUE NORTH FROM THE POINT OF BEGINNING; RUN THENCE SOUTH A DISTANCE OF 690.19 FEET TO THE POINT OF BEGINNING. ALSO, FOR A POINT OF BEGINNING, BEGIN AT A CONCRETE MONUMENT THAT IS NORTH A DISTANCE OF 298.00 FEET AND EAST A DISTANCE OF 1127.37 FEET FROM THE 1/4 SECTION CORNER ON THE WEST BOUNDARY OF SECTION 14, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE EAST A DISTANCE OF 612.63 FEET; THENCE SOUTH A DISTANCE OF 178.00 FEET; THENCE WEST A DISTANCE OF 612.63 FEET; THENCE NORTH 178.00 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM THE ABOVE DESCRIBED TRACTS THE WEST 200 FEET AND THE EAST 175 FEET THEREOF.

ATTACHMENT A

16-1992

18.50-R

.70-DS

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 02/28/2017 02:29:47 PM
FILE #: 2017018095 OR BK 6538 PGS 384-385
REC FEES: $18.50 INDEX FEES: $0.00
DDS: $0.70 MDS: $0 INT: $0

PREPARED BY AND RETURN TO:
Rebecca R. Connolly
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101, Ocala, Florida 34471

Record and Return to:
Affiliated Title
2701 SE Maricamp Rd #1
Ocala, FL 34471

Quit Claim Deed

Made this February 16, 2017 A.D.by South Marion Properties, LLC, a Florida limited liability company, whose address is: 14314 SE 103rd Terrace, Summerfield, FL 34491, hereinafter called the grantor, to **Anjana Singh,** whose post office address is: **6799 SE 12th Circle, Ocala, FL 34480,** hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of $ TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Marion County, Florida, viz:

See Attached Schedule "A"

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

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

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

Signed, sealed and delivered in our presence:

South Marion Properties, LLC, a Florida limited liability company

Witness Signature
Witness Printed Name Candace M Cay

Witness Signature
Witness Printed Name Crystal Jackson

(Seal)
by Jean Papa, Manager

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 16 day ~~of February~~, 2017, by **Jean Papa, Manager of South Marion Properties, LLC, a Florida limited liability company**, who is personally known to me or who has produced drivers license as identification.

CANDACE MCCOY
Notary Public - State of Florida
My Comm. Expires Aug 7, 2018
Commission # FF 149143
Bonded Through National Notary Assn.

Notary Public
Print Name:
My Commission Expires:
SEAL

Quit Claim Deed
Closers' Choice

SCHEDULE "A"

FOR A POINT OF BEGINNING, BEGIN AT A CONCRETE MONUMENT THAT IS NORTH A DISTANCE OF 298.00 FEET AND EAST A DISTANCE OF 1127.37 FEET FROM THE 1/4 SECTION CORNER ON THE WEST BOUNDARY OF SECTION 14, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE EAST A DISTANCE OF 612.63 FEET; THENCE SOUTH A DISTANCE OF 178.00 FEET; THENCE WEST A DISTANCE OF 612.63 FEET; THENCE NORTH 178.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 200 FEET AND THE EAST 175 FEET THEREOF.

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

45849-002-01

Prime Key: 3561384 | MAP IT+ | Current as of 5/5/2026

Property Information

SINGH ANJANA
6799 SE 12TH CIRCLE
OCALA FL 34480-6656

Taxes / Assessments:
Map ID: 276
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: 1.68

2025 Certified Value

Land Just Value	$31,953		
Buildings	$0		
Miscellaneous	$450		
Total Just Value	$32,403	Impact	($2,373)
Total Assessed Value	$30,030	Ex Codes:	
Exemptions	$0		
Total Taxable	$30,030		
School Taxable	$32,403		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$31,953	$0	$450	$32,403	$30,030	$0	$30,030
2024	$27,515	$0	$450	$27,965	$27,300	$0	$27,300
2023	$27,515	$0	$450	$27,965	$24,818	$0	$24,818

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6438/0384	02/2017	05 QUIT CLAIM	0	U	V	$100
4580/1787	09/2006	08 CORRECTIVE	0	U	V	$100
4415/0889	04/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	$25,000

Property Description

SEC 14 TWP 17 RGE 23
COM AT A PT THAT IS N 298 FT AND E 1127.37 FT FROM THE 1/4
COR ON THE W BNDY OF SEC 14 TH N 89-59-25 E 200.32 FT TO
THE POB TH CONT N 89-59-25 E 412.12 FT TH S 00-00-37 W
178.01 FT TH S 90-00-00 W 412.14 FT TH N 00-01-03 E 177.94
FT TO THE POB
EXC RD ROW

Parent Parcel: 45849-002-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		.0	.0	A1	1.49	AC						
9430		20.0	412.0	A1	.19	AC						

Neighborhood 8055
Mkt: 10 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
112 FENCE WIRE/BD	418.00	LF	10	2009	5	0.0	0.0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

SUBMITTAL SUMMARY REPORT
PL ZoneChg-000733-2026

PLAN NAME:	45849-002-01_Singh _Rezoning	**LOCATION:**	
APPLICATION DATE:	05/04/2026	**PARCEL:**	45849-002-01
DESCRIPTION:	Change from A-1 to R-E		

CONTACTS	NAME	COMPANY
Applicant	Jimmy Gooding	Gooding & Batsel, PLLC
Applicant	Jimmy Gooding	Gooding & Batsel, PLLC
Owner	Anjana Singh	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	05/26/2026	06/09/2026	06/09/2026	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	06/09/2026	05/27/2026	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/09/2026	05/29/2026	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	06/09/2026	05/27/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Elizabeth Madeloni	06/09/2026	05/26/2026	Informational
Comments	The review will be conducted at the time of the reporting process.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/09/2026	05/28/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		06/09/2026	06/09/2026	Not Required
Comments	ROW is not a reviewer for this type of plan			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/09/2026	05/27/2026	Informational
Comments	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1 to R-E. Parcel# 45849-002-01 is currently zoned A-1 and is a total of 1.68 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	06/09/2026	05/28/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/09/2026	05/26/2026	Informational

Comments	There are no traffic concerns with this request.			
Utilities (Plans) (Utilities)	Heather Proctor	06/09/2026	05/27/2026	Not Required
Comments	Parcel 45849-002-01 is within the Marion County Utilities service area but is currently outside of the connection distance requirements for public water and sewer. The proposed zoning change will not affect the future ability to serve the site with public water and sewer utilities. Marion County Utilities has no comments regarding the zoning change.			

SITE PHOTOS

Planning staff conducted a site visit on July 14, 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 SE 144th Place



Figure 2.
Sign posted along SE 144th Place



Figure 3.
Facing east along SE 144th Place from subject property



Figure 4.
Facing west along SE 144th Place from subject property



Figure 5.
View of heavily-treed eastern portion of subject property



Figure 6.
View of heavily-treed western portion of subject property (close-up)



Figure 7.
View of overgrown western portion of subject property



Figure 8.
View of overgrown eastern portion of subject property (close-up)



Figure 9.
View of property to the west of the subject property along SE 144th Place (southern portion)



Figure 10.
View of vacant property to the west of subject property



Figure 11.
View of rural properties to the west of the subject property along SE 144th Place



Figure 12.
View of residentially-zoned properties within A.M. Streeter subdivision (Google Maps)



Figure 13.
View of residentially-zoned properties at the end of SE 144th Place



Figure 13.
View of properties with R-E zoning along SE 100th Avenue



Sec. 5.2.5. Development density standards.

A. Urban Areas within the ESOZ, New Projects.

(1) Within 1,000 feet of a waterbody and when an OSTDS or PBTS is used:

(a) Lot size - minimum of one acre; and

(b) Density - maximum of one dwelling unit per gross acre.

(2) Over 1,000 feet from a waterbody when an OSTDS or PBTS is used:

(a) Lot size - minimum of one-half acre; and

(b) Density - a maximum of two dwelling units per gross acre.

(3) When central sewer systems are available and utilized, density may be that of the underlying land use category.

(4) No accessory use guest cottage or apartments are permitted unless central sewer systems are utilized.

B. In Urban Areas within the Lake Weir ESOZ the following densities shall apply:

(1) Within the area circumscribed as follows: County Road 25, Sunset Harbor Road, Southeast 105th Avenue, Southeast 100th Avenue, Luffman Road and Southeast 115th Avenue, or 1,000 feet from the water boundary setback line of Lake Weir, whichever is farther from Lake Weir; the allowable density shall be one dwelling unit per two gross acres.

(a) When centralized sewer is available and utilized, the allowable density shall be three units per gross acre.

(b) No accessory use guest cottage or apartment are permitted unless central sewer systems are utilized.

(2) For all areas within the Urban Area within the ESOZ which are beyond the above circumscribed area, or exceed 1,000 feet from the water boundary setback line of Lake Weir, the allowable density shall be one dwelling unit per gross acre.

(a) When central sewer is available and utilized, the maximum allowable density for this area shall be four dwelling units per gross acre.

(b) When central sewer is not available a family guest cottage/apartment is considered a residential unit for density purposes. A family guest cottage/apartment may be permitted where the resulting residential density will remain in compliance with the permitted ESOZ density. The areas of surface waters, wetlands, and flood plains will not be used in density calculations.

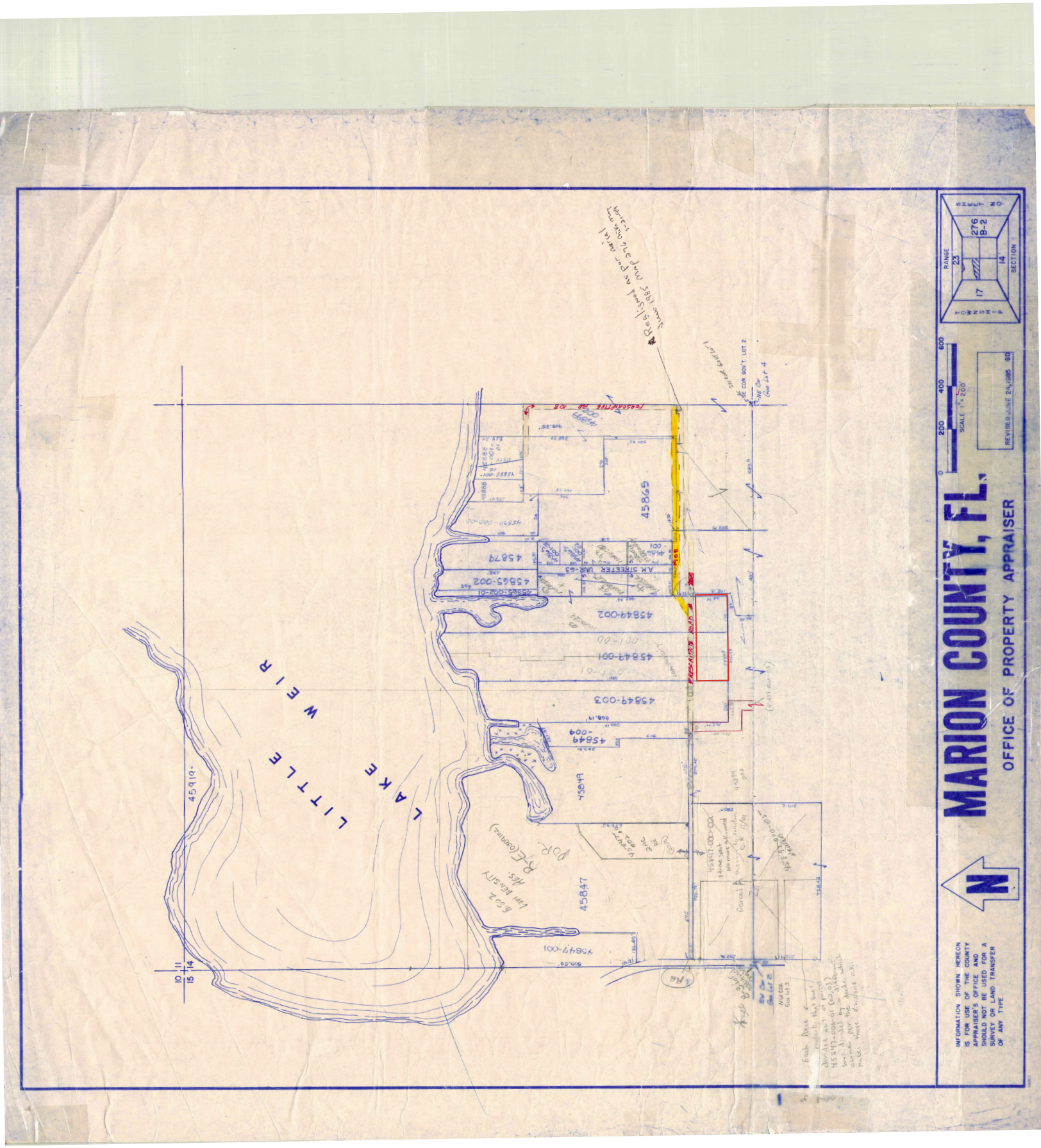
C. Densities of Rural Areas within the ESOZ shall conform to the densities specified in the underlying land use category and underlying zoning classification. When central sewer is not available a family guest cottage/apartment is considered a residential unit for density purposes. One family guest cottage/apartment may be permitted where the resulting residential density will not exceed one unit per two acres. The areas of surface waters, wetlands, and flood plains will not be used in density calculations.

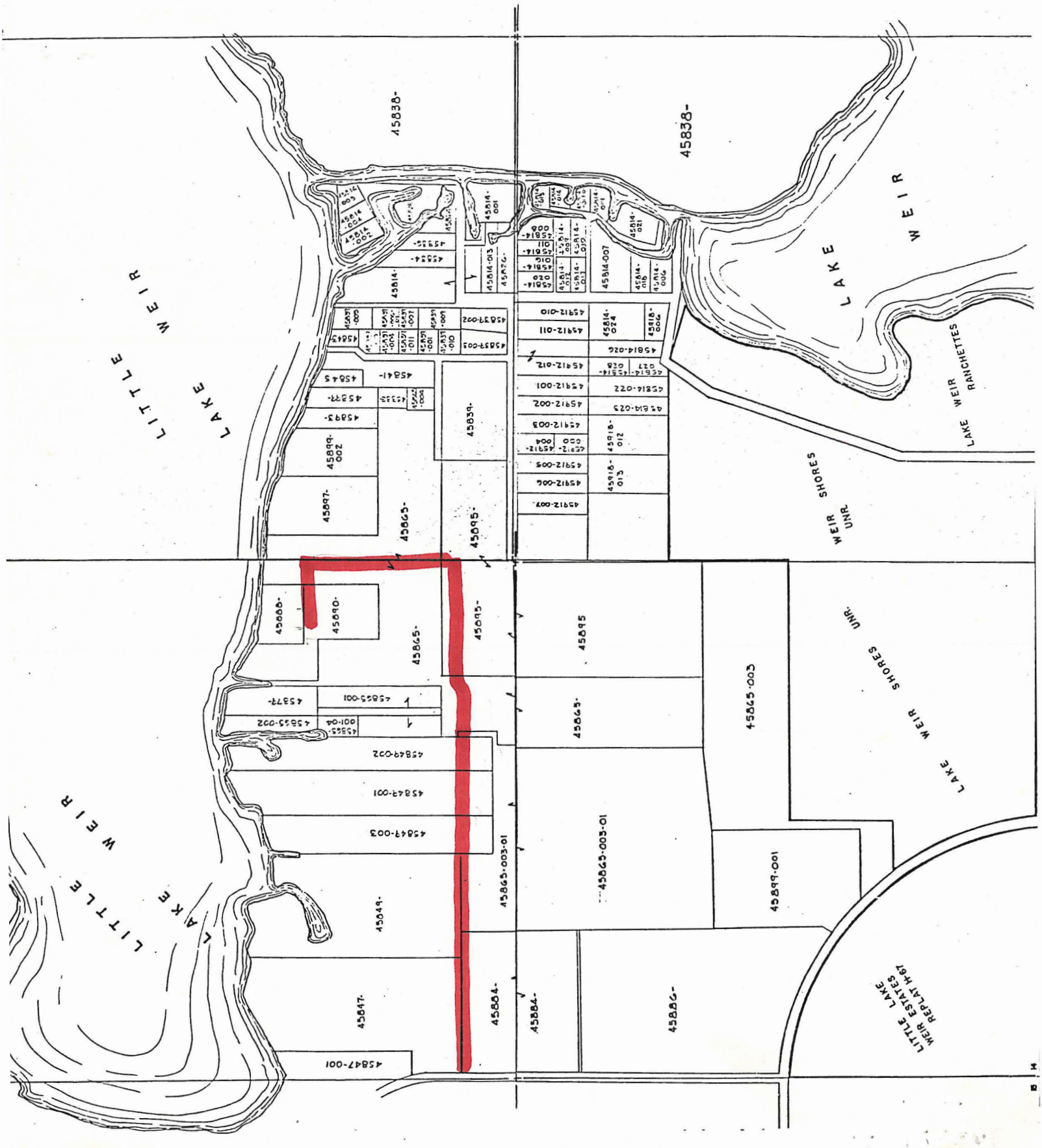
D. Reduction of Densities. All allowed densities, or intensities of use, or rate of development may be reduced by the Board on properties where adjoining bodies of water have been determined impaired and listed by FDEP.

E. Non-contiguous parcels of record created on or before January 1, 1992, and under one ownership as of August 11, 1993, that cannot meet the density requirements set forth in this section, will be allowed to construct one dwelling unit per parcel of record if the lot is of buildable size as set forth in this Code. When central sewer is not available a family guest cottage/apartment is considered a residential unit for density

purposes. One family guest cottage/apartment may be permitted where the resulting residential density will not exceed one unit per two acres. The areas of surface waters, wetlands, and flood plains will not be used in density calculations.

(Ord. No. 13-20, § 2, 7-11-2013)


MARION COUNTY, FL.
OFFICE OF PROPERTY APPRAISER
INFORMATION SHOWN HEREON IS FOR USE OF THE COUNTY APPRAISER'S OFFICE AND SHOULD NOT BE USED FOR A SURVEY OR LAND TRANSFER OF ANY TYPE.
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45849-003
45849-004
45847
45919-
SCALE 1" = 200'
REVISED JUNE 24, 1985
TOWNSHIP 15
RANGE 23
SECTION 14
276
B-2

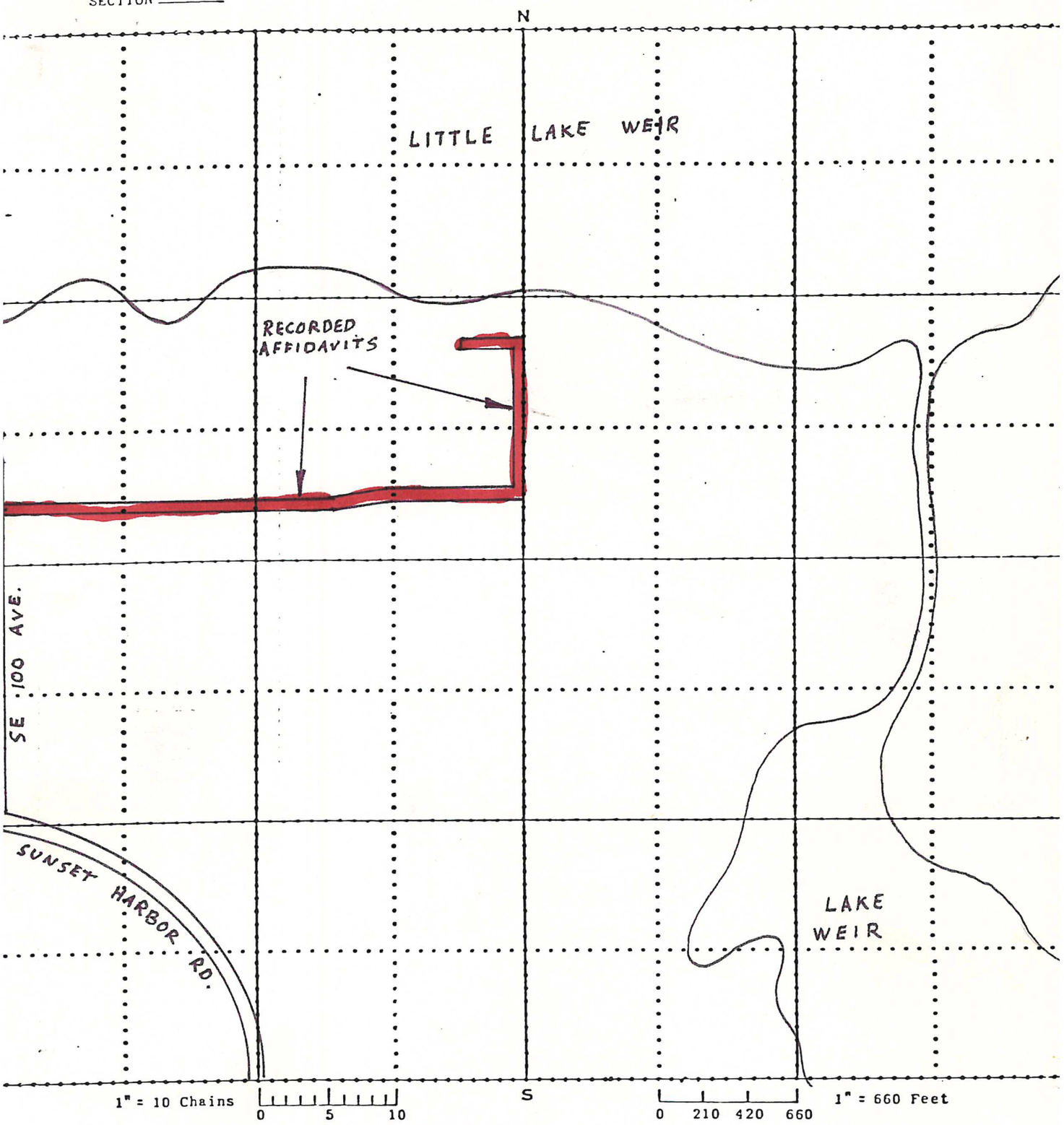

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OCALA, FLORIDA 32670

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SECTION 14 TOWNSHIP 17 SOUTH RANGE 23 EAST



LINEAR CONVERSION

CHAINS	RODS	YARDS	FEET
1	4	22	66
2	8	44	132
3	12	66	198
4	16	88	264
5	20	110	330
6	24	132	396
7	28	154	462
8	32	176	528
9	36	198	594
10	40	220	660
11	44	242	726
12	48	264	792
13	52	286	858
14	56	308	924
15	60	330	990
16	64	352	1056
17	68	374	1122
18	72	396	1188
19	76	418	1254

SECTION ARRANGEMENT IN TOWNSHIP WITH ADJOINING SECTIONS

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

1 SECTION = 640 ACRES

1 Acre = 43,560 SQ. FT.
= 4,840 SQ. YDS.
= 160 SQ. RDS.
= 10 SQ. CHS.

UNIT EQUIVALENTS

UNIT	CHAINS	RODS	YARDS	FEET	LINKS
1 MILE	80.00	320.0	1760.0	5280	---
½ MILE	40.00	160.0	880.0	2640	---
¼ MILE	20.00	80.00	440.0	1320	---
1 CHAIN	1.000	4.000	22.00	66.0	100.0
1 ROD	.2500	1.000	5.500	16.5	25.00
1 YARD	.0455	.1818	1.000	3.00	4.545
1 FOOT	.0152	.0606	.3300	1.00	1.515
1 LINK	.0100	.0400	.2200	.66	1.000

1 LINK = 7.92 INCHES

DIMENSIONS OF SQUARE AREAS

UNIT	FT. SQ.	YDS. SQ.	RDS. SQ.	CHS. SQ.	MI. SQ.
1 SECTION	5280.0	1760.0	320.00	80.000	1.000
½ SECTION	2640.0	880.00	160.00	40.000	0.500
40 ACRES	1320.0	440.00	80.000	20.000	0.250
10 ACRES	660.00	220.00	40.000	10.000	0.125
5 ACRES	466.69	155.56	28.284	7.0711	.0563
4 ACRES	417.42	139.14	25.298	6.3246	.0790
3 ACRES	361.50	120.50	21.909	5.4772	.0684
2 ACRES	295.16	98.39	17.889	4.4721	.0558
1 ACRE	208.71	69.57	12.655	3.1623	.0395

ENGLEFIELD SECTION ATLAS - 2221 S.E. 2ND STREET
OCALA, FLORIDA 32670 - COPYRIGHT APPLIED FOR

Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-23667 **Agenda Date:** 7/27/2026 **Agenda No.:** 1.4.

SUBJECT:
260806ZC - Donald Pierson III, Zoning Change from Regional Business (B-4) to Mixed Residential (R-4) Zone, For All Permitted Uses, 0.25 Acres, Parcel 08370-001-00, Site Address 1898 NE 128th Place, Anthony, FL 32617

DESCRIPTION/BACKGROUND:
Robin Earnest, on behalf of Donald R Pierson II, has filed a rezoning application to change from Regional Business (B-4) to Mixed Residential (R-4) for a ±0.25-acre parcel with a Parcel Identification Number of 08370-001-00, addressed 1898 NE 128th Place, Anthony, FL., 32617. The application proposes rezoning the parcel so that the parcel can be used for residential use and a new mobile home can be installed. The legal descriptions and deeds are contained within the application. The subject property is located just off NE Jacksonville Road on NE 128th Place and is located within the historic Broadway Subdivision. The parcel is located within the Farmland Preservation Area (FPA) and is also in the Primary Springs Protection Overlay Zone (P-SPOZ).

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

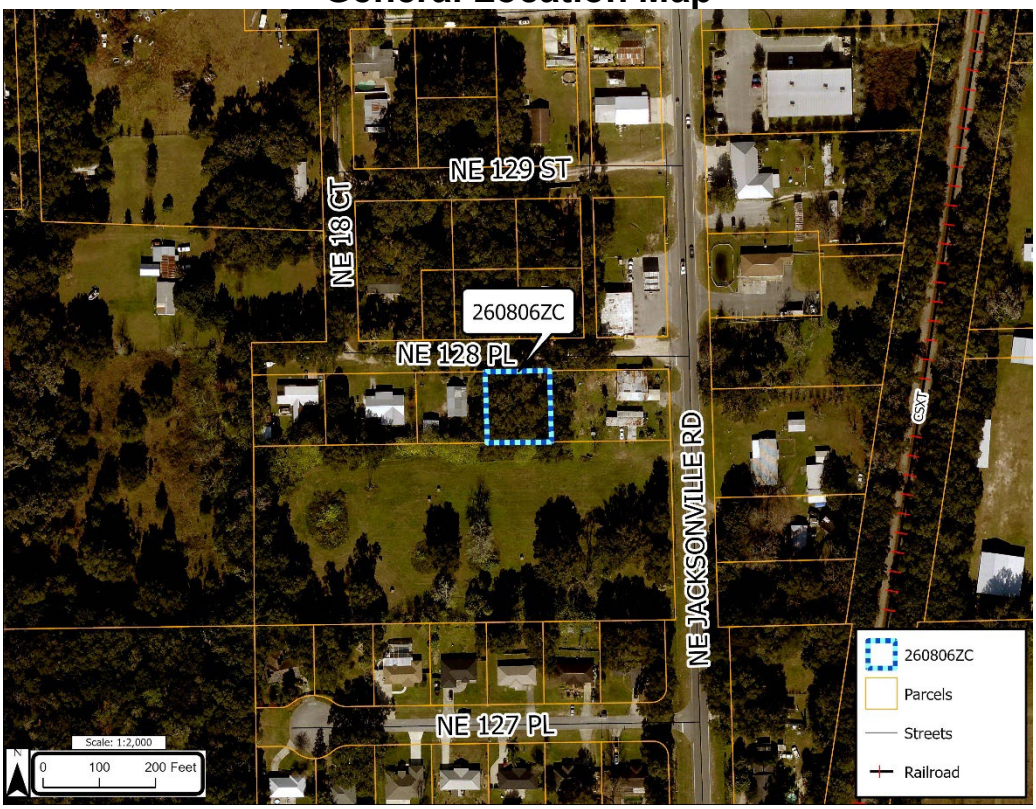
PLANNING & ZONING SECTION
STAFF REPORT

P&Z Date: 07/27/2026	**BCC Date: 08/18/2026**
Case Number	260806ZC
Plan Number	ZoneChg-000814-2026
Type of Case	**Rezoning** from Regional Business (B-4) to Mixed Residential (R-4)
Owner	Donald R Pierson II
Applicant	Robin Earnest
Street Address/Site Location	1898 NE 128th Place, Anthony, FL., 32617
Parcel Number(s)	08370-001-00
Property Size	±0.25 acres
Future Land Use	Commercial (COM)
Existing Zoning Classification	Regional Business (R-4)
Overlays Zones/Special Areas	Primary Springs Protection Overlay Zone (P-SPOZ) Farmand Preservation Area
Staff Recommendation	Approval
P&Z Recommendation	**TBD**
Project Planner	Sarah D. Wells, Planner II, and Emma Sheridan
Related Cases	None

I. ITEM SUMMARY

Robin Earnest, on behalf of Donald R Pierson II, has filed a rezoning application to change from Regional Business (B-4) to Mixed Residential (R-4) for a ±0.25-acre parcel with a Parcel Identification Number of 08370-001-00, addressed 1898 NE 128th Pl., Anthony, FL., 32617. The application proposes rezoning the parcel so that a new manufactured home can be installed. The legal descriptions and deeds are contained within the application (Attachment A). The subject property is located just off NE Jacksonville Rd. on NE 128th Pl. and is located within the historic Broadway Subdivision. The parcel is located within the Farmland Preservation Area (FPA) and is also in the Primary Springs Protection Overlay Zone (P-SPOZ).

Figure 1
General Location Map



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL** of the applicant's request because it is consistent with Land Development Code Section 2.7.3.E.2, which requires that granting a rezoning will not adversely affect the public interest, that the rezoning is consistent with the Marion County Comprehensive Plan, and that the rezoning is compatible with land uses in the surrounding area.

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 (22 owners) within 300 feet of the subject property on July 10, 2026. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on June 24, 2026, and consistent with LDC Section 2.7.3.E., due public notice was published online on Marion County's website under Legal Notices on July 13, 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.

Figure 2
Close up of parcel



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 3 shows that directly to the north of the subject parcel, across NE 128th Pl., two parcels were approved for the same zoning change of B-4 to R-4 (Attachments D and E). These parcels both have an existing use of manufactured home residential, matching the applicants proposed use for the subject parcel.

Figure 3
Parcels with Same Zoning Change Approved

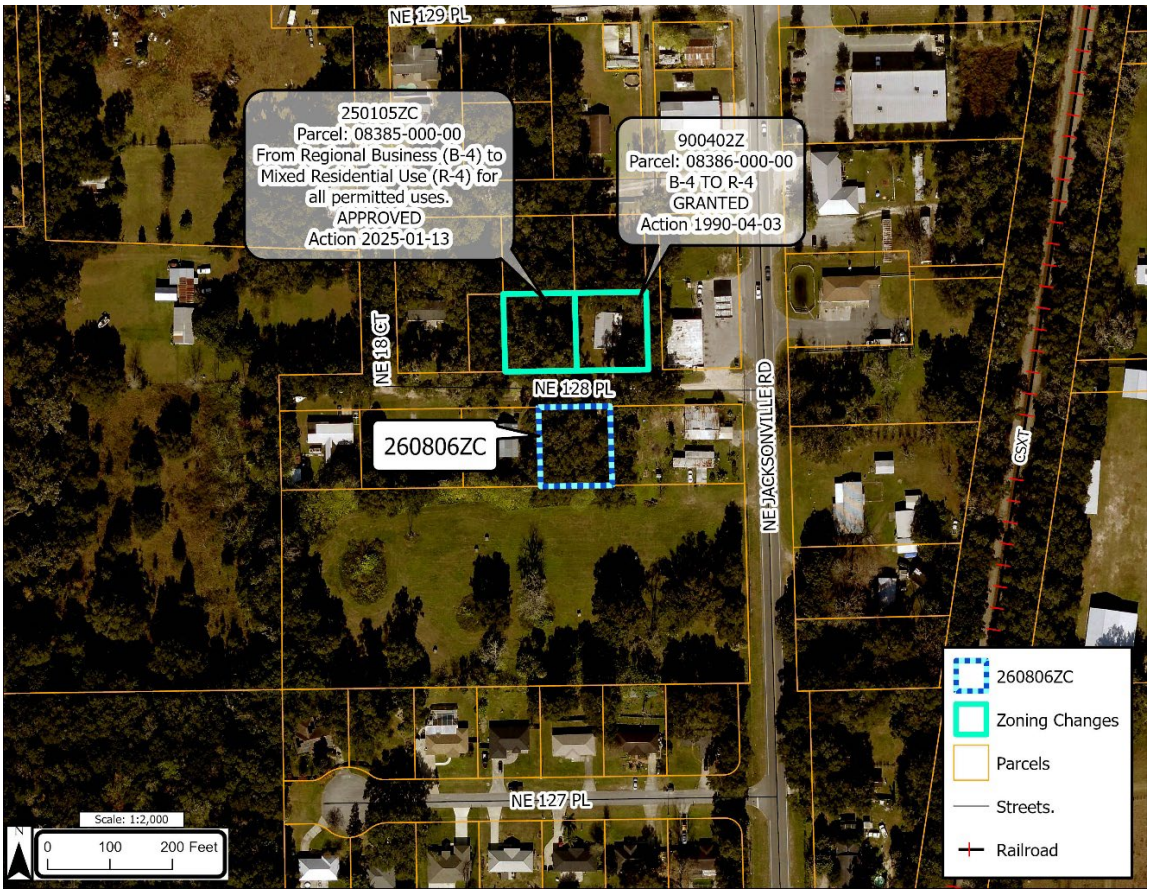


Figure 4 shows the subject property to be designated as Commercial (COM), along with parcels to the north, east, and south of the subject property. To the west is Medium Residential (MR) and one parcel to the north is High Residential (HR). Commercial land use allows up to 8 dwelling units per acre.

Figure 4
FLUMS Designation

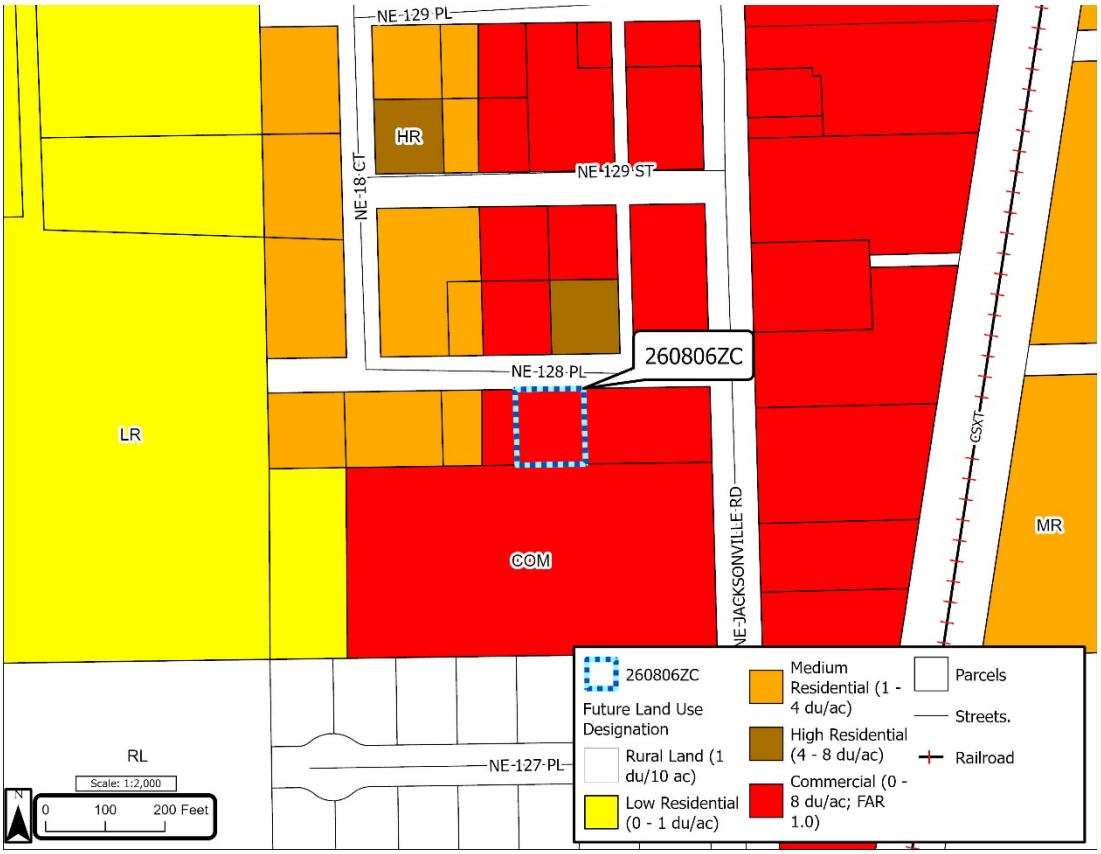


Figure 5 displays the current zoning for the subject properties and the existing zonings of the surrounding properties. The subject parcel is zoned Regional Business (B-4), along with parcels to the east and south. Parcels to the north are zoned Mixed Residential (R-4) and Single-Family Dwelling (R-1) to the west.

Figure 5
Current Zoning Classification

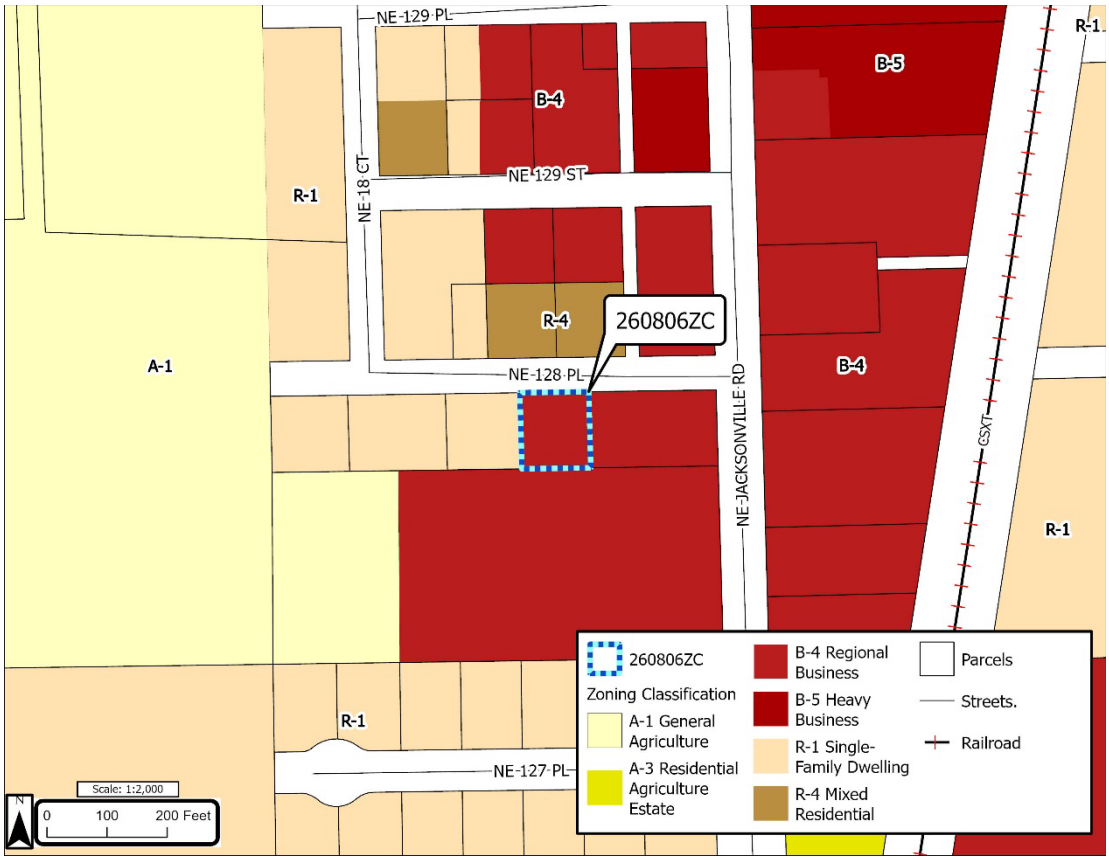


Figure 6 reflects the proposed rezoning request to change the site's zoning classification from B-4 (Regional Business) to R-4 (Mixed Residential) in relation to the surrounding zoning districts. This is compatible with the current trend toward a residential character in the area.

Figure 6
Proposed Zoning Classification

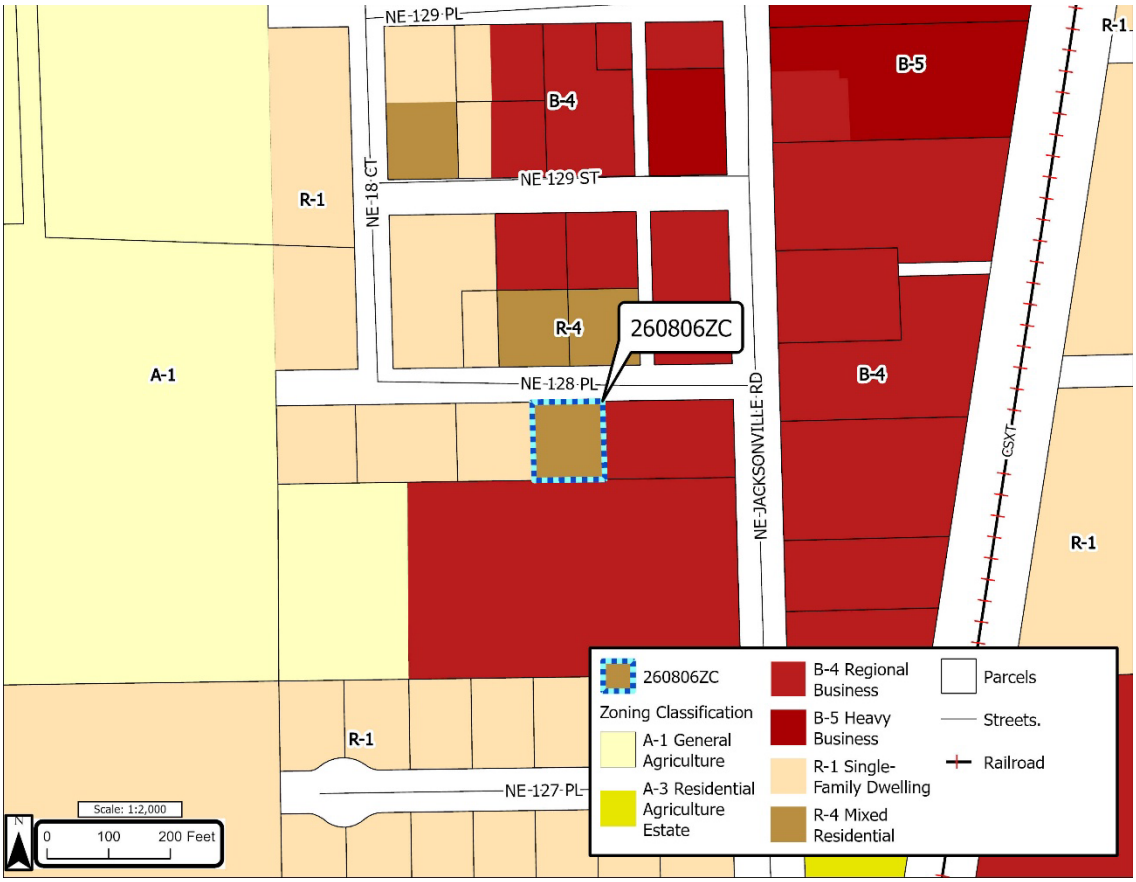


Figure 7 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC). The subject parcel is classified as Vacant Residential, surrounded by Manufactured Home Residential (MHR) to the north, Commercial to the east, Vacant Commercial to the south, and Single-Family Residential (SFR) to the west.

Figure 7
Existing Use per Property Appraiser Property Code

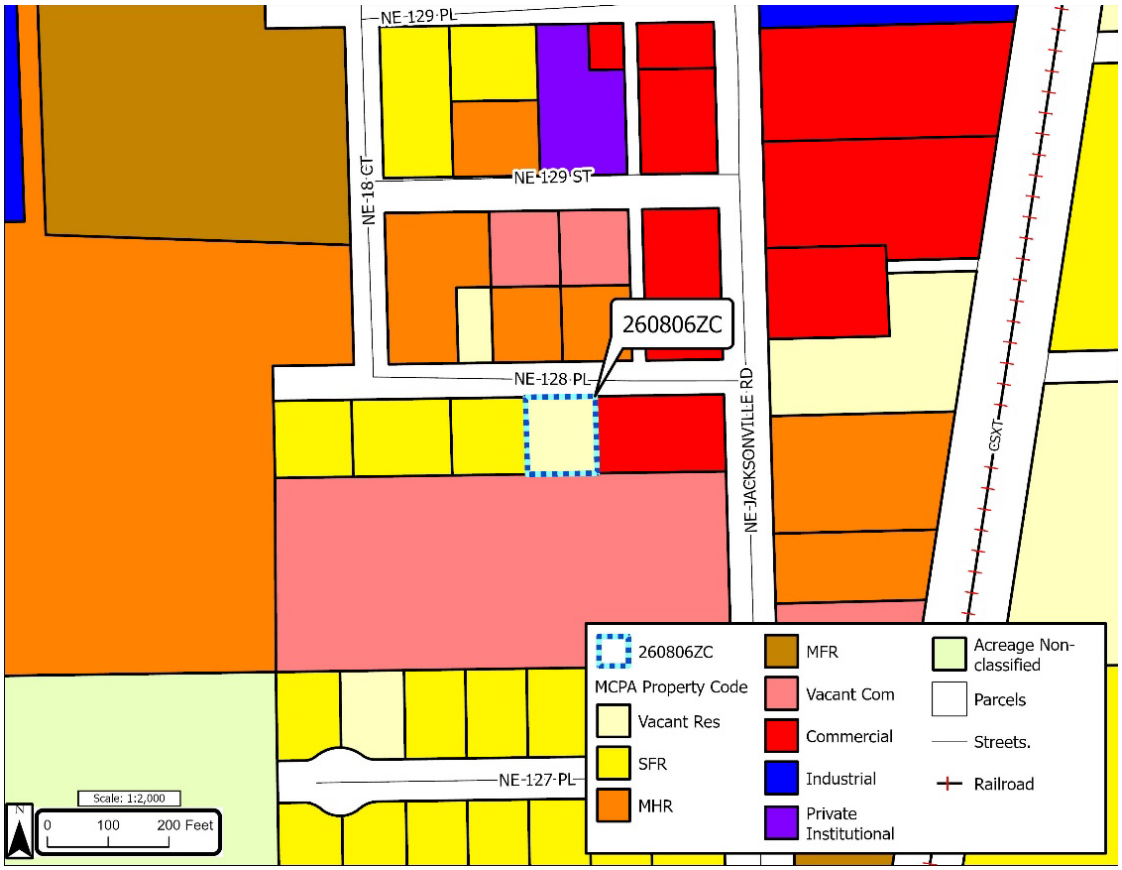


Table A summarizes the existing site and adjacent property characteristics as reflected in prior Figures 3, 4, 5, and 6.

TABLE A. Adjacent Property Characteristics			
Direction	**FLUM Designation**	**Zoning Classification**	**Existing Use per MCPA Property Code**
Site(s)	Commercial (COM)	Regional Business (B-4)	Vacant Residential
North	Commercial (COM) High Residential (HR)	Mixed Residential (R-4)	Manufactured Home Residential
South	Commercial (COM)	Regional Business (B-4)	Vacant Commercial
East	Commercial (COM)	Regional Business (B-4)	Commercial
West	Medium Residential (MR)	Single-Family Dwelling (R-1)	Single-Family Residential

Based on the above findings, the proposed rezoning application **is compatible with the existing and future surrounding land uses.**

B. *How does the request affect the public interest*?

1. Transportation impacts. These include roadways, public transit, and other mobility features.
   a. Roadways. The subject property is located off NE Jacksonville Rd. on NE 128th Pl., an unimproved, private local subdivision road that the County does not maintain. The proposed zoning change will not result in an adverse impact.

   b. Public transit. The property is not along any existing transit routes. No transit routes are currently projected to extend to the vicinity of the project.

   c. Other mobility features. Sidewalks and multi-modal paths do not currently exist along the site's NE 128th Pl. frontage or along the closest major road, NE Jacksonville Rd.

   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 residential calculation, the proposed rezoning would result in a potential demand of 360 gallons per day. Per DRC comments from Marion County Utilities staff, the parcel is within the Marion County Utilities service area but is currently outside connection distance to public water and sewer, with the closest public water infrastructure located approximately 690 feet from the parcel. R-4 does not allow additional dwelling units, so no additional structures with water demand can be added that may trigger required connection and extensions to the Marion County public water system. The rezoning will have no effect on Marion County Utilities; it is concluded that **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 proposed rezoning, the potential service demand would be 264 gallons per day. The property is located within Marion County Utilities service area, but outside of connection distance. The rezoning will have no effect on Marion County Utilities; it is concluded that **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. The proposed zoning change would generate 14.88 pounds of solid waste per day; it is concluded that **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. Marion County features a variety of federal, state, and local recreation lands satisfying the general level of service standard; therefore, it is concluded that **recreation impacts would not adversely affect the public interest.**

6. Stormwater/drainage. Stormwater Element Policy 1.1.1 adopts varying levels of service standards based on the characteristics of the development site. The site does not include any flood plain or flood prone areas. 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, it is concluded **stormwater management effects would not adversely affect the public interest.**

7. Fire rescue/emergency services. The site is within MCFR Sparr Station 19 district, located approximately 0.5 miles to the north of the subject property at 13323 NE Jacksonville Rd. Citra, FL 32113. 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, it is concluded that the rezoning's **fire rescue/emergency impacts would not adversely affect the public interest.**

8. Law enforcement. The Sheriff's North Multi District Substation, located at 8311 N Hwy 441, Ocala, FL 34475, is approximately 5 miles southwest 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, it is concluded the rezoning's **law enforcement impacts would not adversely affect the public interest.**

9. Public schools. The proposed rezoning is within the following listed schools with their 2026-2027 enrollment: Sparr Elementary (102%), North Marion Middle (73%), and North Marion High (74%). Therefore, the application's public-school impacts **would not adversely affect** the public interest**.**

In summation, staff concludes **the proposed rezoning would not adversely affect the public interest**.

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

1. **FLUE Policy 1.1.5: Higher Density/Intensity Uses** - The County shall require higher densities and intensities of development to be located within the Urban Growth Boundaries and Planned Service Areas, where public or private facilities and services are required to be available.

Analysis: The subject site is located outside the Urban Growth Boundary (UGB) and public and/or private facilities and services are unavailable. Based on the subject property's location being within a platted rural residential subdivision, currently zoned commercial with a commercial land use designation, and remains undeveloped, the proposed rezoning for residential use would allow the property to develop according to the wishes of the landowner, while also allowing the future land use to remain commercial.

Further, Commercial Land Use affords residential allowances, so rezoning this parcel from commercial to residential does not give the property a zoning classification which is inconsistent with its land use designation. It

does, however, place a limit on the intensity of the development which can occur on-site.

If approved, this change would support the county's desire to encourage development with higher densities and intensities within the urban growth boundary and leave the Rural Land and lower density development for parcels outside the UGB. Therefore, the proposed rezoning would be **consistent** with FLUE Policy 1.1.5.

2. **FLUE Policy 2.1.6: Protection of Rural Areas -** Rural and agricultural areas shall be protected from premature urbanization and a vibrant rural economy shall be encouraged outside the UGB and Planned Service Areas. Urban and suburban uses incompatible with agricultural uses shall be directed toward areas appropriate for urban development such as within the UGB and PSAs.

   Analysis: This application looks to encourage a vibrant rural economy while protecting the area from premature urbanization by limiting the density that can develop at this site. Although the surrounding area contains a substantial amount of Commercial future land use designations, only a small portion of those parcels have developed commercially, indicating that urbanization in the area is occurring at a slower pace than anticipated. If approved, this rezoning would protect the area from premature commercial development that might be more appropriate for a Rural Activity Center or within the UGB or PSA. So, approving this rezoning request is **consistent** with FLUE Policy 2.1.6.

3. **FLUE Policy 2.1.22: Commercial (COM) –** This land use designation is intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas; and allows for mixed residential development as a primary use or commercial uses with or without residential uses. The density range shall be up to eight (8) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 1.0, as further defined in the LDC. This land use designation is allowed in the Urban Area and allows for campgrounds and recreational vehicle parks (RVP).

   Analysis: While the proposed use is not mixed-use today, by leaving the future land use designation Commercial, both residential and commercial uses can occur on-site, leaving open the possibility of this development in the future. Commercial land use allows up to eight (8) dwelling units per acre, while the R-4 zoning classification allows a maximum density of 4 single-family dwelling units per acre, which makes the proposed zoning classification consistent with the existing land use designation. Therefore, this request is consistent with FLUE Policy 2.1.22.

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

   Analysis: The proposed zoning change is scheduled for consideration on August 18, 2026, by the Planning and Zoning Commission, and therefore, the application is consistent with FLUE Policy 5.1.3.

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

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

In summation, staff concludes the rezoning is consistent with the Comprehensive Plan, is compatible with the surrounding area, and will not adversely affect the public interest as listed in Land Development Code (LDC) Section 2.7.3.E.(2).

V. STAFF RECOMMENDATION

Staff recommends to **APPROVE** the proposed rezoning because the application:

A. Will not adversely affect the public interest because the proposed change does not increase the intensity or density of the subject parcel.

B. Is consistent with the Comprehensive Plan provisions because it is in conformance with FLUE Policies 1.1.5, 2.1.6, 2.1.22, 5.1.3, and 5.1.4.

C. Is compatible with the surrounding uses because the proposed rezoning would be compatible with the current trend toward a residential character in the area.

VI. PLANNING & ZONING COMMISSION RECOMMENDATION

TBD

VII. BOARD OF COUNTY COMMISSIONERS ACTION

TBD

VIII. LIST OF ATTACHMENTS

A. Application Package
B. Site and Area Photographs
C. DRC Comments
D. Ordinance No. 25-01
E. Ordinance No. 90-7

Marion County
Board of County Commissioners
Growth Services ▪ Planning & Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

ZONING CHANGE APPLICATION – 2025

The undersigned hereby requests a Zoning Change in accordance with the Marion County Land Development Code, Articles 2 and 4, on the below described property and area from: B4 to: R4 for the intended use of: Install new mobile home for residential use

Parcel ID Number(s): 08370-001-00

Property/Site Address: 1898 NE 128th Pl, Anthony, FL 32617

Future Land Use Designation: _____ **Total Acreage:** .25

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)	**Applicant or Agent Name (print)**
Donald R Pierson II	Robin Earnest
Mailing Address	**Mailing Address**
1882 NE 128th Place	4215 SE 110th St
City, State, Zip	**City, State, Zip**
Anthony, FL 32617	Belleview, FL 34420
Phone Number (include area code)	**Phone Number (include area code)**
352-407-2087 or 352-407-1861	352-572-0466
E-Mail Address	**E-Mail Address**
rubyred34softail@gmail.com	infinityrenovators.llc@gmail.com
Signature* Donald Pierson	***Signature**** Robin Earnest
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.:	*Application Request No.:*	*Code Case No.:*
Rcvd by:	*Rcvd Date: / / Time:*	*PZ Case No.:*

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

INFINITY SET-UP & MOBILE HOME SERVICES

4215 SE 110th Street,
Belleview, FL 34420
Michael Earnest
IH/1121539
(352) 427-5986

May 22, 2026

RE: 08370-001-00

To whom it may concern:

Please accept this letter as a request to seek a zoning change for the above referenced parcel. The property owner would like to place a new mobile home on the property. There is mixed zoning in this area, including 2 parcels across the street that are currently zoned R-4. The property owners are elderly and the most affordable housing option for them is a mobile home. This property was zoned residential previously. Most recently, in 2023, a home was demolished on this property. Please consider rezoning to R-4.

Thank you,

Michael Earnest

Contractor

IH/1121539

Robin Earnest

Permit Agent

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

08370-001-00

GOOGLE Street View

Prime Key: 147117 MAP IT+ Current as of 5/22/2026

Property Information

PIERSON DONALD ROBERT II
1882 NE 128TH PL
ANTHONY FL 32617-2642

Taxes / Assessments:
Map ID: 191
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .25

Situs: 1898 NE 128TH PL ANTHONY

2025 Certified Value

Land Just Value	$11,108
Buildings	$0
Miscellaneous	$1,044
Total Just Value	$12,152
Total Assessed Value	$12,152
Exemptions	$0
Total Taxable	$12,152

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$11,108	$0	$1,044	$12,152	$12,152	$0	$12,152
2024	$11,108	$0	$1,044	$12,152	$12,152	$0	$12,152
2023	$8,886	$18,810	$745	$28,441	$28,441	$0	$28,441

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8720/0140	09/2025	05 QUIT CLAIM	9 UNVERIFIED	U	V	$12,000
7976/0059	12/2022	05 QUIT CLAIM	0	U	I	$100
6053/1180	06/2014	05 QUIT CLAIM	7 PORTIONUND INT	U	I	$100
6039/1131	05/2014	61 FJDGMNT	0	U	I	$100
2975/0994	06/2001	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$32,000
2830/1101	08/2000	07 WARRANTY	7 PORTIONUND INT	U	I	$100
1943/1725	06/1993	05 QUIT CLAIM	7 PORTIONUND INT	U	I	$3,000
1261/1535	01/1985	07 WARRANTY	0	U	I	$25,000
1261/1534	05/1984	71 DTH CER	0	U	I	$100

Property Description

SEC 28 TWP 13 RGE 22
PLAT BOOK D PAGE 002
BROADWAY
BLK A LOTS 15.16.17.18

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCNF	0001	100.0	110.0	B4	10,890.00	SF						

Neighborhood 9907
Mkt: 2 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1969	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1969	1	0.0	0.0
105 FENCE CHAIN LK	420.00	LF	20	1980	1	0.0	0.0
159 PAV CONCRETE	166.00	SF	20	1969	3	0.0	0.0
UDU UTILITY-UNFINS	120.00	SF	40	1990	1	10.0	12.0
045 LEAN TO	80.00	SF	15	2001	1	10.0	8.0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2023080334	8/21/2023	9/15/2023	DEMO HOME AND HAUL OFF DEBRIS; WELL AND SEPTIC TO REMAIN

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 09/24/2025 11:53:57 AM
FILE #: 2025128021 OR BK 8720 PGS 140-143
REC FEES: $35.50 INDEX FEES: $0.00
DDS: $84.00 MDS: $0 INT: $0

Prepared By:
James Marquess
80 Lee Burke
Front Royal VA

After Recording Return To:
Donald Pierson
1882 NE 128th Pl
Anthony, Fl 32617

Tax Parcel ID Number:
08370-001-00

This space for Recorder's use only

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

Marion COUNTY

THIS DEED, executed this _____ day of _____, 20 25,
between first party, as Grantor,
James E Marquess JR,
whose mailing address is
80 Lee Burke Rd Front Royal Virginia 22630,
and second party, as Grantee,
Donald Robert Pierson II,
whose mailing address is
1882 NE 128th Place Anthony, Florida 32617.

WITNESSETH, that Grantor, and in consideration of ($ 12,000.00), and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto the Grantee, all the rights, title, interest, and claim in or to the following described parcel of land, and improvements and appurtenances thereto, in Marion County, Florida, to-wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Quit Claim Deed under seal as of the day and year first above written.

Grantor's Signature	Spouse's Signature *(if married)*
James E Marquess Jr	Tanya A Marquess
Grantor's Name	Spouse's Name
80 Lee Burke Rd	80 Lee Burke Rd
Address	Address
Front Royal, Va 22630	Front Royal, Va 22630
City, State, and Zip	City, State, and Zip
Heather Howard	Kevin Chylinski
Witness's Signature	Witness's Signature
Heather Howard	Kevin Chylinski
Witness's Name	Witness's Name
9588 NE Jacksonville Rd. Anthony FL 32617 Lot#17	9588 N.E Jacksonville Rd 32617 LOT #18
Witness's Address	Witness's Address

STATE OF FLORIDA)

COUNTY OF Marion)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of Sept 2025, by James Marques Tonya Marques who is personally known to me or who has produced VA DR License as identification.

Colleen L Campbell (SEAL)

Notary Public Colleen L Campbell

My Commission Expires: 02/27/2028

COLLEEN L CAMPBELL
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # HH486319
My Commission Expires 02/27/2028

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Sec 28 TWP 13 RGE 22

Plat Book D Page 002

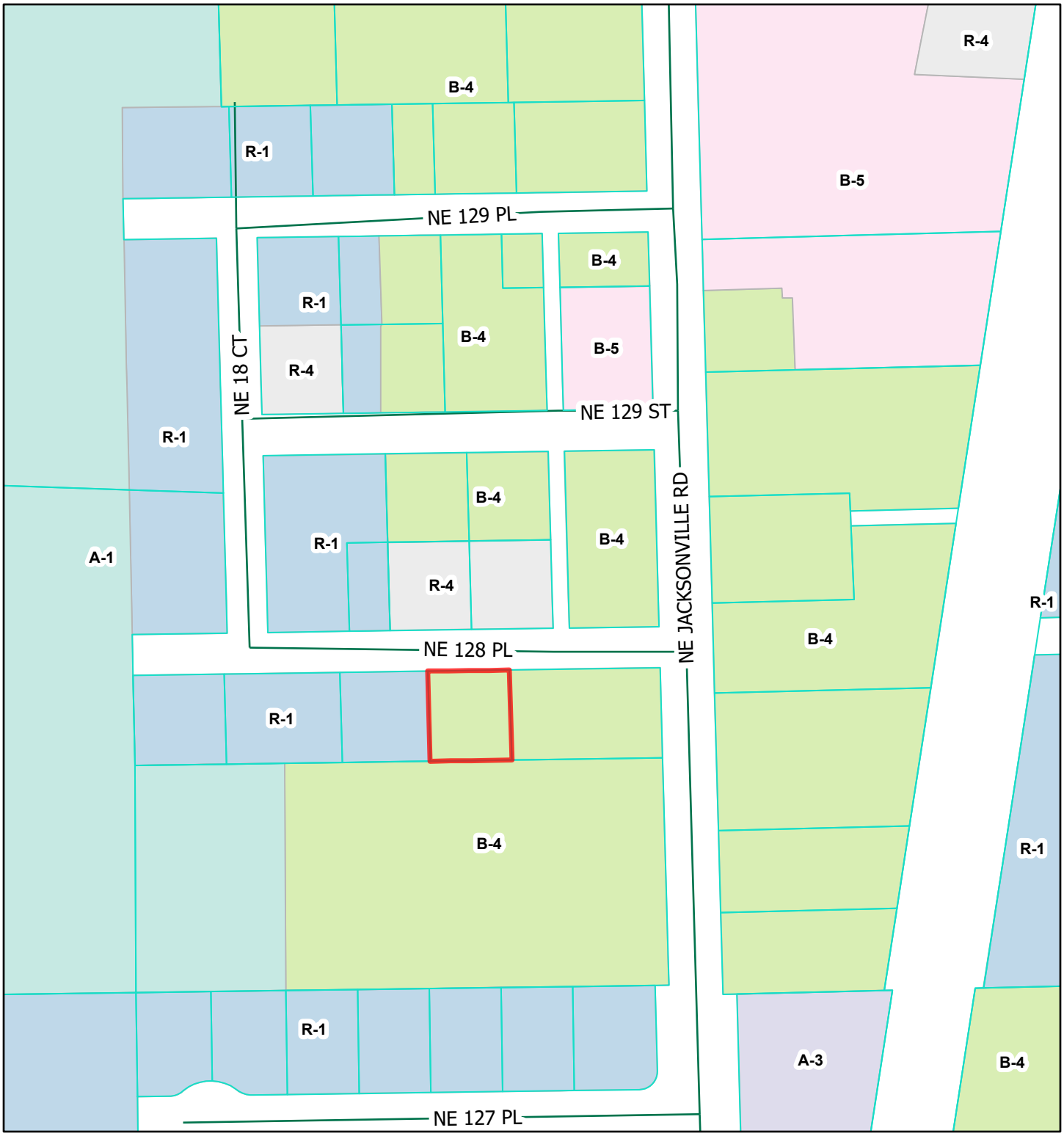
Broadway Block A

Lots: 15, 16, 17, 18

Located At: 1898 NE 128th Place
Anthony, Florida Parcel Number 08370-001-00

ATTACHMENT A

Marion County Property Appraiser



5/22/2026, 12:51:35 PM

1:2,378

0 95 190 380 ft

0 25 50 100 m

MCPA Parcel Data
Streets
Zoning - County
A-1
A-2
A-3
B-1
B-2
B-3
B-4
B-5
G-U
I-C
M-1
M-2
MH
P-MH
P-RV
PUD
R-1
R-1A
R-2
R-3
R-4
R-E
R-O
R-PUD
RAC
RC-1
RI
RR
RR-1
<all other values>

Marion County, Florida - Use at your own risk.

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,

Attachment B Site Photos



Fig. 1 Subject parcel



Fig. 2 Subject parcel



Fig. 3 Facing east from subject parcel



Fig. 4 Facing north from subject parcel



Fig. 5 Facing northeast from subject parcel



Fig. 6 Facing northwest from subject parcel



Fig. 7 Subject parcel



Fig. 8 Facing west from subject parcel



Fig. 9 Facing northwest from subject parcel



Fig. 10 Facing east from subject parcel



Fig. 11 Proof of posting



Fig. 12 Proof of posting

SUBMITTAL SUMMARY REPORT
PL ZoneChg-000814-2026

PLAN NAME:	PIERSON DONALD_ZoneChg	**LOCATION:**	1898 NE 128TH PL ANTHONY,
APPLICATION DATE:	05/22/2026	**PARCEL:**	08370-001-00
DESCRIPTION:	Zoning application to re-zone property from B4 to R4. This property had a home on it previously with a septic & well. The home was demolished in 2023		

CONTACTS	NAME	COMPANY
Applicant	MICHAEL EARNEST	INFINITY RENOVATORS, LLC DBA INFINITY SET UP
Owner	Donald Pierson	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	05/27/2026	06/10/2026	06/09/2026	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	06/10/2026	05/27/2026	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/10/2026	05/29/2026	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	06/10/2026	05/27/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Elizabeth Cotos	06/10/2026	05/27/2026	Informational
Comments	Review to be conducted at the time of the reporting process			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/10/2026	05/28/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		06/10/2026	06/09/2026	Not Required
Comments	ROW is not a reviewer for this type of plan			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/10/2026	05/27/2026	Informational
Comments	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from B-4 to R-4. Parcel# 08370-001-00 is currently zoned B-4 and is a total of 0.25 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 366 SF of impervious coverage. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 35% impervious coverage (3,811 sf).			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/10/2026	05/28/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/10/2026	05/27/2026	Informational
Comments	There are no traffic concerns with this request.			
Utilities (Plans) (Utilities)	Heather Proctor	06/10/2026	05/28/2026	Informational
Comments	Informational: Parcel 08370-001-00 is within the Marion County Utilities service area. Public water is currently located approximately 690 feet from the parcel on Jacksonville Rd. Public sewer service is not currently available. The addition of a single-family home will not trigger connection to the public water system at this time. However, the addition of any additional structures with water demand, such as a shed with bathrooms, additional home, mother-in-law suite, or similar structures, may trigger a required connection and extension to the Marion County public water system.			

ORDINANCE NO. 25-01

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, 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/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 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. 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 approvals of the Special Use Permits are stated in the Board Resolution corresponding to each Special Use Permit Petition shown below.

1. **AGENDA ITEM 1.1.1. 250102SU** – Gavroche Fernandez, Special Use Permit to allow for an assisted living facility (ALF) to increase from six (6) to sixteen (16) residents, in a Mixed Residential (R-4) zone, 3.85 acre parcel, on Parcel Account Number 21384-000-00, Site Address 3280 NW 16th Avenue, Ocala, FL 34475.

   Subject to all terms and conditions of Resolution 25-R-01 attached hereto and incorporated herein by reference.

2. **AGENDA ITEM 1.1.2. 250103SU** – Troy Mann & Dena Futch, Special Use Permit to allow for the construction of a 40' X 40' enclosed structure for storage on a vacant parcel, in a Mixed Residential (R-4) zone, 0.38 acre parcel, on Parcel Account Number 1132-012-003, Site Address 21478 NE 136th Street, Salt Springs, FL 32134.

Subject to all terms and conditions of Resolution 25-R-03 attached hereto and incorporated herein by reference.

3. **AGENDA ITEM 1.1.3. 250104SU** – Yohan Perez Hernandez & Lesli Cartagena, Special Use Permit to allow for parking one (1) commercial semi-truck and one (1) commercial semi-truck trailer, in a General Agriculture (A-1) zone, 3.50 acre parcel, on Parcel Account Number 01745-001-01, Site Address 11250 NW 200th Street, Micanopy, FL 32667.

Subject to all terms and conditions of Resolution 25-R-02 attached hereto and incorporated herein by reference.

4. **AGENDA ITEM 1.1.4. 250105ZC** – Greene Ventures, LLC, Zoning Change from Regional Business (B-4) to Mixed Residential (R-4), for all permitted uses, 0.25 acre parcel, on Parcel Account Number 08385-000-00, Site Address 1875 NE 128th Place, Anthony, FL 32617.

5. **AGENDA ITEM 1.1.5. 250106ZC** – Christine Riley & 2020 Sunshine Holdings, LLC, Zoning Change from Community Business (B-4) and Mixed Residential (R-4) to General Agriculture (A-1), for all permitted uses, 18.73 acre tract, on Parcel Account Numbers 03063-001-00, 03063-002-00, and 03079-002-00, Site Address 5592 NW 185th Street, Reddick, FL 32686, 18400 N US Highway 441, Reddick FL 32686, and No Address Assigned.

6. **AGENDA ITEM 1.1.6. 250108ZC** – Lynn Padricia Wilson, Ricardo Wilson, & Leroy Wilson, Zoning Change from Light Industrial (M-1) to General Agriculture (A-1), for all permitted uses, on a 3.25 acre portion of a 9.0 acre parcel, on Parcel Account Number 35838-000-00, Site Address 3050 SE 62nd Street, Ocala, FL 34480.

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 acknowledgement from the Secretary of State that this Ordinance has been filed with such office.

DULY ADOPTED in regular session this 13TH day of JANUARY, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

GREGORY C. HARRELL, CLERK

KATHY BRYANT, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE ON JANUARY 27, 2025 ADVISING ORDINANCE WAS FILED ON JANUARY 22, 2025.

ORDINANCE NO. 90-7

AN ORDINANCE AMENDING THE MARION COUNTY ZONING MAP AS ADOPTED BY MARION COUNTY ORDINANCE NUMBER 85-18; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Marion County, Florida, passed Marion County Ordinance Number 85-18 which provided for zoning for the unincorporated areas of Marion County, Florida; and

WHEREAS, Article XVI of the Zoning Code as adopted by Section IV of Marion County Ordinance Number 85-15 which provides for amendments to the official Zoning Map.

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

SECTION I. AMENDMENTS TO THE MARION COUNTY ZONING MAP.

A. AGENDA ITEM #1 (ZONING #900303Z).

CONDITIONAL APPROVAL:
FROM B-4 (GENERAL BUSINESS) TO M-1 (LIGHT INDUSTRIAL) FOR THE PURPOSE OF BUILDING AND REPAIRING WOOD PALLETS ON THE FOLLOWING DESCRIBED PROPERTY:

PARCEL #9: COMMENCING AT THE NE CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 22 EAST, THENCE S. 0 DEGREES 49' 19" W. ALONG THE EAST BOUNDARY OF SAID SECTION, 520.33 FEET, SAID POINT BEING N. 0 DEGREES 49' 19" E. 2111.14 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION, THENCE N. 89 DEGREES 10' 41" W. 452.42 FEET TO THE INTERSECTION WITH THE CENTER LINE OF A PAVED COUNTY ROAD, THENCE S. 1 DEGREE 02' 45" W. ALONG SAID CENTERLINE 760.15 FEET, THENCE S.88 DEGREES 45' 00" W. 436.60 FEET, TO THE POINT OF BEGINNING, THENCE N. 0 DEGREES 25' 01" E. 348.00 FEET, THENCE WEST 379.50 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 301, THENCE S. 0 DEGREE 42' 26" W. ALONG SAID EAST RIGHT OF WAY LINE 348.02 FEET, THENCE EAST 381.36 FEET TO THE POINT OF BEGINNING. EXCEPT THE WEST 120 FEET TO REMAIN B-4.

B. AGENDA ITEM #2 (ZONING #900403Z).

FROM A-1 (AGRICULTURE) TO B-4 (GENERAL BUSINESS) FOR THE PURPOSE OF SELLING AND INSTALLING NEW AND USED TIRES ON THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 208.71 FEET OF THE EAST 208.71 FEET OF THE SE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 22 EAST, LESS RIGHT-OF-WAY FOR STATE ROAD 475.

C. AGENDA ITEM #3. (ZONING #900410Z).

FROM A-1 (AGRICULTURE) TO R-1 (SINGLE FAMILY RESIDENTIAL) FOR THE PURPOSE OF BUILDING SINGLE FAMILY HOUSES ON THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 320' OF THE WEST 320' OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT ROAD RIGHT-OF-WAY.

D. AGENDA ITEM #4 (ZONING #900412Z).

FROM R-2 (TWO FAMILY RESIDENTIAL) TO A-1 (AGRICULTURE) FOR THE PURPOSE OF MOBILE HOME AND ANIMALS ON THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT A POINT ON THE EAST RIGHT OF WAY LINE OF LONG LAKE ROAD, 90 FEET SOUTH OF THE SOUTH LINE OF NW 1/4 OF SW 1/4 OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 25 EAST, FOR POINT OF BEGINNING, RUN THENCE EAST PARALLEL TO THE SOUTH LINE OF NW 1/4 OF SW 1/4 OF SAID SECTION A DISTANCE OF 325 FEET, THENCE NORTH 90 FEET TO SECTION LINE, THENCE EAST ALONG THE SECTION LINE 122.6 FEET, THENCE SOUTH 260 FEET, THENCE WEST 447.6 FEET TO THE EAST RIGHT-OF-WAY LINE OF LONG LAKE ROAD, THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF LONG LAKE ROAD TO POINT OF BEGINNING CONTAINING 2 ACRES MORE OR LESS.

E. AGENDA ITEM #5 (ZONING #900402Z).

FROM B-4 (GENERAL BUSINESS) TO R-4 (MOBILE HOME DISTRICT) FOR THE PURPOSE OF MOBILE HOME ON THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, LYING AND BEING IN MARION COUNTY IN THE STATE OF FLORIDA AND DESCRIBED AS LOTS 11, 12, 13, AND 14 OF BLOCK F OF BROADWAY ADDITION TO SPARR, ACCORDING TO PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, PLAT BOOK D, PAGE 2.

F. AGENDA ITEM #6 (ZONING #900406Z).

CONDITIONAL APPROVAL:
FROM A-1 (AGRICULTURE) AND R-1 (SINGLE FAMILY RESIDENTIAL) TO R-3 (MULTIPLE FAMILY RESIDENTIAL) FOR THE PURPOSE OF A BED AND BREAKFAST ON THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 24 EAST, AND RUN THENCE N 88 DEGREES 31'44"W ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 30, 20.00 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE N 88 DEGREES 31'44"W 20.00 FEET; THENCE DEPARTING FROM SAID SOUTH BOUNDARY N 01 DEGREE 34'58"E 364.07 FEET; THENCE N 88 DEGREES 31'44"W 319.61 FEET; THENCE N 01 DEGREE 34'58"E, 363.84; THENCE S 88 DEGREES 30'45"E, 339.57 FEET; THENCE S 01 DEGREE 34'58"W 727.81 FEET TO THE POINT OF BEGINNING.

G. AGENDA ITEM #7. (ZONING #900411Z).

FROM A-1 (AGRICULTURE) TO R-4 (MOBILE HOME DISTRICT) FOR THE PURPOSE OF SECOND RESIDENCE WHICH WILL BE A MOBILE HOME ON 1.2 ACRES ON THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING 330.3 FEET NORTH AND 337.92 FEET WEST OF THE SE CORNER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 24 EAST, THENCE EAST 317.92 FEET, NORTH 165 FEET, WEST 313.5 FEET, AND SOUTH 165 FEET TO THE POINT OF BEGINNING CONTAINING 1.2 ACRES, MORE OR LESS.

H. AGENDA ITEM #8 (ZONING #900407Z).

FROM R-4 (MOBILE HOME DISTRICT) TO R-1 (SINGLE FAMILY RESIDENTIAL) FOR THE PURPOSE OF CONFORMING TO EXISTING DEED RESTRICTIONS ON THE FOLLOWING DESCRIBED PROPERTY:

LAKEWOOD ESTATES, UNIT II REVISED, LOTS 1 THROUGH 42.

I. AGENDA ITEM #9. (ZONING #900413Z).

CONDITIONAL APPROVAL:
FROM A-1 (AGRICULTURE) TO R-4 (MOBILE HOME DISTRICT) FOR THE PURPOSE OF REPLACING TWO MOBILE HOMES ON THE FOLLOWING DESCRIBED PROPERTY:

SECTION 28, TOWNSHIP 13, RANGE 22, SOUTH 210 FEET OF EAST 420 FEET OF NE 1/4 OF SE 1/4 EXCEPT EAST 30 FEET FOR ROAD, EXCEPT COMMENCE SE CORNER OF NE 1/4 OF SE 1/4 N 105 FEET TO THE POINT OF BEGINNING. WEST 420 FEET N 105 FEET E 170 FEET SOUTH 85 FEET EAST 250 FEET SOUTH 20 FEET TO POINT OF BEGINNING. CONTAINING 1.50 ACRES.

J. AGENDA ITEM #10 (ZONING #900414Z).

FROM A-1 (AGRICULTURE) TO P-MH (MOBILE HOME PARK) FOR THE PURPOSE OF EXTENSION OF EXISTING 8 LOT MISTY LANE MOBILE HOME PARK TO 14 LOTS TOTAL ON THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SE CORNER OF LOT 3, BLOCK 71 OF MARION LAND AND IMPROVEMENT CO., TOWN OF BELLEVIEW, A SUBDIVISION RECORDED IN PLAT BOOK A, PAGE 15B OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, RUN THENCE NORTH 23 DEGREES 09'05" WEST ALONG THE WESTERLY STREET LINE OF TELEGRAPH AVENUE (THE EASTERLY BOUNDARY OF SAID LOT 3) A DISTANCE OF 195 FEET; THENCE SOUTH 67 DEGREES 22'30" WEST 514.0 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 3, THENCE SOUTH ALONG THE SAID WEST BOUNDARY OF SAID LOT 3 A DISTANCE OF 211.27 FEET; TO THE SW CORNER OF SAID LOT 3, THENCE NORTH 67 DEGREES 22'30" EAST 597.79 FEET TO THE POINT OF BEGINNING.

K. AGENDA ITEM #14 (ZONING #900405Z).

CONDITIONAL APPROVAL:
FROM B-4 (GENERAL BUSINESS) TO B-5 (WHOLESALE BUSINESS) FOR THE PURPOSE OF RENTAL WAREHOUSES AND OFFICES ON THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NE CORNER OF SECTION 8, TOWNSHIP 17 SOUTH, RANGE 23 EAST; THENCE S 89 DEGREES 59'15"W ALONG THE NORTH BOUNDARY OF SAID SECTION 1265.96 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27; THENCE S 32 DEGREES 56'30"E ALONG SAID EASTERLY RIGHT OF WAY LINE 1500 FEET FOR THE POINT OF BEGINNING; THENCE N 57 DEGREES 03'30"E 300 FEET; THENCE S 32 DEGREES 56'30"E 394.74 FEET; THENCE S 89 DEGREES 56'35"W 16.14 FEET TO A POINT IN THE EAST BOUNDARY OF SAID SECTION 8; THENCE N 89 DEGREES 56'49"W 341.53 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27; THENCE N 32 DEGREES 56'30"W ALONG SAID RIGHT-OF-WAY LINE 200 FEET TO THE POINT OF BEGINNING.

L. AGENDA ITEM #15 (ZONING #900409Z).

CONDITIONAL APPROVAL:
FROM A-1 (AGRICULTURE) TO M-1 (LIGHT INDUSTRIAL) FOR THE PURPOSE OF STORAGE OF PORTABLE COMMERCIAL OFFICES ON THE FOLLOWING DESCRIBED PROPERTY:

SE 1/4 OF THE SW 1/4 WEST AND SOUTH OF SCL RAILROAD RIGHT-OF-WAY, SECTION 23, TOWNSHIP 14, RANGE 21. THE WEST 600 FT. OF THE PROPERTY TO BE M-1.

M. AGENDA ITEM #17 (ZONING #900408Z).

FROM A-1 (AGRICULTURE) AND B-5 (WHOLESALE BUSINESS) TO B-5 (WHOLESALE BUSINESS) FOR THE PURPOSE OF USES PERMITTED IN A B-5 ZONE ON THE FOLLOWING DESCRIBED PROPERTY:

NW 1/4 OF NE 1/4 OF NE 1/4 IN SECTION 22, TOWNSHIP 15 SOUTH, RANGE 24 EAST. LESS AND EXCEPT THE EAST 330 FEET.

N. AGENDA ITEM #18 (ZONING #900415Z).

FROM A-1 (AGRICULTURE) AND B-2 (COMMUNITY BUSINESS) TO R-1 (SINGLE FAMILY RESIDENTIAL) FOR THE PURPOSE OF RESIDENTIAL DEVELOPMENT OF SINGLE FAMILY HOMES ON THE FOLLOWING DESCRIBED PROPERTY:

#41200-064-00 EAST 680 FEET OF WEST 2040 FEET OF N 1/2 OF SW 1/4, EXCEPT NORTH 50 FEET FOR SR-484 RIGHT-OF-WAY AND EXCEPT COMMENCE AT NE CORNER OF SW 1/4, SOUTH 50 FEET, WEST 677.42 FEET TO POB, SOUTH 326.70 FEET, WEST 200 FEET, NORTH 326.70 FEET, EAST 200 FEET TO POB IN SECTION 12, TOWNSHIP 17 SOUTH, RANGE 21 EAST.

#41200-061-00 NE 1/2 OF SW 1/4, EXCEPT WEST 2040 FEET AND EXCEPT ROAD RIGHT-OF-WAY, EXCEPT TRACT A AND EXCEPT COMMENCE AT NE CORNER OF SW 1/4, SOUTH 50 FEET, WEST 208.71 FEET TO POB, SOUTH 313.07 FEET, WEST 208.71 FEET, NORTH 313.07 FEET, EAST 208.71 FEET TO CONTINUED AS PER 1987 TAX ROLL.

EXCEPT: THE FOLLOWING, ALL LOCATED IN SECTION 12, TOWNSHIP 17 SOUTH, RANGE 20 EAST.

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S 00 DEGREES 01'31"W ALONG THE EAST BOUNDARY OF SAID SW 1/4, 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 484 (100 FEET WIDE) AND THE POINT OF BEGINNING; CONTINUE THENCE S 00 DEGREES 03'31"W ALONG SAID EAST BOUNDARY, 313.07 FEET; THENCE N 89 DEGREES 53'54"W 417.42 FEET, THENCE N 00 DEGREES 03'31"E 313.07 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE S 89 DEGREES 53'54"E ALONG SAID RIGHT-OF-WAY LINE 417.42 FEET TO THE POINT OF BEGINNING. CONTAINING 3.00 ACRES, MORE OR LESS.

TRACT 8
COMMENCE AT THE NE CORNER OF THE SW 1/4 OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL; THENCE S 00 DEGREES 03'31"W ALONG THE EAST BOUNDARY OF SAID SW 1/4, 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 484 (100 FEET WIDE); THENCE N 89 DEGREES 53'54"W ALONG SAID RIGHT-OF-WAY LINE 477.42 FEET, TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING S 00 DEGREES 03'31"W,326.70 FEET; THENCE N 89 DEGREES 53'54"W, 400.00 FEET; THENCE N 00 DEGREES 03'31"E 326.70 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED STATE ROAD; THENCE S 89 DEGREES 53'54"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 400.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.0 ACRES, MORE OR LESS.

TRACT 9
COMMENCE AT THE NE CORNER OF THE SW 1/4 OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL; THENCE S 00 DEGREES 03'31"W ALONG THE EAST BOUNDARY OF SAID SW 1/4; 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 484 (100 FEET WIDE); THENCE N 89 DEGREES 53'54"W ALONG SAID RIGHT-OF-WAY LINE 937.42 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE S 00 DEGREES 03'31"W 386.38 FEET; THENCE N 89 DEGREES 53'54"W 338.86 FEET; THENCE N 00 DEGREES 09'14"E 386.38 TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE S 89 DEGREES 53'54"E 338.22 FEET TO THE POINT OF BEGINNING. CONTAINING 3.00 ACRES, MORE OR LESS.

SECTION II. **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 3rd day of April, 1990.

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

DON GREENE, CHAIRMAN

ATTEST:

Frances E. Thigpin
FRANCES E. THIGPIN/CLERK

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON APRIL 3, 1990.

RECEIVED NOTICE FROM SECRETARY OF STATE ON APRIL 11, 1990 THAT ORDINANCE WAS FILED ON APRIL 9, 1990.

Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-23668 **Agenda Date:** 7/27/2026 **Agenda No.:** 1.5.

SUBJECT:
260808ZC - MBV Engineering Inc, on behalf of Copper Penny Farm, LLC, Zoning Change from Community Business (B-2) and General Agriculture (A-1) to Recreational Vehicle Park (P-RV) Zone, For All Permitted Uses, an Approximate ±26.05 Acre Portion of an Overall 31.37 Acre Parcel, Parcel 36512-000-00, No Address Assigned

DESCRIPTION/BACKGROUND:
The applicants propose to rezone to develop a 173 RV Space/Park Model facility. The Parcel Identification Number for the subject parcel is 36512-000-00. The legal description is provided within the application (see Attachment A). The site is located within the Primary Springs Protection Zone and within the Urban Growth Boundary. The application proposes rezoning a portion of ±26.05 acres to Recreational Vehicle Park (P-RV) for all uses permitted within the proposed zoning classification.

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: 7/27/2026	**BCC Date: 8/18/2025**
Case Number	260808ZC
CDP-AR	PL ZoneChg-000760-2026
Type of Case	**Rezoning** a portion of Community Business (B-2) and General Agriculture (A-1) to Recreational Vehicle Park (P-RV)
Owner	Copper Penny Farms LLC
Applicant	MBV Engineering
Street Address/Site Location	No Address Signed
Parcel Number(s)	36512-000-00
Property Size	±31.37 Acres Total (Rezone 26.05 Acres)
Future Land Use	Employment Center (EC)
Existing Zoning Classification	Community Business (B-2) & General Agriculture (A-1)
Overlays Zones/Special Areas	Primary Springs Protection Zone, Urban Growth Boundary
Staff Recommendation	**Approval**
P&Z Recommendation	**TBD**
Project Planner	Kenneth Odom, Senior Planner/Transportation Planner
Related Cases	**N/A**

I. ITEM SUMMARY

MBV Engineering Inc., on behalf of Copper Penny Farms LLC, has filed for a rezoning application to rezone approximately ±26.05 acres, of a 31.07 acre parcel, from Community Business (B-2) and General Agriculture (A-1) to Recreational Vehicle Park (P-RV) (see Attachment A) in order to develop 173 RV Space/Park Model facility. The Parcel Identification Number for the subject parcel is 36512-000-00 and the address is 7400 South US 441, Ocala, FL 34480. The legal description is provided within the application (see Attachment A). The site is located within the Primary Springs Protection Zone and within the Urban Growth Boundary. The application proposes rezoning a portion of ±26.05 acres to Recreational Vehicle Park (P-RV) for all uses permitted within the proposed zoning classification.

Figure 1
General Location Map



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 (17 owners) within 300 feet of the subject property on July 10th, 2026. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on July 6th, 2026, and consistent with LDC Section 2.7.3.E., due public notice was published online on Marion County's website, under legal notices, on July 13, 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 Employment Center (EC). 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.

Figure 2
FLUMS Designation

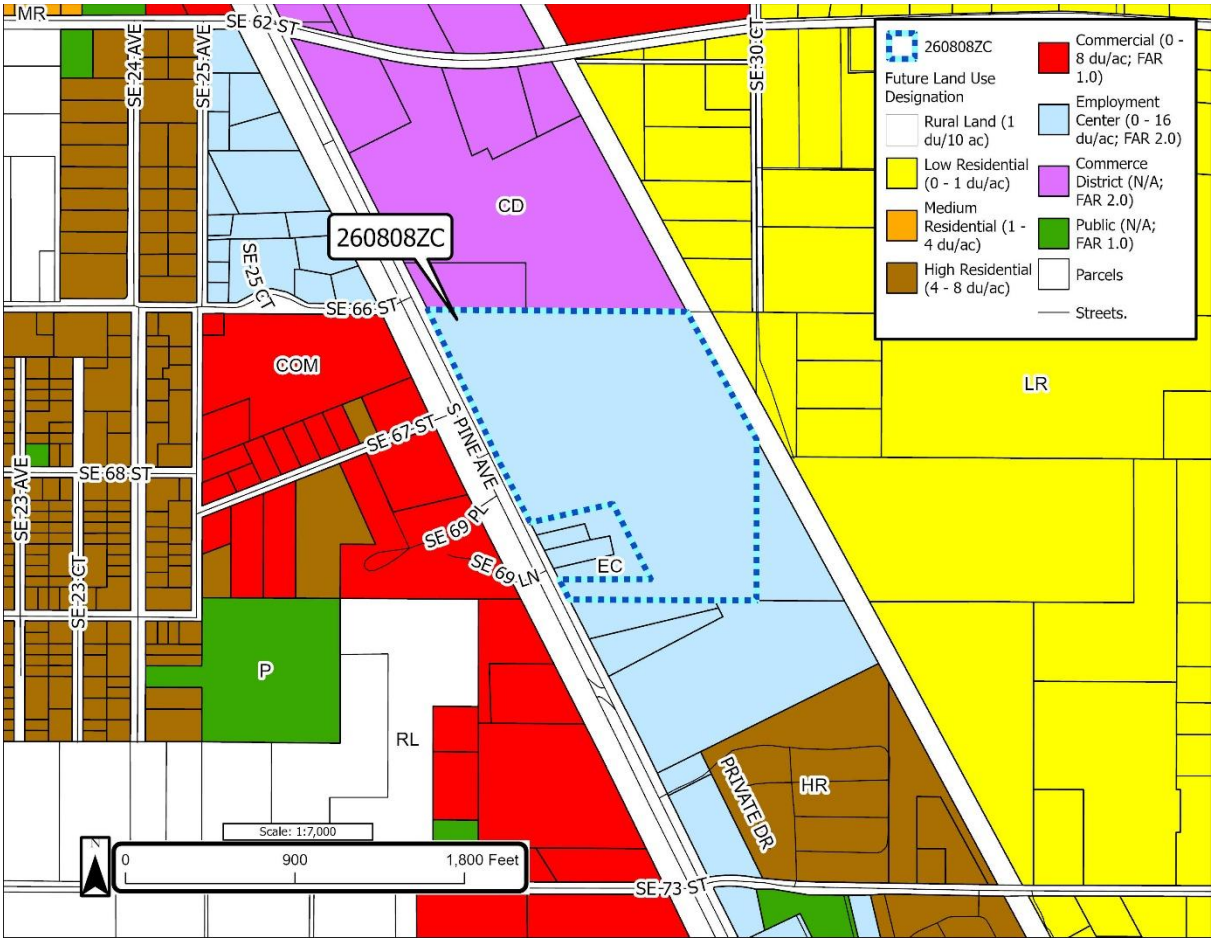


Figure 3 display the subject property in relation to the existing zoning of the surrounding properties and Figure 4 shows the proposed zoning. The subject parcel is currently unimproved and has a designation of Community Business (B-2) and General Agriculture (A-1). Parcels immediately adjacent to the subject parcel are zoned B-2, M-1 and A-1.

Figure 3.
Zoning Classification

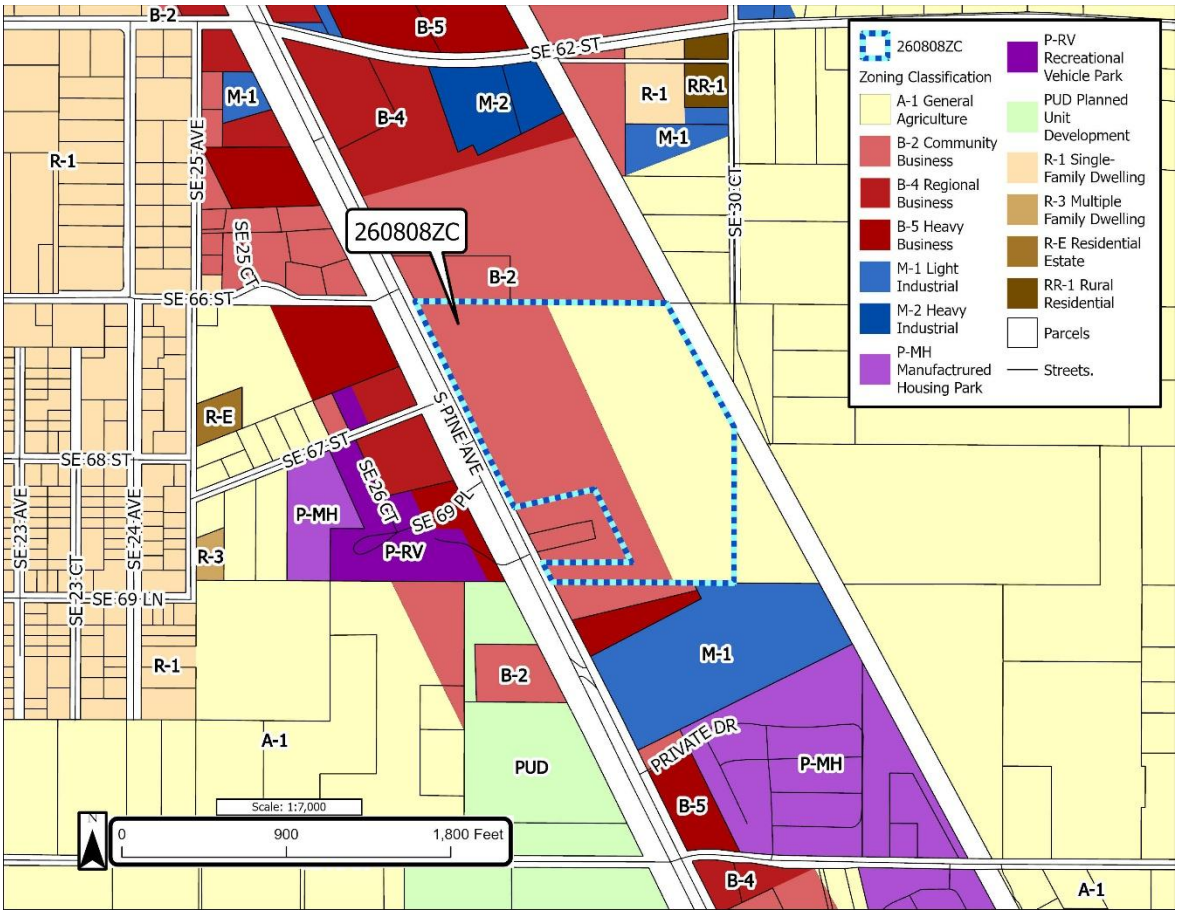


Figure 5 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

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 commercial and industrial with some improved and unimproved agricultural parcels and residentially utilized properties to the east.

Figure 4.
Proposed Zoning Classification

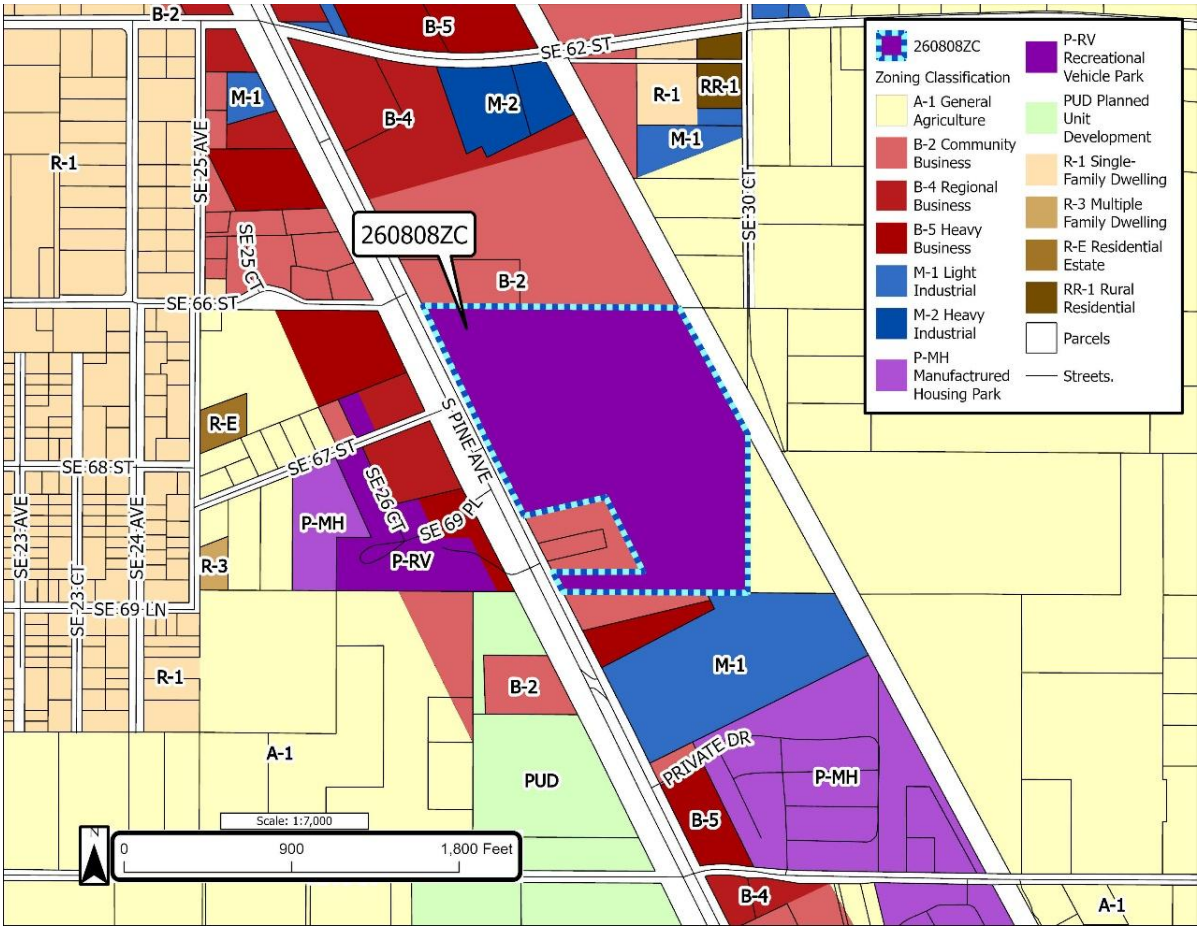


Figure 5.
Existing Use per Property Appraiser Property Code

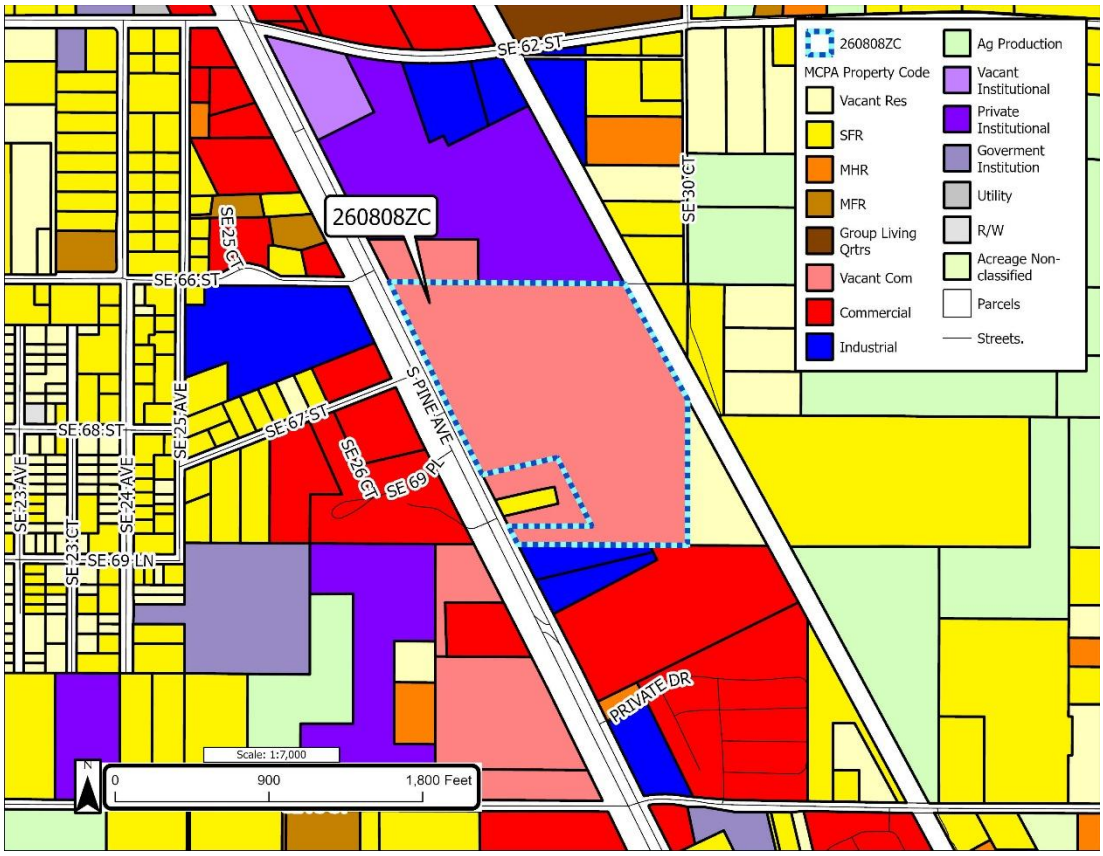


TABLE A. Adjacent Property Characteristics			
Direction	**FLUM Designation**	**Zoning Classification**	**Existing Use per Property Appraiser Code**
North	Commerce District (CD)	Community Business (B-2)	Church (71)
South	Employment Center (EC)	Community Business (B-2) Light Industrial (M-1)	Vehicle Sales & Repair (27)
East	Low Residential (LR)	General Agriculture (A-1)	Improved Residential (01)
West	Commercial (COM)	Community Business (B-2)	Vehicle Sales & Repair (27) Parking Lot (28) Warehouse (48)

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 South US 441, which is a Principal Arterial corridor. 2025 traffic counts indicate that approximately 30,000 vehicle trips are recorded transiting past the subject parcel daily. The daily capacity of the corridor is 38,430 which indicates that approximately seventy-eight percent of the corridor capacity is currently utilized.

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

   c. Other mobility features. Sidewalks, nor multi-use paths are present in the area. Sidewalks are scheduled to be installed on the west side of US 441 beginning in the Fall 2026.

   Based on the above findings, the rezoning of the subject property **would not adversely affect the public interest.**

2. Potable water impacts. Marion County Utilities has specialized demand rates for RV Parks that deviates from standard commercial rates. Rate of

analysis for this use is 75 gallons per RV space per day. Based on the specialized RV Park calculation, at 173 units the proposed rezoning would result in a usage of approximately 12,975 gallons per day.

The applicant has acknowledged that they will have to hook up to Marion County Utility services or a package plant will be installed on site. Based on the above findings, the rezoning's **potable water impacts would not adversely affect the public interest.**

3. Sanitary sewer impacts. Marion County Utilities has specialized demand rates for RV Parks that deviates from standard commercial rates. Rate of analysis for this use is 75 gallons per RV space per day. Based on the specialized RV Park calculation, at 173 units the proposed rezoning would result in a usage of approximately 12,975 gallons per day.

   The applicant has acknowledged that they will have to hook up to Marion County Utility services or a package plant will be installed on site. 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 proposed 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. Recreational Vehicle Park (P-RV) uses are considered commercial uses so they do not have quantifiable recreational impact. Additionally, the location that has been selected for the proposed RV Park has been specifically chosen because of its proximity to the Santos Trail Head on the Marjorie Harris-Carr Cross Florida Greenway. Rezoning of the subject parcel **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, but does have some County flood prone areas. 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 Shady District Fire Station #16, located at 7151 South CR 475, approximately 4.65 miles west 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 Multi-District Office is located approximately 0.85 miles south of the subject property. The substation is located at 3260 SE 80th Street. 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. RV Parks are considered commercial uses that allow for temporary stay of a single-night to several months in response to travel for recreation or in overnight stays as a midpoint for travel to another location. This type of use is typically not an impact to enrollment in the local public school system. Little to any impact to the public school system is anticipated by the proposed development of this site. 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: 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.

FLUE Policy 2.1.23 Employment Center (EC) designation 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.
Consistency:

Analysis: The proposed rezoning to Recreational Vehicle Park (P-RV) will allow for transition between the currently zoned General Agricultural (A-1) area and a portion of the Community Business (B-2) area.

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 July 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 (Primary and Secondary Springs Protection Zone (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 Primary Springs Protection Zone wherein specific design standards, focused on stormwater management, may be required. Approval of the requested P-RV zoning for the subject property will control the range of uses for the site, while remaining eligible uses will require implementation of PSPZ design standards, particularly depending on soil and subsurface characteristics and/or FDEP requirements. Compliance with the LDC's site and development standards to stormwater impacts for the site under the P-RV 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: Based on the Traffic Impact Analysis that has been submitted in support of the proposed use, the proposed area to be rezoned could potentially have an impact of up to 3,495 trips per day if the site were developed to the maximum area of 26.03 acres (755 RV spaces). Based on the conceptual design submitted with the application, 173 RV spaces are intended to be developed which would result in approximately 801 trips per day.

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

V. STAFF RECOMMENDATION

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

A. Will not adversely affect the public interest as the impacts to public utilities and infrastructure would be minimal.

B. Is consistent with the Comprehensive Plan provisions because it in compliance will 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

To be determined.

VII. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

VIII. LIST OF ATTACHMENTS

A. Rezoning Application Materials
B. Site and Area Photographs
C. DRC Comments
D. Site Plan

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES

May 12, 2026

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

Via Electronic Delivery

Subject: Copper Penny Farm Rezoning, Parcel 36512-000-11
City Project #: TBD
MBV Project #: 25-1114

Please allow this to serve as a Letter of Intent for the zoning application associated to this parcel. The parcel above is undeveloped land located off S. Pine Avenue or US Hwy 441.

The zoning of the front 580' of the parcel is B2 with the remainder of the parcel zoned A1. We are requesting that the portion of the property zoned as A1 and B2 be changed to P-RV to allow for the development of an RV Park on the west portion of the site, along with a commercial/retail component for the remaining B2 portion along the US Hwy 441 frontage. The land use is Employment Center, and we are not requesting any changes to this. There are no other applications being brought before the County at this time.

Our intended development will be a mix of retail/commercial along the road frontage with an RV park in the rear. A concept plan is attached to this submittal.

We believe the intent of our development to be compatible with the current development that has a mixture of warehouses, retail, businesses, industrial and RV parks, etc. that are already established in the area.

Based on the existing zoning and land uses of abutting properties being of the same or similar designations, there are no conflicts with any surrounding properties. The residentially zoned property to the east is separated by a 100' CSX railroad right-of-way, so no additional strategies are proposed along the east boundary.

Copies of this letter and all attachments listed have been provided electronically in PDF format through the permitting portal.

Should you have any questions regarding the above subject, please feel free to contact our office at any time.

Sincerely,

Bruce A. Moia, P.E., President

1835 20th Street
Vero Beach, FL 32960
772.569.0035
Fax: 772.778.3617

1250 W. Eau Gallie Blvd., Suite H
Melbourne, FL 32935
321.253.1510
Fax: 321.253.0911

806 Delaware Avenue
Ft. Pierce, FL 34950
772.468.9055
Fax: 772.778.3617

901 Martin Downs Blvd., Suite 203
Palm City, FL 34990
772.426.9959
Fax: 772.778.3617

Marion County
Board of County Commissioners
Growth Services • Planning & Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

ZONING CHANGE APPLICATION – 2025

The undersigned hereby requests a Zoning Change in accordance with the Marion County Land Development Code, Articles 2 and 4, on the below described property and area from: Portion of B2 / All of A1 to: P-RV for the intended use of: Parcel is currently zoned B2 and B1. We would like to revise a portion of the B2 and all of the A1 to P-RV. 5.32 acres of B2 to remain and remainder of parcel zoned to P-RV (26.05 acres). See attached concept plan / sketch and description.

Parcel ID Number(s): 36512-000-00

Property/Site Address: Not Assigned

Future Land Use Designation: Emp Cntr **Total Acreage:** 31.37 per survey

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) Denver Beck - Copper Penny Farm LLC	**Applicant or Agent Name (print)** Bruce A. Moia, P.E. - MBV Engineering, Inc.
Mailing Address 2303 SE 17th Street, Suite 201	**Mailing Address** 1250 W. Eau Gallie Blvd., Ste H
City, State, Zip Ocala, FL 34471	**City, State, Zip** Melbourne, FL 32935
Phone Number (include area code) 219-850-3257	**Phone Number (include area code)** 321-253-1510
E-Mail Address sabrina.greenland@optimumrv.com	**E-Mail Address** brucem@mbveng.com
Signature*	***Signature****
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Denver Beck, Manager	**Printed Name and Title of Authorized Signer (for corporate, trust & other entities)** Bruce A. Moia, P.E., President

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

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

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

Zoning Change Application
Document Completeness Checklist – 2025

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

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 card[1]. 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.

AGENT AUTHORIZATION

I, **Denver Beck** as owner of Marion County Parcel **36512-000-00**, authorize Bruce A. Moia P.E., of MBV Engineering, Inc. to act on my behalf in the submittal for **Non-PUD Zoning Change Application**

Denver Beck

STATE OF FLORIDA

COUNTY OF Marion

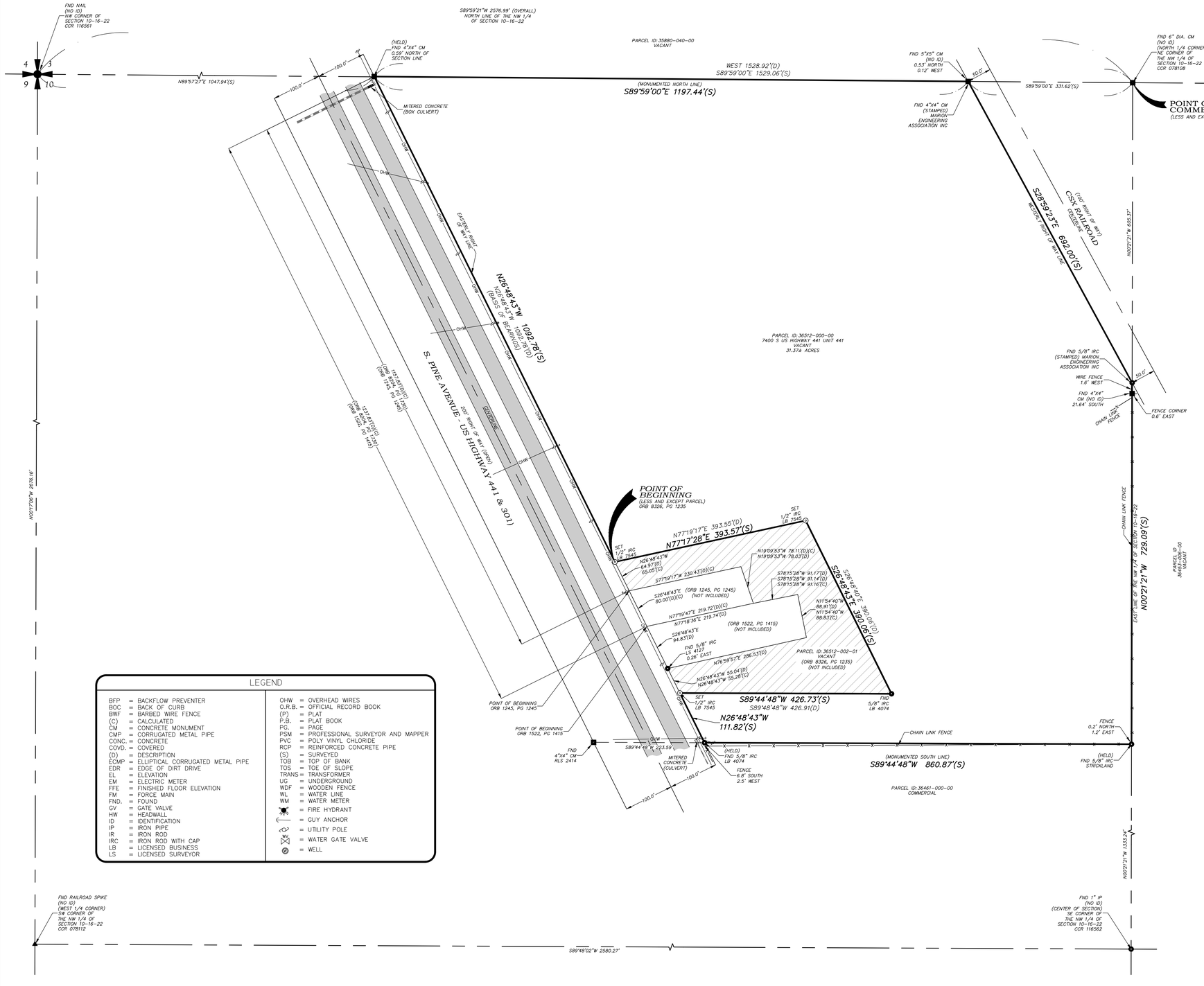
SWORN TO AND SUBSCRIBED BEFORE ME by means of X personal appearance _____ online notarization, This 11 Day of February, 2026 by **Denver Beck** as **manager** for **Copper Penny Farms LLC** who is personally known to me or has presented _____ as identification and did not take an oath.

Notary Public State of Florida
Patricia LeAnn Taylor
My Commission HH 478553
Expires 1/7/2028

NOTARY PUBLIC, STATE OF FLORIDA

My commission expires: 1/7/2028

ATTACHMENT A



LEGEND

BFP	= BACKFLOW PREVENTER	OHW	= OVERHEAD WIRES
BOC	= BACK OF CURB	O.R.B.	= OFFICIAL RECORD BOOK
BWF	= BARBED WIRE FENCE	(P)	= PLAT
(C)	= CALCULATED	P.B.	= PLAT BOOK
CM	= CONCRETE MONUMENT	PG.	= PAGE
CMP	= CORRUGATED METAL PIPE	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
CONC.	= CONCRETE	PVC	= POLY VINYL CHLORIDE
COVD.	= COVERED	RCP	= REINFORCED CONCRETE PIPE
(D)	= DESCRIPTION	(S)	= SURVEYED
ECMP	= ELLIPTICAL CORRUGATED METAL PIPE	TOB	= TOP OF BANK
EDR	= EDGE OF DIRT DRIVE	TOS	= TOE OF SLOPE
EL	= ELEVATION	TRANS.	= TRANSFORMER
EM	= ELECTRIC METER	UG	= UNDERGROUND
FFE	= FINISHED FLOOR ELEVATION	WDF	= WOODEN FENCE
FM	= FORCE MAIN	WL	= WATER LINE
FND.	= FOUND	WM	= WATER METER
GV	= GATE VALVE		= FIRE HYDRANT
HW	= HEADWALL		= GUY ANCHOR
ID	= IDENTIFICATION		= UTILITY POLE
IP	= IRON PIPE		= WATER GATE VALVE
IR	= IRON ROD		= WELL
IRC	= IRON ROD WITH CAP		
LB	= LICENSED BUSINESS		
LS	= LICENSED SURVEYOR		

LEGAL DESCRIPTION:

(PARCEL 1)
(ORB 8204, PAGE 1730)
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, LYING EAST OF U.S. HIGHWAY 441 7 301 (200 FEET WIDE) AND WEST OF THE CSX RAILROAD (100 FEET WIDE).

LESS AND EXCEPT THE PROPERTY CONTAINED IN THE DEED RECORDED IN O.R. BOOK 1245, PAGE 1245 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 22 EAST; THENCE WEST ALONG THE NORTH BOUNDARY THEREOF, 1528.92 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 & 301 (200 FEET WIDE); THENCE S26°48'43"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1157.83 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE CONTINUE S26°48'43"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N77°19'47"E, 219.72 FEET; THENCE N19°09'53"W, 78.11 FEET; THENCE S77°19'17"W, 230.43 FEET TO THE POINT OF BEGINNING.

AND LESS & EXCEPT THE PROPERTY CONTAINED IN THE DEED RECORDED IN O.R. BOOK 1522, PAGE 1415 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE WEST ALONG THE NORTH BOUNDARY THEREOF, 1528.92 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301-441 (200 FEET WIDE); THENCE S26°48'43"E ALONG SAID RIGHT-OF-WAY LINE, 1237.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S26°48'43"E ALONG SAID RIGHT-OF-WAY LINE, 94.83 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N76°59'57"E, 286.53; THENCE N11°54'40"W, 88.91 FEET; THENCE S78°15'28"W, 91.14 FEET; THENCE S77°18'36"W, 219.74 FEET TO THE POINT OF BEGINNING.

AND LESS & EXCEPT THE PROPERTY CONTAINED IN THE DEED RECORDED IN O.R. BOOK 8326, PAGE 1235 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NW 1/4; THENCE WEST ALONG THE NORTH BOUNDARY THEREOF, 1528.92 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 & 301 (200 FEET WIDE); THENCE S26°48'43"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1092.78 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N77°19'17"E, 393.55 FEET; THENCE S26°48'43"E, 390.06 FEET; THENCE S89°48'48"W, 426.91 FEET TO A POINT ON AFORESAID RIGHT-OF-WAY LINE; THENCE N26°48'43"W ALONG SAID RIGHT-OF-WAY LINE, 55.04 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1522, PAGE 1415, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N76°59'57"E ALONG THE SOUTH BOUNDARY OF SAID LANDS, 286.53 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N11°54'40"W ALONG THE EAST BOUNDARY OF SAID LANDS, 88.91 FEET TO THE NORTHEAST CORNER THEREOF: THENCE S78°15'28"W ALONG THE NORTH BOUNDARY OF SAID LANDS, 91.17 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1245, PAGE 1245, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY, PROCEED N19°09'53"W ALONG THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1245, PAGE 1245, A DISTANCE OF 78.03 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S77°19'17"W ALONG THE NORTH BOUNDARY OF SAID LANDS. 230.43 FEET TO THE NORTHWEST CORNER THEREOF, ALSO BEING A POINT ON AFORESAID EASTERLY RIGHT-OF-WAY LINE; THENCE N26°48'43"W ALONG SAID RIGHT-OF-WAY LINE, 64.97 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE. MUST BE VERIFIED.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. BEARINGS BASED ON THE ASSUMPTION THAT THE EAST RIGHT OF WAY LINE OF S. PINE AVENUE BEARS N26°48'43"W PER DEED DESCRIPTION.
7. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12083C0073OF, DATED AUGUST 28, 2008.

MAP OF BOUNDARY SURVEY
NORTH
GRAPHIC SCALE
0' 50' 100'
1" = 100'

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
,	,

7400 S US HIGHWAY 441
OCALA, FLORIDA 34480

FIELD BOOK	DRAWN
102	RJS
PAGE(S)	SCALE
79	1"=100'
FIELD DATE	JOB #
01/27/26	26-122

SHEET 1 OF 1

NOT VALID WITHOUT THE ORIGINAL OR DIGITAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STATE OF FLORIDA LICENSED No. 4895 PROFESSIONAL SURVEYOR

STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

02/06/2026
DATE

C:\Users\scartechine\Appdata\Local\Temp\AcPublish_18408\RVS-26-122_dwg\Feb 06, 2026 - 6:15pm\steve_prt 24.36 (anodized2).ctb

ATTACHMENT A



Detail by Entity Name

Florida Limited Liability Company
COPPER PENNY FARM, LLC

Filing Information

Document Number	L21000414767
FEI/EIN Number	N/A
Date Filed	09/20/2021
State	FL
Status	ACTIVE

Principal Address

2303 SE 17th St
Suite 201
Ocala, FL 34471

Changed: 01/15/2024

Mailing Address

2303 SE 17th St
Suite 201
Ocala, FL 34471

Changed: 01/15/2024

Registered Agent Name & Address

Lugo, Anny
2303 SE 17th St
Suite 201
Ocala, FL 34471

Name Changed: 01/15/2024

Address Changed: 01/15/2024

Authorized Person(s) Detail

Name & Address

Title MGR

BECK, DENVER R
2303 SE 17th St
Suite 201

ATTACHMENT A

Ocala, FL 34471

Annual Reports

Report Year	Filed Date
2023	01/19/2023
2024	01/15/2024
2025	01/31/2025

Document Images

01/31/2025 -- ANNUAL REPORT	View image in PDF format
01/15/2024 -- ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/18/2022 -- ANNUAL REPORT	View image in PDF format
09/20/2021 -- Florida Limited Liability	View image in PDF format

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

36512-000-00

Prime Key: 911691 | MAP IT+ | Current as of 1/28/2026

Property Information

COPPER PENNY FARM LLC
7400 S US HIGHWAY 441 UNIT 441
OCALA FL 34480-8010

Taxes / Assessments:
Map ID: 198
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 10
Acres: 31.44

2025 Certified Value

Land Just Value	$735,689
Buildings	$0
Miscellaneous	$0
Total Just Value	$735,689
Total Assessed Value	$735,689
Exemptions	$0
Total Taxable	$735,689

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$735,689	$0	$0	$735,689	$735,689	$0	$735,689
2024	$735,689	$0	$0	$735,689	$735,689	$0	$735,689
2023	$1,002,934	$0	$0	$1,002,934	$569,203	$0	$569,203

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8204/1730	11/2023	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	V	$875,000

2051/0230	05/2022	71 DTH CER	0	U	V	$100
UNRE/INST	03/1997	71 DTH CER	0	U	V	$100
MC96/0549	12/1996	EI E I	0	U	V	$133,055
UNRE/INST	10/1994	71 DTH CER	0	U	V	$100
1520/0523	08/1988	60 CRT ORD	0	U	V	$100
1520/0522	10/1985	71 DTH CER	0	U	V	$100

Property Description

SEC 10 TWP 16 RGE 22
N 1/2 OF NW 1/4 E OF RD NO 2 & W OF SAL RR

LESS & EXCEPT:
COM AT NE COR OF NW 1/4 W 1528.92 FT TO E`LY ROW HWY
441-301 S 26-48-43 E 1157.83 FT TO POB S 26-48-43 E 80 FT N 77-19-47 E
219.72 FT N 19-09-53 W 78.11 FT S 77-19-17 W 230.43 FT TO POB &

LESS & EXCEPT:
COM AT THE NE COR OF THE NW 1/4 TH W ALG THE N BDY THEREOF
1528.92 FT TO AN INTERSECTION OF THE E ROW LINE OF HWY 441-
HWY 441-301 TH S 26-48-43 E ALG SAID ROW 1237.83 FT TO POB
TH CONT S 26-48-43 E ALG SAID ROW 94.83 FT TH DEPARTING FROM
SAID ROW LINE N 76-59-37 E 286.53 FT TH N 11-54-40 W 88.91FT
TH S 78-15-28 W 91.14 FT TH S 77-18-36 W 219.74 FT TO POB &

LESS & EXCEPT:
COM AT NE COR OF NW 1/4 TH W 1528.92 FT TH S 26-48-43 E
1092.78 FT TO POB TH N 77-19-17 E 393.55 FT TH S 26-46-43 E
390.06 FT TH S 89-48-48 W 426.91 FT TH N 26-48-43 W 55.04 FT
TH N 76-59-57 E 286.53 FT TH N 11-54-40 W 88.91 FT TH
S 78-15-28 W 91.17 FT TH N 19-09-53 W 78.03 FT TH S 77-19-17 W
230.43 FT TH N 26-48-43 W 64.97 FT TO POB

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	758,815.00	SF						
GCAC	9900	.0	.0	A1	14.02	AC						
Neighborhood 9945												
Mkt: 2 70												

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1970	1	0.0	0.0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Prepared by and return to:
Gregory S. Flanagan
Attorney at Law
Gregory S. Flanagan P.A.
2701 SE Maricamp Rd. Suite 104
Ocala, FL 34471
352-732-2773
File Number: **21-037**
Recording: $ 27.00
Doc Stamps: $6,125.00

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made effective as of the **1st** day of **December, 2023** between **STEPHEN SPIVEY, ESQUIRE, as Special Master pursuant to Order on Motion to Appoint Special Master dated June 13, 2019, entered by the Circuit Court in the 5th Judicial Circuit in and for Marion County, Florida, under Case Number 42-2017-1158 CAB,** whose post office address is **c/o Stephen D. Spivey, 1027 E. Fort King St., Ste 1, Ocala, FL 34471**, grantor, and **COPPER PENNY FARM, LLC, a Florida limited liability companyCopper Penny Farm, LLC, a Florida limited liability company,** whose post office address is **7400 S. U.S. Highway 441, Ocala, FL 34480**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying an d being in **Marion County**, **Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel ID # 36512-000-00

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2023155422 BK 8204 Pgs 1730-1732 12/06/2023 10:15:22 AM
REC FEE 27.00 INDEX DEED DOC 6,125.00

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

Signed, sealed and delivered in our presence:

Witness Name: GREGORY S. FLANAGAN
Witness Address : 3201 SE MARICAMP RD. STE 104
OCALA, FL 34471

Witness Name: JUANITA F. CUNNINGHAM
Witness Address : 3201 SE Maricamp Rd., Ste 104
Ocala, FL 34471

Stephen D. Spivey, Esquire, as Special Master under
Circuit Court Case Number 42-2017-1158 CAB

State of Florida
County of Marion

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 30th day of Nov., 2023 by Stephen D. Spivey, Esquire, as Special Master under Circuit Court Case Number 42-2017-1158-CAB, who [X] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: JUANITA F. CUNNINGHAM

My Commission Expires: Commission # HH 333143
Expires November 24, 2026

GREGORY C HARRELL MARION COUNTY FL
CFN# 2023155422 OR BK 8204 PG 1731 Pgs 1730-1732 12/06/2023 10:15:22 AM

EXHIBIT "A"

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, LYING EAST OF U.S. HIGHWAY 441 & 301 (200 FEET WIDE) AND WEST OF THE CSX RAILROAD (100 FEET WIDE),

LESS & EXCEPT THE PROPERTY CONTAINED IN THE DEED RECORDED IN O.R. BOOK 1245, PAGE 1245, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 22 EAST; THENCE WEST ALONG THE NORTH BOUNDARY THEREOF, 1528.92 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 & 301 (200 FEET WIDE); THENCE S26°48'43"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1157.83 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE S26°48'43"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, N77°19'47"E, 219.72 FEET; THENCE N19°09'53"W, 78.11 FEET; THENCE S77°19'17"W, 230.43 FEET TO THE POINT OF BEGINNING.

AND LESS & EXCEPT THE PROPERTY CONTAINED IN THE DEED RECORDED IN O.R. BOOK 1522, PAGE 1415, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE WEST ALONG THE NORTH BOUNDARY THEREOF, 1528.92 FEET TO AN INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 301-441 (200 FEET WIDE); THENCE S26°48'43"E ALONG SAID RIGHT-OF-WAY LINE, 1237.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S26°48'43"E ALONG SAID RIGHT-OF-WAY LINE, 94.83 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N76°59'57"E, 286.53 FEET; THENCE N11°54'40"W, 88.91 FEET; THENCE S78°15'28"W, 91.14 FEET; THENCE S77°18'36"W, 219.74 FEET TO POINT OF BEGINNING.

GREGORY C HARRELL MARION COUNTY FL
CFN# 2023155422 OR BK 8204 PG 1732 Pgs 1730-1732 12/06/2023 10:15:22 AM

REZONING JUSTIFICATION REPORT

Parcel ID 36512-000-00

Application to Rezone from B-2 (Community Business) & A-1 (General Agriculture) to B-2 (Community Business) & P-RV (Recreation Vehicle Park)

Future Land Use Designation: Employment Center (EC)

Submitted to Marion County Growth Services

APPLICANT & PROPERTY INFORMATION

Applicant:	MBV Engineering, Inc. (Bruce Moia, P.E.)
Property Owner:	Copper Penny Farm LLC
Parcel ID:	36512-000-00
Property Address/Location:	No Address (Vacant) - 7000 block of S. Pine Ave.
Total Acreage:	31.37 +/- Ac. (Per Survey)
Future Land Use Designation:	Employment Center
Proposed Zoning:	A rezoning of a portion of the subject property, including 12.03 (+/-) acres from B-2 (Community Business) to P-RV (Recreation Vehicle Park) and 14.02 (+/-) acres from A-1 (General Agriculture) to P-RV (Recreation Vehicle Park).
Inside Urban Growth Boundary:	Yes

PROPERTY LOCATION

The subject property (Marion County Parcel ID 36512-000-00) is approximately 31.37 (+/-) acres in size (per survey), located at the 700 block of S. Pine Avenue in unincorporated Marion County. The owner of the property is Copper Penny Farm LLC. The property is currently undeveloped and is located within the designated Urban Growth Boundary.

The property location is illustrated below:



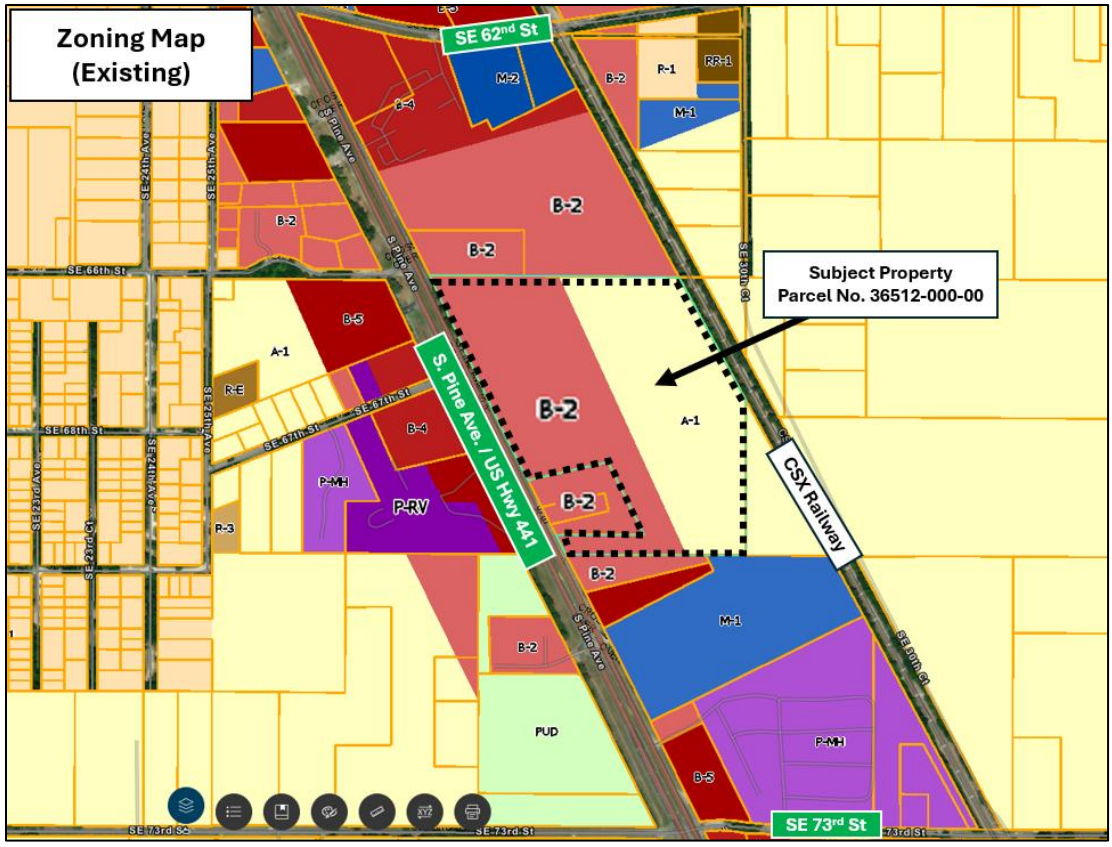
STATEMENT OF PROPOSED CHANGE

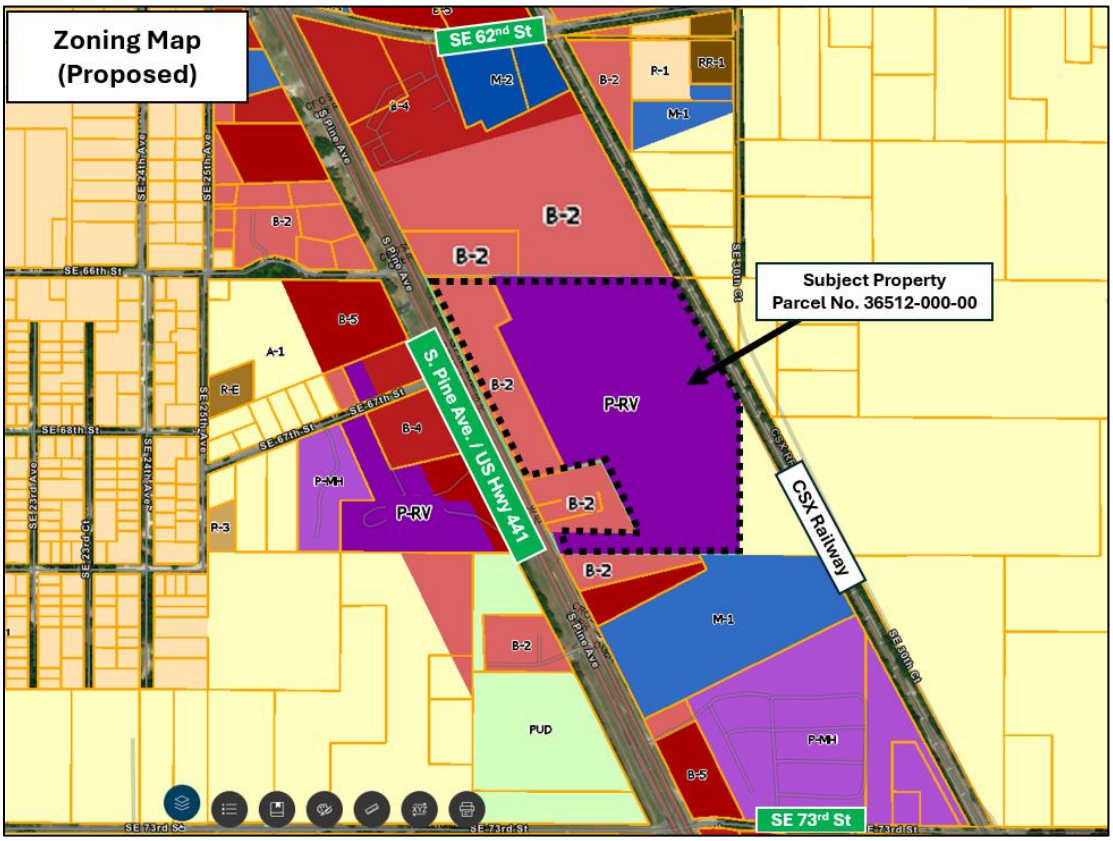
The Applicant requests rezoning of the subject property from B-2 (Community Business) & A-1 (General Agriculture) to B-2 (Community Business) & P-RV (Recreation Vehicle Park) to allow a mix of commercial uses consistent with the underlying Employment Center (EC) Future Land Use designation. Comprehensive Plan Future Land Use Element Policy 2.1.23 states that the Employment Center category is intended to accommodate employment-generating uses including office, commercial, business, and light industrial activities and allows residential uses, campgrounds and recreational vehicle parks.

A summary of the proposed zoning map change (existing zoning / proposed zoning / net change), along with the existing and proposed zoning maps provided below and on the following page of this report:

Proposed Zoning Map Change Summary (Parcel ID 36512-000-00)

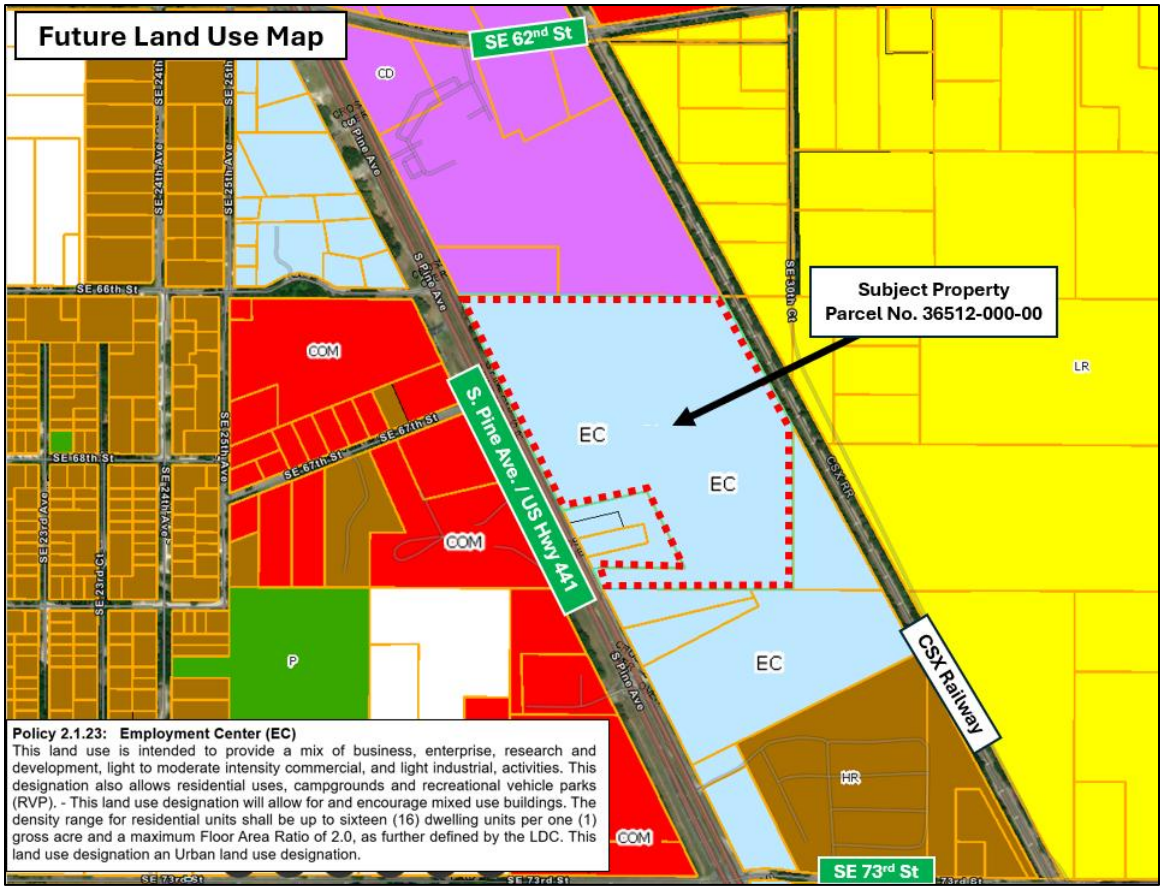
Zoning District	Existing (+/-)	Proposed (+/-)	Net Change (+/-)
B-2	17.25 Ac.	5.32 Ac.	-12.03 Ac.
A-1	14.02 Ac.	0 Ac.	-14.02 Ac
P-RV	0 Ac.	26.05 Ac.	+26.05 Ac.
Total Site	**31.37 Ac.**	**31.37 Ac.**	


Zoning Map
(Existing)
SE 62nd St
Subject Property
Parcel No. 36512-000-00
S. Pine Ave. / US Hwy 441
CSX Railway
SE 73rd St
B-2
M-2
M-1
R-1
RR-1
B-4
B-5
A-1
R-E
R-3
P-MH
P-RV
PUD


Zoning Map
(Proposed)
SE 62nd St
Subject Property
Parcel No. 36512-000-00
S. Pine Ave. / US Hwy 441
CSX Railway
SE 73rd St
B-2
M-2
M-1
R-1
RR-1
B-4
B-5
A-1
R-E
R-3
P-MH
P-RV
PUD

As indicated in the Proposed Zoning Map Change Summary table on Page 2, the proposed zoning map change will remove approximately 14 acres of A-1 zoning, which is inconsistent with the underlying Employment Center (EC) future land use map designation. The proposed zoning map will consist of a combination of B-2 and P-RV zoning, both of which implement the Employment Center (EC) future land use designation by permitting commercial and service-oriented uses that support job creation, economic development, and business activity (consistent with County growth policy) and allows campgrounds and recreational vehicle parks.

The Marion County Comprehensive Plan Future Land Use Map is below:



REZONING REVIEW CRITERIA JUSTIFICATION

The Marion County Florida Comprehensive Plan Future Land Use Element, Policy 5.1.2 provides specific review criteria for proposed Zoning Changes (ZC). Specifically, Policy 5.1.2 requires review of compatibility and overall consistency with the applicable portions of the Comprehensive Plan and LDC and lists the following factors to be addressed and states that the applicant must demonstrate that the proposed zoning amendment is appropriate.

The following is an analysis of the requested rezoning from A-1 (General Agriculture) & B-2 (Community Business) to P-RV (Recreation Vehicle Park) that explicitly addresses the eleven (11) items listed in Marion County Comprehensive Plan Policy 5.1.2:

1. Market Demand and Necessity for the Change

The Marion County Commission, through its adoption of the current Comprehensive Plan (and placement of Employment Center FLU designation on the subject property) determined that this parcel is appropriate for economic development activity to serve anticipated market needs within the planning horizon (2045) established in the Plan. The requested rezoning to P-RV (Recreational Vehicle Park) will support the utilization of this property for economic development purposes.

There is a clear and growing market demand for RV accommodations at the state and regional level, driven by increases in RV ownership, seasonal residency patterns, and continued growth in nature-based tourism. Marion County's proximity to major destinations such as Silver Springs State Park, the Ocala National Forest, and its internationally recognized equestrian industry positions the County as a prime location for this segment of the lodging market.

Within this context, existing RV park facilities in the region experience strong seasonal occupancy, indicating that current supply is limited relative to demand. The proposed rezoning addresses this need by allowing a use that is specifically designed to accommodate transient and extended-stay visitors who are not fully served by traditional lodging or residential product types. Absent additional P-RV zoning opportunities, Marion County risks losing tourism-related economic activity to surrounding jurisdictions with more available inventory.

The request is also consistent with the intent of the Employment Center (EC) Future Land Use designation, which is intended to support a range of employment-generating and economically productive uses, including commercial, service-oriented, and tourism-related activities. RV parks function as a form of transient lodging and commercial recreation use, generating on-site employment while also supporting indirect job creation through visitor spending at nearby businesses, restaurants, and service providers. As such, the proposed use represents an appropriate and compatible economic activity within the EC designation.

Furthermore, the rezoning promotes the public interest by expanding the County's tourism infrastructure, diversifying its economic base, and providing fiscal benefits through increased property values and visitor-driven expenditures without imposing the long-term public service demands associated with permanent residential development.

Accordingly, the proposed rezoning is justified based on demonstrated market demand, consistency with the EC Future Land Use designation, and compliance with Marion County's applicable approval criteria, and represents a logical and necessary zoning change.

2. Public Facilities and Services Availability:

The property is located in an area where transportation access and public facilities are available or can be provided concurrent with development. The property (under common ownership) is abutting S. Pine Ave. (US Highway 441), a state arterial roadway with adequate capacity to serve future development. In addition, water, sewer and electric are available in the area and it is the intent of the property owner to extend these services to the property as part of future development.

As part of any proposed future development, any required roadway improvements, utility extensions, or stormwater facilities will be constructed in accordance with County standards, ensuring adopted levels of service are maintained.

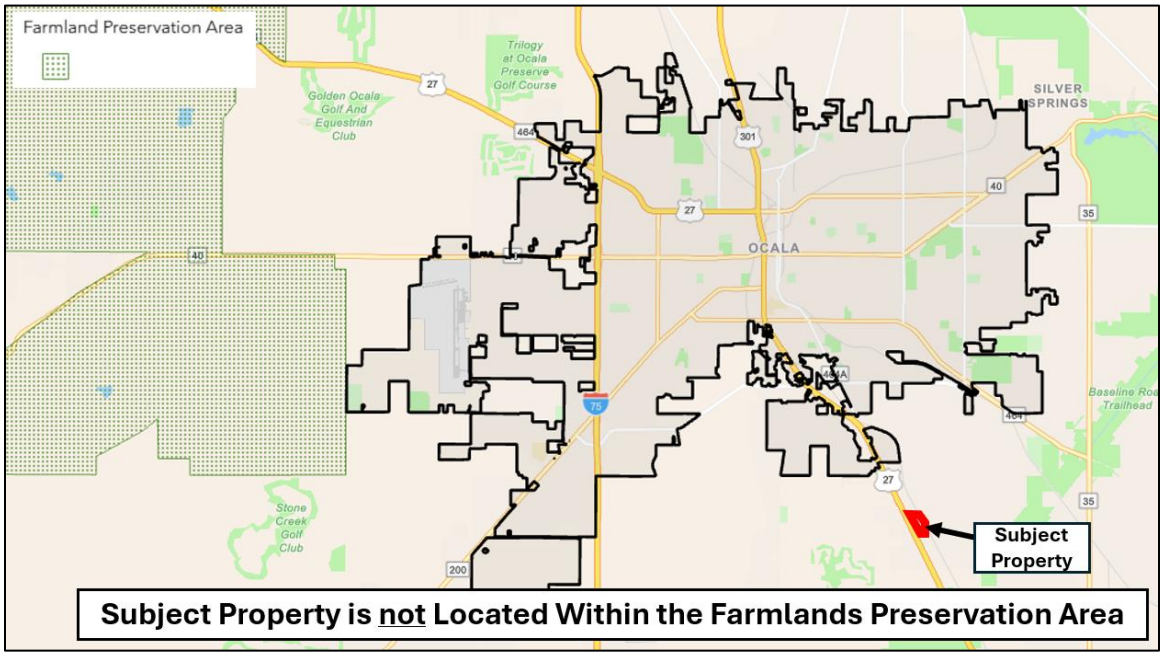
3. Allocation and Distribution of Land Uses:

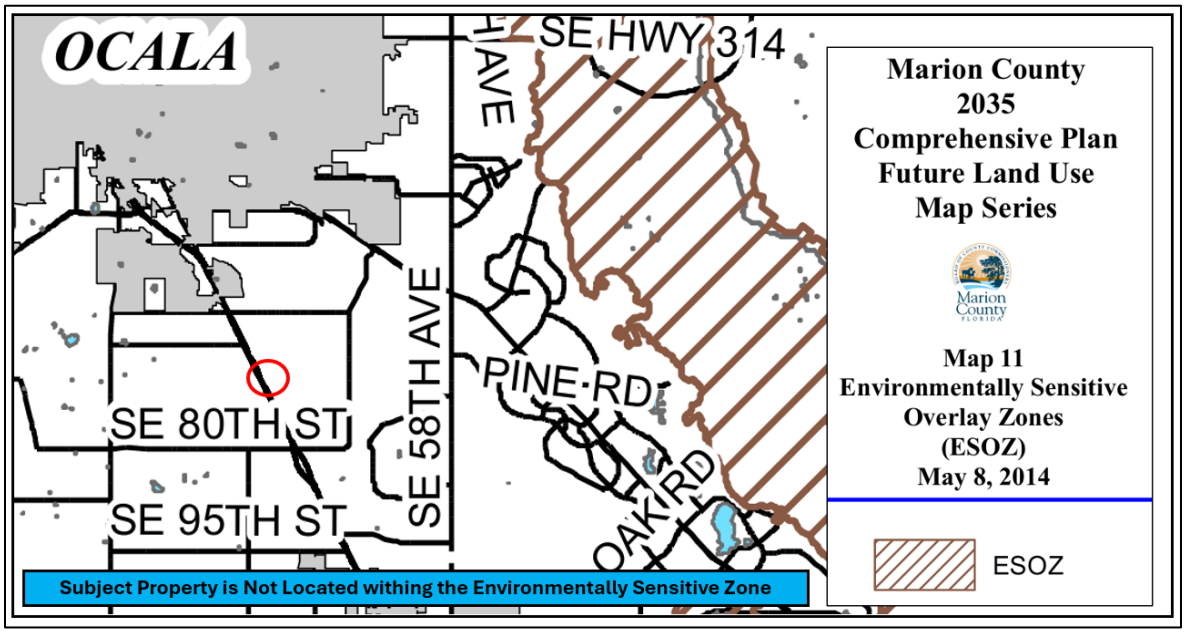
The subject property is located in the center of an area with multiple parcels currently zoned commercial, further supporting the concentration of commercial activities to help meet local service needs without inducing sprawl.

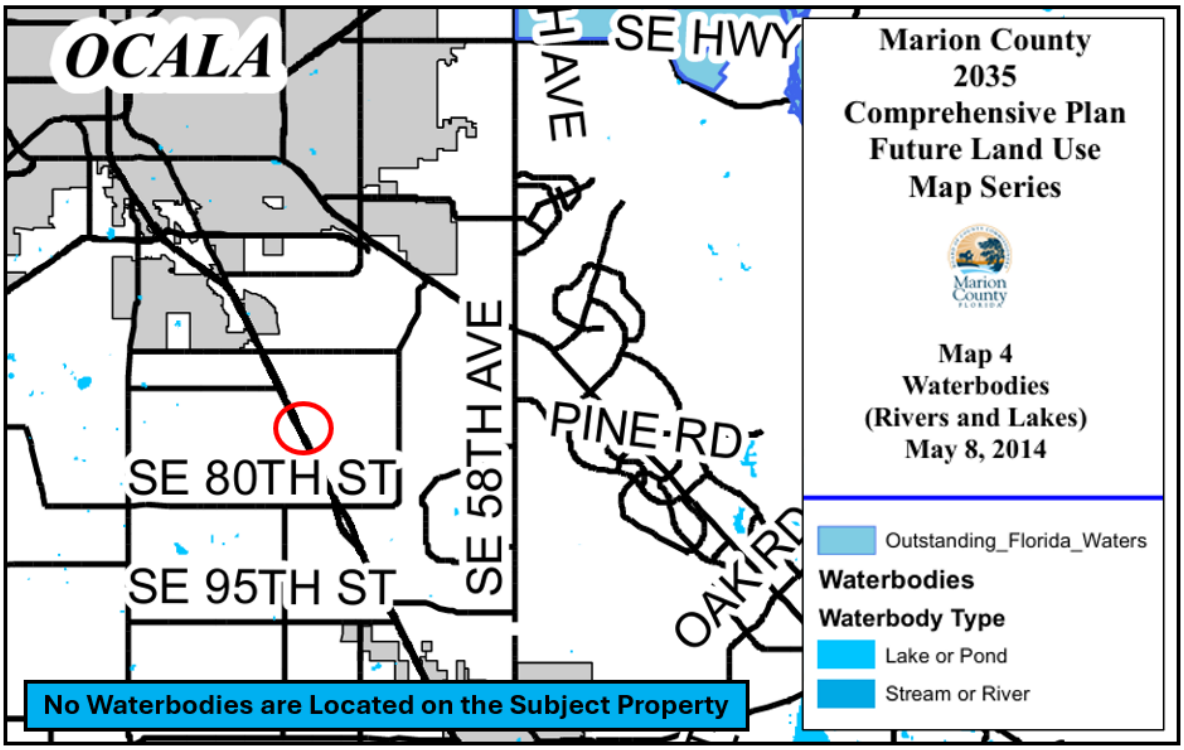
The Employment Center (EC) Future Land Use designation is intended to concentrate employment, commercial and supportive uses in appropriate locations. Rezoning to P-RV (with the remainder B-2 zoning area) directs higher-intensity employment and commercial uses, along with affordable options to extend visitor stays (and increased spending at local businesses) to planned growth areas (including the subject property) and provides a logical transition from the agricultural classification.

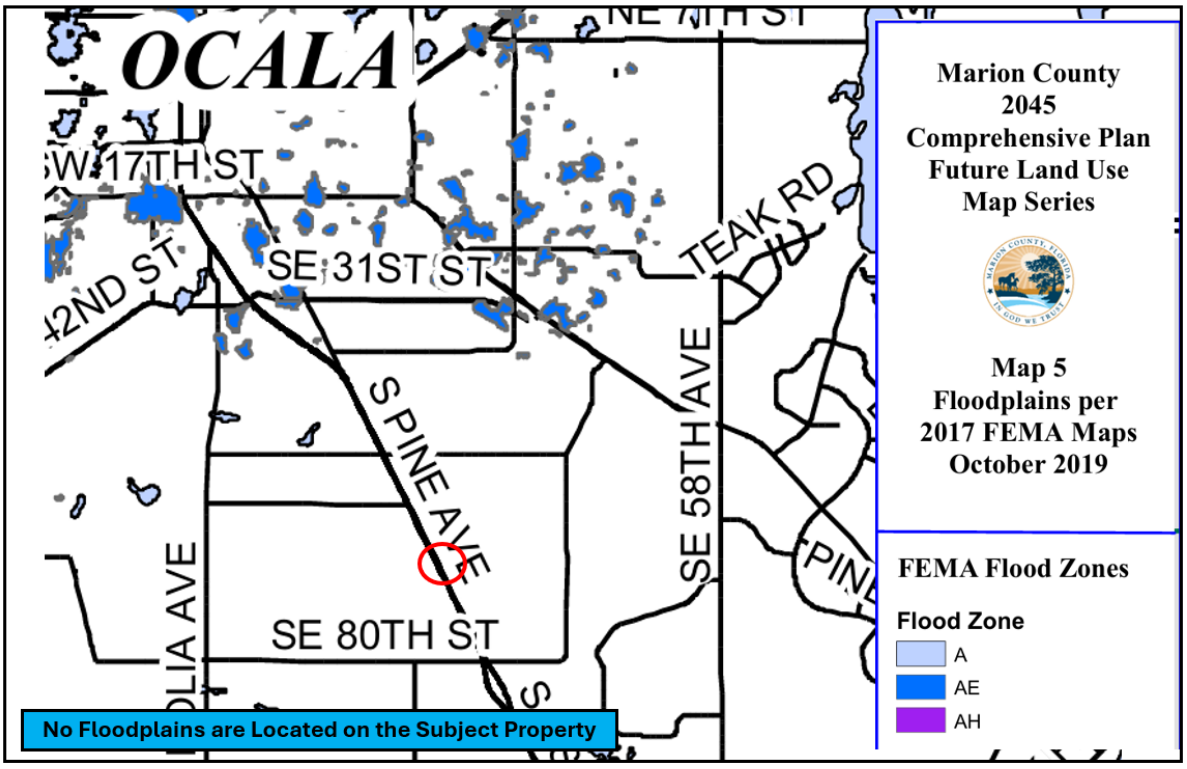
4. Environmentally Sensitive Areas:

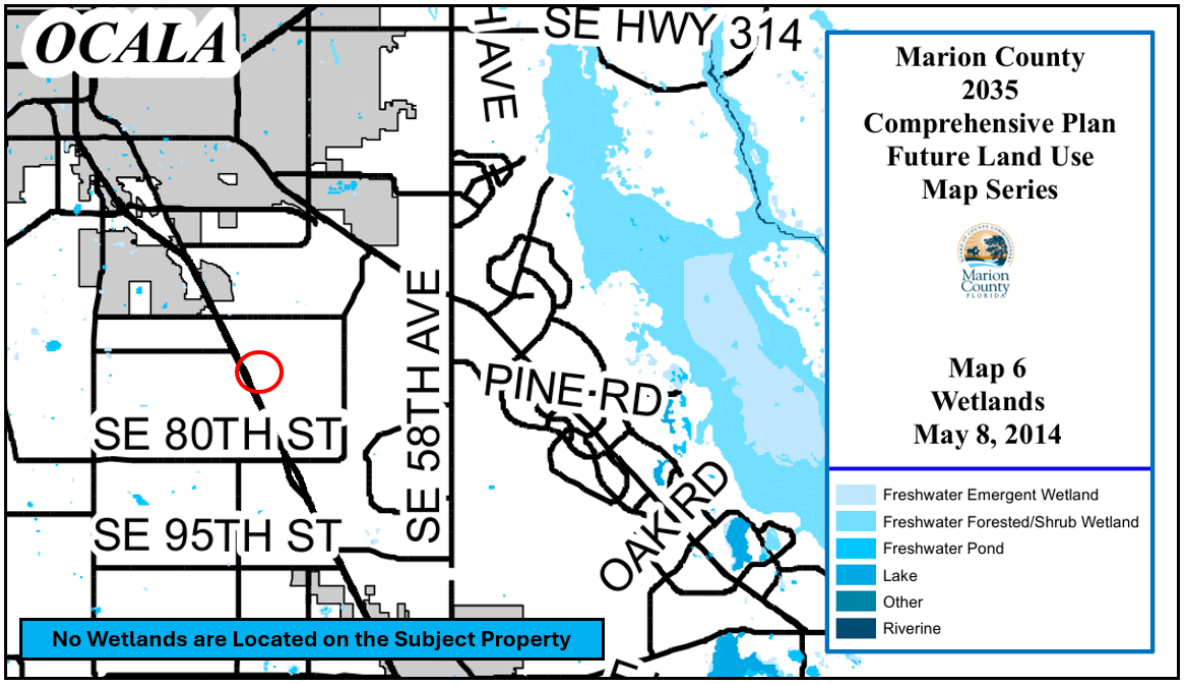
The following maps indicate that the subject property is not located within the Farmlands Protection Area or Environmentally Sensitive Overlay Zone (ESOZ) and does not contain any known environmentally sensitive features, including water bodies, floodplains (FEMA), wetlands or archeological areas. The property is located in the Springs Protection Overlay Zones (SPOZ). Any future development under the proposed zoning will comply with all applicable environmental regulations and resource protection standards (including SPOZ) consistent with County, State, and Federal requirements.

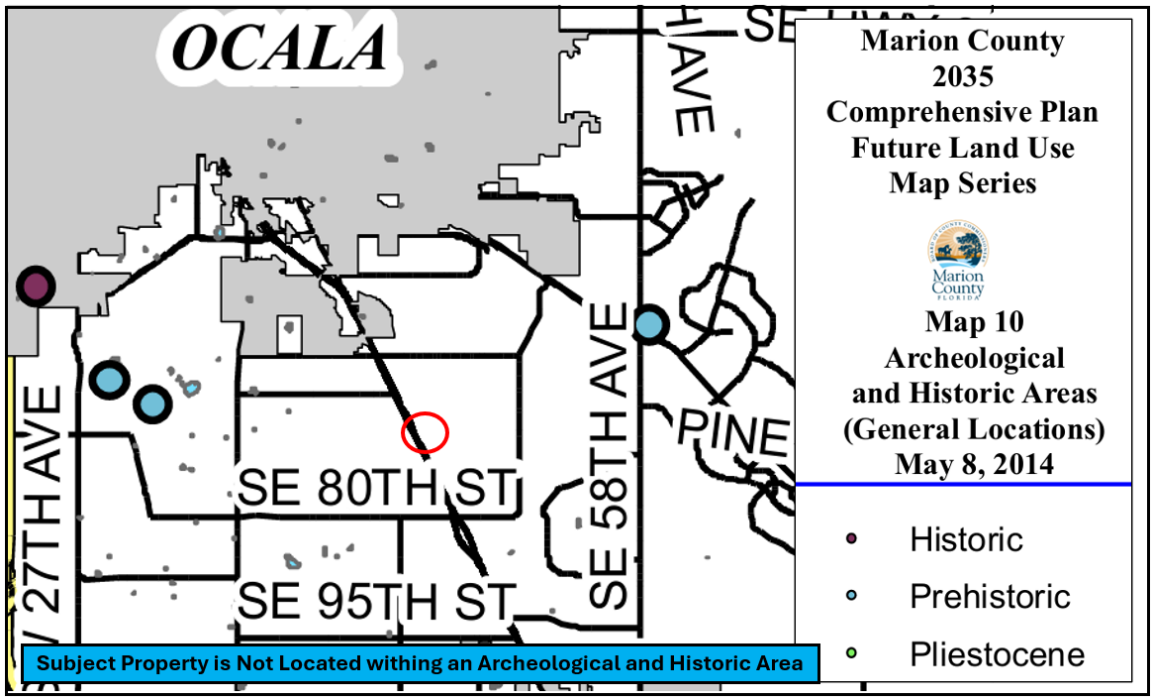


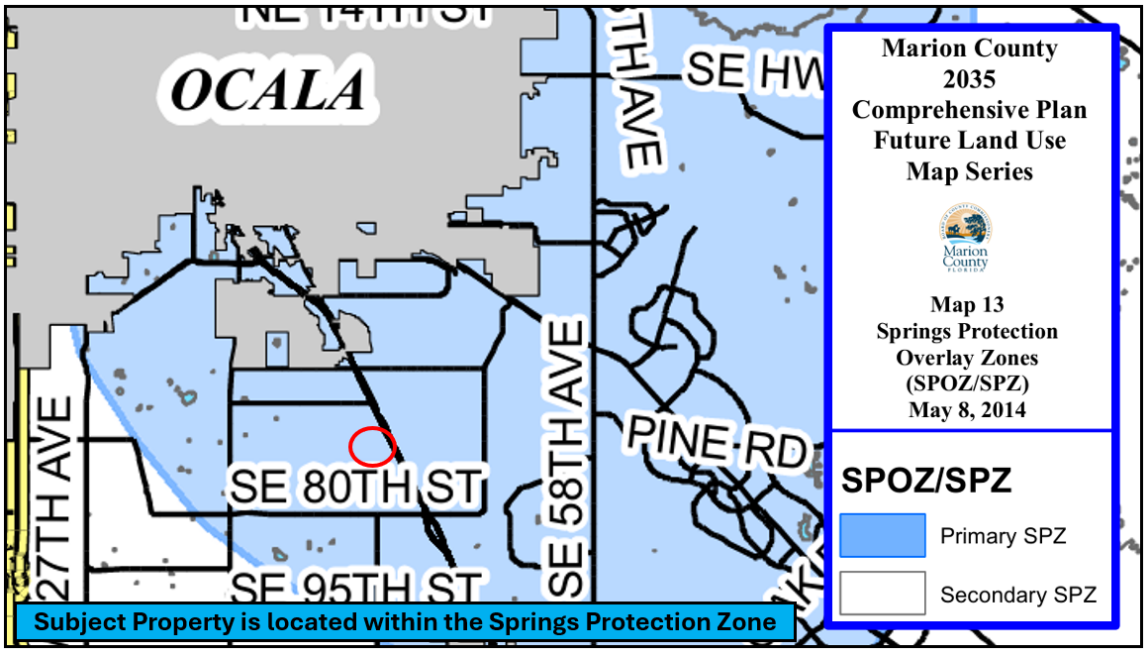

OCALA
SE HWY 314
SE 80TH ST
SE 95TH ST
SE 58TH AVE
PINE RD
OAK RD
Subject Property is Not Located withing the Environmentally Sensitive Zone
Marion County
2035
Comprehensive Plan
Future Land Use
Map Series
Map 11
Environmentally Sensitive
Overlay Zones
(ESOZ)
May 8, 2014
ESOZ


OCALA
SE HWY
SE 80TH ST
SE 95TH ST
SE 58TH AVE
PINE RD
OAK RD
No Waterbodies are Located on the Subject Property
Marion County
2035
Comprehensive Plan
Future Land Use
Map Series
Map 4
Waterbodies
(Rivers and Lakes)
May 8, 2014
Outstanding_Florida_Waters
Waterbodies
Waterbody Type
Lake or Pond
Stream or River


OCALA
SW 17TH ST
SE 31ST ST
TEAK RD
S PINE AVE
SE 58TH AVE
SE 80TH ST
No Floodplains are Located on the Subject Property
Marion County
2045
Comprehensive Plan
Future Land Use
Map Series
Map 5
Floodplains per
2017 FEMA Maps
October 2019
FEMA Flood Zones
Flood Zone
A
AE
AH


OCALA
SE HWY 314
SE 58TH AVE
PINE RD
OAK RD
SE 80TH ST
SE 95TH ST
No Wetlands are Located on the Subject Property
Marion County
2035
Comprehensive Plan
Future Land Use
Map Series
Map 6
Wetlands
May 8, 2014
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Lake
Other
Riverine





5. Agricultural Activities and Rural Character:

The subject property is not currently used for agricultural purposes, based on the County Property Appraiser current file. As such, the property is not presently rural in character. It is part of a larger vacant parcel that is already partially zoned commercial (B-2).

Although a portion of the property is currently zoned A-1, based on the County Comprehensive Plan, the subject property is not an area which would be utilized for agricultural purposes. The property is located in the County-designation Urban Growth

Boundary (UGB), which FLUE Objective 3.1 (below) states that this area is established to clearly identify urban areas for future growth and create compact and efficient development patterns:

> ***OBJECTIVE 3.1: URBAN GROWTH BOUNDARY (UGB)***
> *To establish one or more boundaries that clearly identifies Urban Areas where long-term capital improvements shall be directed to create compact and efficient development patterns and allow for sufficient growth opportunities to maintain the County's long-term viability.*

In addition, the Employment Center (EC) Future Land Use designation on the subject property also reflects the County's long-term policy decision that the property is more appropriate for employment and commercial uses. The requested rezoning aligns zoning with the adopted future land use and provides a logical transition from agricultural classification.

6. Prevention of Urban Sprawl (Chapter 163, F.S.):

Policy 2.1.7 states that conversion of rural lands designated as Rural Land on the future land use map shall provide a urban sprawl analysis. The subject property is not designated as Rural Land on the future land use map, so the urban sprawl analysis is not applicable in this case.

The proposed rezoning does not constitute urban sprawl because the property has been designated within the limits of the County-designated Urban Growth Boundary (UGB), which FLUE Objective 3.1 states that this area is established to clearly identify urban areas for future growth and create compact and efficient development patterns.

In addition, the subject property is designated as Employment Center (EC) on the adopted Marion County Comprehensive Plan Future Land Use Map, indicating areas previously approved for planned urban-scale development. The request represents implementation of these adopted Comprehensive Plan policies thereby preventing urban sprawl rather than premature expansion that would promote urban sprawl.

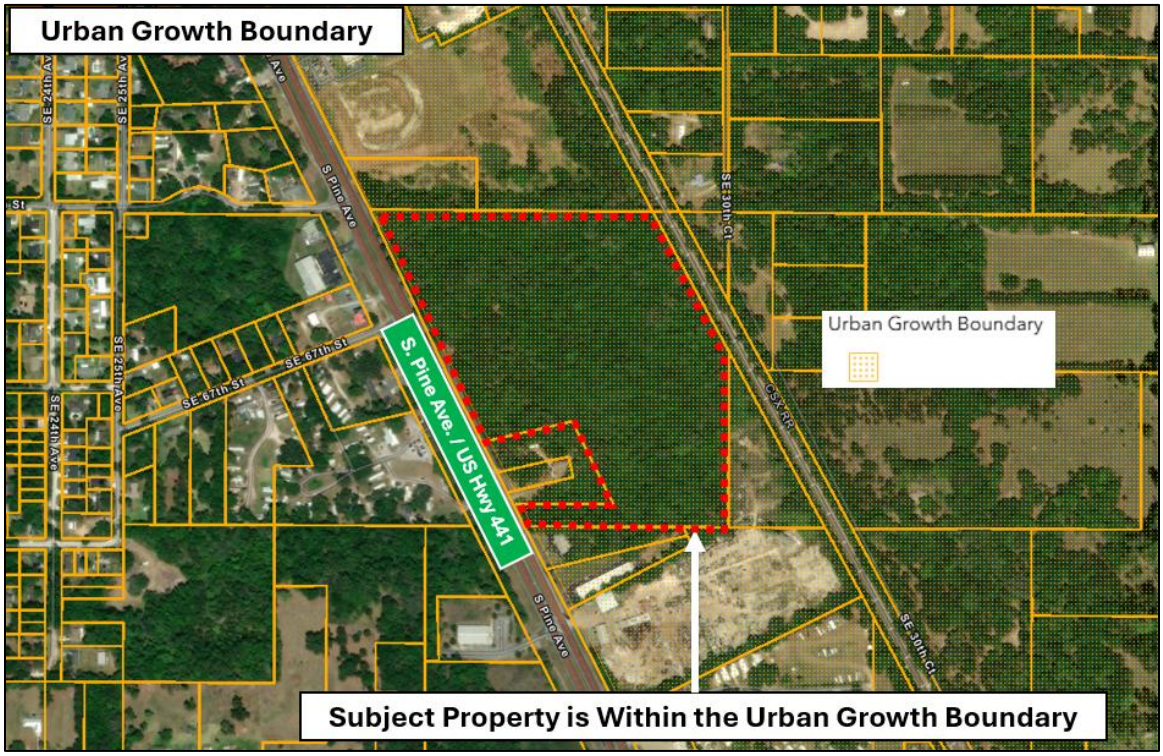
7. Urban Growth Boundary Consistency:

The property is located in the County-designated Urban Growth Boundary (UGB), which FLUE Objective 3.1 (below) states that this area is established to clearly identify urban areas for future growth and create compact and efficient development patterns:

> ***OBJECTIVE 3.1: URBAN GROWTH BOUNDARY (UGB)***
> *To establish one or more boundaries that clearly identifies Urban Areas where long-term capital improvements shall be directed to create compact and efficient development patterns and allow for sufficient growth opportunities to maintain the County's long-term viability.*

In addition, the Employment Center (EC) Future Land Use designation on the subject property also reflects the County's long-term policy decision that the property is more appropriate for employment and commercial uses. The requested rezoning to P-RV, along with the B-2 zoning that will remain, aligns zoning with the adopted future land use that directs higher-intensity employment and commercial uses, along with affordable options

to extend visitor stays (and increased spending at local businesses) to planned growth areas (including the subject property) and provides a logical transition from the agricultural classification.



8. Consistency with Comprehensive Plan and LDC:

The requested P-RV zoning district is consistent with the Employment Center (EC) Future Land Use designation and the intent of the Comprehensive Plan. The rezoning aligns zoning regulations with adopted land use policy and enables development consistent with County standards.

FLUE Policy 2.1.23 provides the following definition of Employment Center (EC) future land use designation:

> ***Policy 2.1.23: Employment Center (EC)***
> *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.*

Consistency: The Employment Center (EC) Future Land Use designation on the subject property reflects the County's policy decision that the property is more appropriate for employment, commercial and supportive uses. The proposed RV

park represents a tourism-supportive land use that aligns with Marion County's strategic emphasis on leveraging its natural resources and outdoor recreation assets. Marion County is a recognized destination for nature-based tourism, equestrian activities, and seasonal visitation. RV parks provide flexible, affordable lodging options that extend visitor stays and increase overnight visitation, consistent with this Policy.

RV parks also function as economic multipliers, generating both direct and indirect benefits. On-site employment includes management and maintenance, while off-site benefits include increased spending at local restaurants, retail stores, and service providers. RV parks also contribute to the tax base through property taxes and visitor spending while requiring fewer long-term public services than residential development.

The requested rezoning to P-RV zoning aligns with and implements the underlying EC future land use by allowing many of the uses identified in the EC land use designation. Sec.4.2.25 (below) provides the intent of the P-RV zoning district, which aligns with the Employment Center (EC) future land use designation:

> ***Sec. 4.2.25. Recreation Vehicle Park (P-RV) zoning classification.***
>
> *A. Intent of Classification. The Recreational Vehicle Park classification is intended to provide for the rental of areas or spaces that may include manufactured homes, park models, camper and tent vehicles, fifth wheel travel trailer, travel trailers, camping trailer, truck camper, motor home, van conversion, tent vehicles and tents, cabins or bunk house sleeping quarters. The uses allowed in this classification may be water-related, water-dependent, or natural resource dependent and are necessary for the support of the guests and the immediate population.*

Policy 2.1.1**: **Supply and Allocation of Land
The County shall designate future land uses on the Future Land Use Map to accommodate needs identified within the Comprehensive Plan supporting document (i.e., Data, Inventory & Analysis) and allow for a sufficient allocation of land and land uses to allow for development based on market potential.

Consistency*:* The proposed rezoning to P-RV will support the intent of this Policy by serving as a district that will implement the Employment Center (EC) land use designation that was approved as part of the adoption of the Comprehensive Plan, which identified the subject property as appropriate for commercial / employment uses.

OBJECTIVE 3.1: URBAN GROWTH BOUNDARY (UGB)
To establish one or more boundaries that clearly identifies Urban Areas where long-term capital improvements shall be directed to create compact and efficient development patterns and allow for sufficient growth opportunities to maintain the County's long-term viability.

Policy 3.1.2: Planning Principles within UGB
The County shall implement long-term planning principles to guide the creation of land use policy and development regulations within the County, which shall be implemented through the policies contained in the County Comprehensive Plan and as further defined in the LDC. These principles shall include:

1. Preserve open space, natural beauty and critical environmental areas.
2. Allow for a mix of land uses to create compact residential, commercial, and employment hubs.
3. Strengthen and direct development towards existing communities and development.
4. Encourage compact and mixed use building design.
5. Foster distinctive, attractive communities with a strong sense of place.
6. Create walkable and linked neighborhoods.
7. Create a range of housing opportunities and choices.
8. Provide a variety of transportation choices.
9. Encourage community and stakeholder collaboration.
10. Make development decisions predictable, fair and cost effective
11. Encourage interconnected development, multi-modal transportation opportunities, links to the surrounding neighborhoods, and alternative transportation routes.

Consistency: The property is located in the County-designated Urban Growth Boundary (UGB), which FLUE Objective 3.1 and Policy 3.1.2 (above) stating this area is established to clearly identify urban areas for future growth and create compact and efficient development patterns.

The proposed rezoning to P-RV (with B-2 zoning to remain along S. Pine Avenue) will support the intent of this Objective and Policy by serving as a district that will implement the planning principles of the UGB and the underlying Employment Center (EC) land use designation, including directing higher-intensity employment and commercial uses to planned growth areas (including the subject property).

OBJECTIVE 4.1: ADMINISTRATION OF THE COMPREHENSIVE PLAN
The County shall administer and interpret the Comprehensive Plan, Zoning, and LDC and resolve issues that may arise during the development review process in a cost effective, efficient, and timely manner in order to reduce barriers that may unnecessarily discourage economic development activities.

Policy 4.1.1: Consistency between Comprehensive Plan, Zoning, and LDC 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.

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

Consistency: The current A-1 zoning of the property is inconsistent with the underlying Employment Center (EC) land use designation. The rezoning to P-RV will resolve this inconsistency and will create compatible future land use and zoning map categories for the subject property.

Policy 5.1.2: Review Criteria - Changes to Comprehensive Plan and Zoning
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;*
7. *Prevention of urban sprawl, as defined by Ch. 163, F.S.;*
8. *Consistency with the UGB;*
9. *Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;*
10. *Compatibility with current uses and land uses in the surrounding area;*
11. *Water Supply and Alternative Water Supply needs; and 12. Concurrency requirements.*

<u>Consistency</u>: This report is written to address each of these criteria and demonstrates that the proposed rezoning is appropriate and consistent with this Policy.

9. Compatibility with Surrounding Uses:

A majority of subject property is surrounded on 3 sides by land with B-2 commercial zoning, which is compatible with the proposed P-RV zoning district. The 4th side abuts a CSX railway. No issues with compatibility should occur. Below is an exhibit identifying the uses in the area:



Future commercial development permitted under B-2 zoning and P-RV zoning on the subject property will be subject to buffering, setbacks, landscaping, lighting controls, and access management standards to ensure compatibility with adjacent properties as part of the Site Plan approval process.

10. Water Supply and Alternative Water Supplies:

The property is in an area where public facilities are available or can be provided concurrent with development. Water and sewer systems are available in the area, and it is the intent of the property owner to extend these services to the property as part of future development.

Adequate potable water supply will be confirmed prior to any future development proposal. As part of any proposed future development, utility extensions will be constructed in accordance with County standards, ensuring adopted levels of service are maintained.

11. Concurrency Requirements:

The proposed rezoning does not include any concurrency reservations. Future development of the property will be required to demonstrate compliance with all concurrency requirements, including transportation, potable water, wastewater, drainage, solid waste, public safety, and parks. Capacity will be demonstrated or provided concurrent with development approval. At this time, there are no known deficiencies in public services for the subject property.

CONCLUSION

The requested rezoning from A-1 (Agricultural) & B-2 (Business) to P-RV (Recreation Vehicle Park) on Parcel 36512-000-00 is consistent with the underlying Employment Center (EC) Future Land Use designation, is located within the County Urban Growth Boundary (UGB) and implements the County's adopted growth management policies. The proposed rezoning to P-RV will promote tourism, supports local businesses, maintains compatibility, and provides fiscal benefits. The application also satisfies the review criteria of Comprehensive Plan Future Land Use Element Policy 5.1.2 and promotes economic development and employment opportunities consistent with the public interest.


From North of Parcel


Entry To Residential Parcel


From US 441


From US 441


Across US 441


NOW Church - North


SE 66 ST
260808ZC
SE 67 ST
SE 26 CT
SE 69 PL
SE 69 LN
SPINE AVE
SE 30 CT
CSX
Scale: 1:3,000
0
200
400 Feet
260808ZC
Parcels
Streets.
Railroad


ZONING
Notice of Public Hearing
Marion County
Application is being made to:
(A-1) Gen. Ag.
Change zoning from (B-2) Community Bus.
to: (P-RV) Recreational Vehicle Park
Special Use Permit
Variance to
On this property which is owned by:
Copper Penny Farms LLC
Hearing dates & times:
Zoning Commission: date 7/27/26 time 5:30 PM
Board of Adjustment: date time
Board of County Commissioners: date 8/13/26 time 2:00 PM
For further information call 438-2675
It is unlawful to remove this notice until the above described Public Hearing has been held.
ID # 260808-ZC
Zoning Director: Chuck Varadin

ATTACHMENT C

SUBMITTAL SUMMARY REPORT
PL ZoneChg-000760-2026

PLAN NAME:	Copper Penny Farm Rezoning_36512-000-00	**LOCATION:**	0
APPLICATION DATE:	05/12/2026	**PARCEL:**	36512-000-00
DESCRIPTION:	31.37 acre parcel per survey. Requesting that a portion (5.33 acres)of the front of the property remain B2 with the reaminer of the parcel (26.04 acres) zone to P-RV.		

CONTACTS	NAME	COMPANY
Applicant	Bruce Moia	MBV Engineering, Inc.
Owner	Denver Beck	Copper Penny Farm LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	05/22/2026	06/08/2026	06/08/2026	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	06/08/2026	05/22/2026	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/08/2026	05/29/2026	Informational
Comments	Park will require application and plan review for operating permit through the Department of Health in Marion County. Plan review will need to be approved before building can take place. For more information please reach out to Evan.Searcy@FLHealth.gov			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/08/2026	05/22/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Elizabeth Cotos	06/08/2026	05/22/2026	Informational
Comments	Review to be conducted at the time of the reporting process.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/08/2026	05/26/2026	Informational
Comments	1. Site is heavily wooded and may have extensive mitigation requirements 2. No tree removal prior to DRC plan approval.			
OCE Property Management (Plans) (Office of the County Engineer)		06/08/2026	06/08/2026	Not Required
Comments	ROW is not a reviewer for this type of plan. - DR 6/8/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/08/2026	05/22/2026	Informational
Comments	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1 to P-RV. Parcel# 36512-000-00 is currently zoned B-2 & A-1 and is a total of 31.44 acres in size. There are 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	06/08/2026	05/28/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/08/2026	05/25/2026	Informational
Comments	The proposed rezoning has the potential to generate significantly less traffic than the existing zoning. A full traffic study is required based on the proposed development plan, but one has not been provided.			
Utilities (Plans) (Utilities)	Heather Proctor	06/08/2026	05/22/2026	Informational
Comments	The parcel is within the Marion County Utilities service area. Currently, water and sewer are not immediately available. In the justification report, it is stated that the developer would be willing to extend water and sewer services to serve the site. Depending on the proposed development and the total ERCs, water and/or sewer main extensions may be required. Marion County Utilities would need to review the site plan and site usage prior to determining connection distance. Water infrastructure capable of providing adequate fire flow is currently approximately 12,000 + feet away. The nearest sewer force main is approximately 20,300 feet away. In order to connect to Marion County Utilities, both the water and sewer mains would need to cross under the CSX railroad system. Additional improvements may also be required at the serving water treatment plant to support the increased flows and water line extensions. .			



173 lots

40 Manufactured Home

133 RV

N

GRAPHIC SCALE

70 0 45 70

(IN FEET)

1 inch = 70 ft.

	DATE
8	
7	
6	
5	
4	
3	
2	
1	COMMENTS
△	REVISIONS

JOB NO.	25-1114
DESIGNED	RMS
DRAWN	RMS
DATE	
CHECKED	DWB /BAM
DATE ISSUED	4/29/2026

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD, SUITE E MELBOURNE, FLORIDA 32935
P: 321-253-1510 F:321-253-0911
CA#27429 LA#6667 SUR#6554
VERO: 772-569-0035 FT PIERCE: 772-466-9055 PALM CITY: 772-436-9999

CONCEPT SITE PLAN-1

SR 441 SMALL RETAIL AND RV PARK

FLORIDA

MARION COUNTY

NOT FOR CONSTRUCTION

PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BIDS. CONTRACTOR SHOULD ORDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD TO ENSURE THAT ANY ADDENDUMS ARE PROPERLY DISTRIBUTED. PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

CSP-1

SHEET

25-1114

PRELIMINARY SET

W:\2025\-1114 SMALL SR 441 COMMERCIAL MARION\06 CAD\Civil\CSP-1.dwg 4/29/2026 11:31 AM MITCH

Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-23669 **Agenda Date:** 7/27/2026 **Agenda No.:** 1.6.

SUBJECT:
260809ZC - CGB Investment Properties, LLC, Zoning Change, from Community Business (B-2) to Rural Residential (RR-1) Zone, For All Permitted Uses, 0.20 Acres, Parcel Number 03873-000 -00, Site Address 731 W Highway 318, Citra, FL 32113

DESCRIPTION/BACKGROUND:
Anthony White, on behalf of CGB Investment Properties, LLC, has filed a rezoning application to change from Community Business (B-2) to Rural Residential (RR-1) for a ±0.20-acre parcel. The Parcel Identification Number of the property is 03873-000-00, the address is 731 W Highway 318, Citra, FL 32113, and the legal description is displayed on the deed included as part of the application. The parcel is located within the Environmentally Sensitive Overlay Zones (ESOZ), Farmland Preservation Area (FPA), and Secondary Springs Protection Overlay Zone.

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

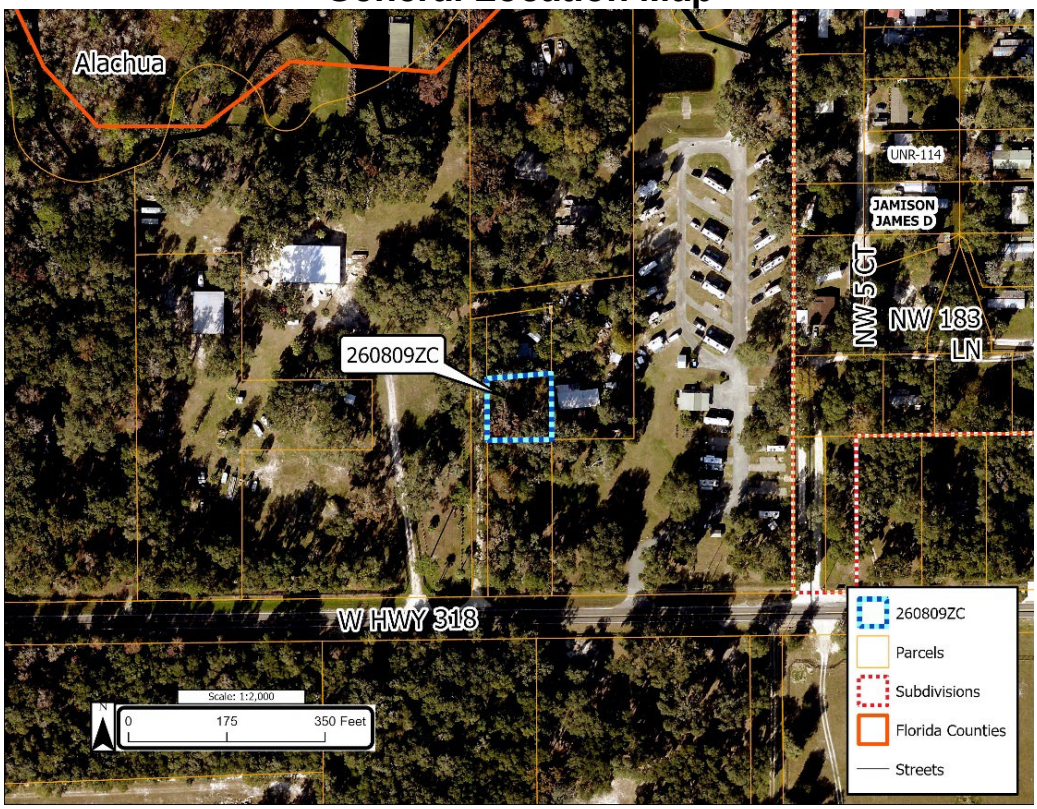
P&Z Date: 7/27/2026	**BCC Date: 8/18/2026**
Case Number	260809ZC
Plan Number	ZoneChg-000564-2026
Type of Case	**Rezoning** from Community Business (B-2) to Rural Residential (RR-1)
Owner	CGB Investment Properties, LLC
Applicant	Anthony White
Street Address/Site Location	731 W Highway 318, Citra, FL 32113
Parcel Number(s)	03873-000-00
Property Size	±0.20 acres
Future Land Use	Rural Land
Existing Zoning Classification	Community Business (B-2)
Overlays Zones/Special Areas	Environmentally Sensitive Overlay Zones (ESOZ), Farmland Preservation Area (FPA), Secondary Springs Protection Overlay Zone
Staff Recommendation	**Approval**
P&Z Recommendation	**TBD**
Project Planner	Charlotte Waterhouse, Kathleen Brugnoli

I. ITEM SUMMARY

Anthony White, on behalf of CGB Investment Properties, LCC, filed a rezoning application to change from Community Business (B-2) to Rural Residential (RR-1) on March 30, 2026, for a ±0.20-acre parcel with a Parcel Identification Number of 03873-000-00, addressed 731 W Hwy 318 Citra, FL 32113. The application proposes rezoning the parcel for use of a mobile home. The legal descriptions and deeds are contained within the application (Attachment A). The subject property is located along W Hwy 318 and is not located within a subdivision. The parcel is located within the Environmentally Sensitive Overlay Zones (ESOZ), Farmland Preservation Area (FPA), and Secondary Springs Protection Overlay Zone.

Figure 1

General Location Map



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL** of the applicant's request because it is consistent with Land Development Code Section 2.7.3.E.2, which requires that granting a rezoning will not adversely affect the public interest, that the rezoning is consistent with the Marion County Comprehensive Plan, and that the rezoning is compatible with land uses in the surrounding area.

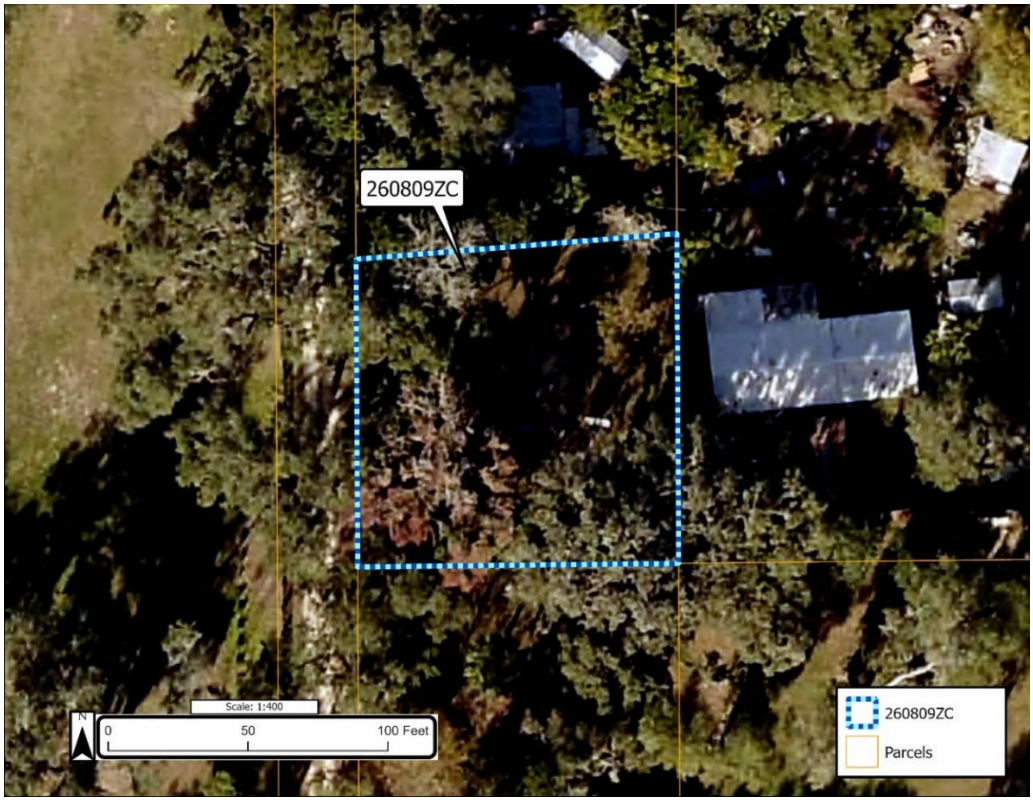
III. NOTICE OF PUBLIC HEARING

Consistent with Land Development Code (LDC) Section 2.7.3.C., notice of public hearing was mailed to all property owners (4 owners) within 300 feet of the subject property on July 10, 2026. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on July 6, 2026, and consistent with LDC Section 2.7.3.E., due public notice was published online on Marion County's website, under legal notices, on July 13, 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.

Figure 2
Close up of parcel



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 3 shows the subject property and most surrounding properties to be designated as Rural Land (RL) except for the Commercial (COM) shown to the east that is Old Florida RV Resort. Rural land use allows for one dwelling unit per ten acres. The current B-2 zoning is not compatible with the Rural Land future land use designation.

Figure 3
FLUMS Designation



Figure 4 displays the current zoning for the subject properties and the existing zonings of the surrounding properties. The parcels north, west, and east are zoned Community Business (B-2) and the parcel to the south is zoned General Agriculture (A-1).

Figure 4
Current Zoning Classification

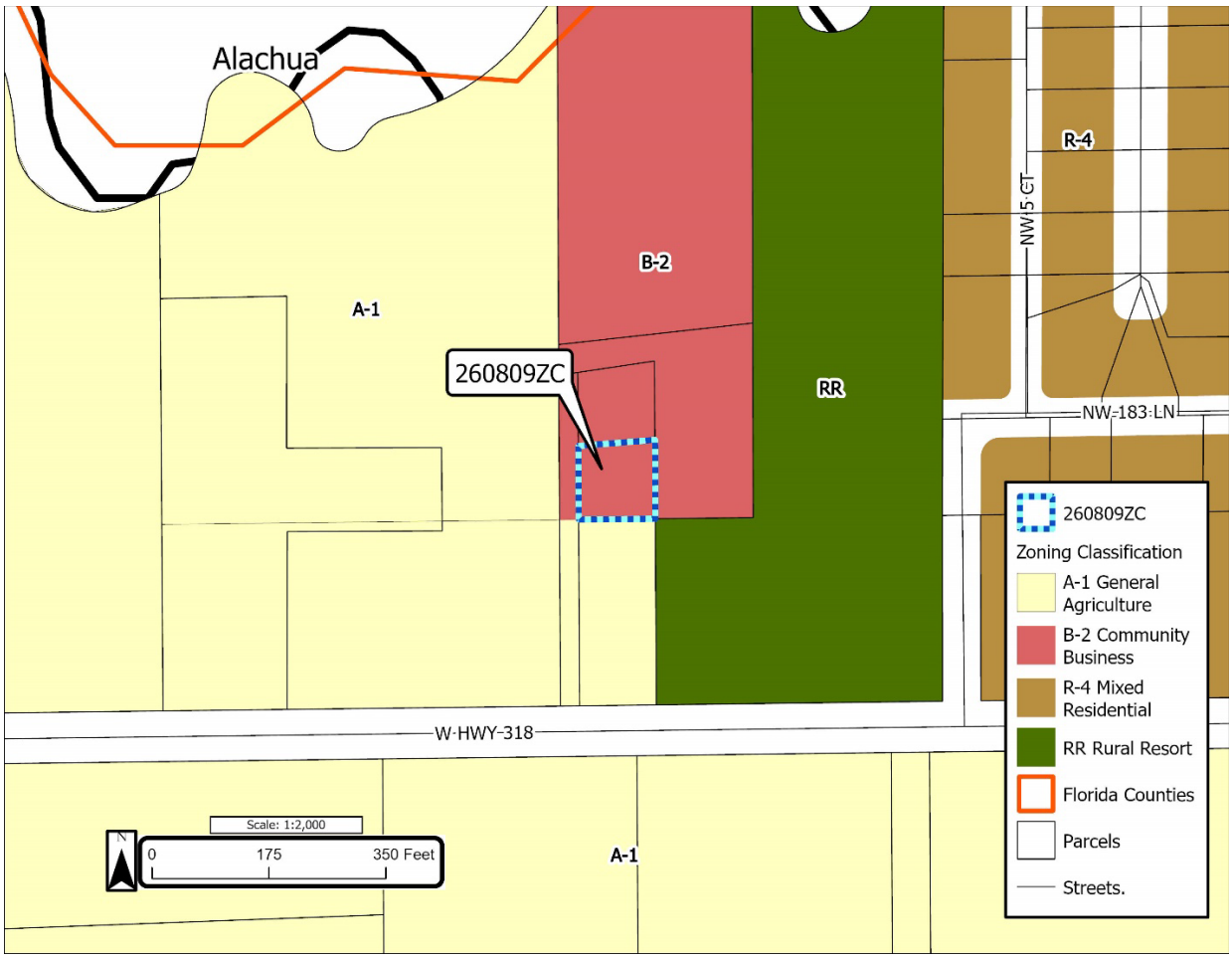


Figure 5 reflects the proposed rezoning request to change the site's zoning classification from B-2 (Community Business) to RR-1 (Rural Residential) in relation to the surrounding zoning districts, making the zoning more cohesive in this area.

Figure 5
Proposed Zoning Classification

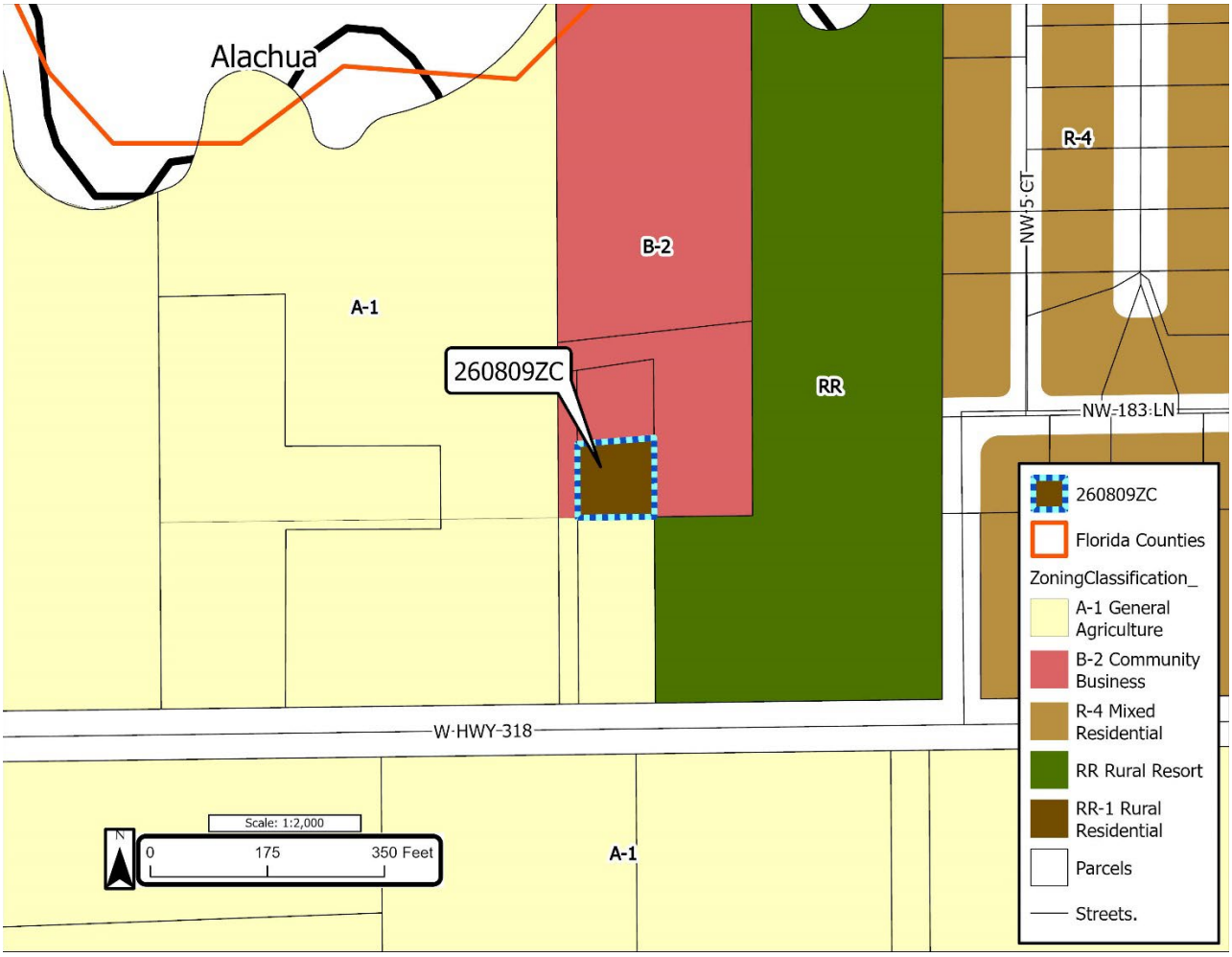


Figure 6 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC). The subject parcel is classified as vacant residential. The parcel to the north is classified as improved residential (single family), the parcel to the south is classified as vacant residential, and the parcels to the east and west are classified as improved mobile home (mobile home). The parcel is to be rezoned to RR-1 for use of a mobile home. The rezoning would allow for use consistent with surrounding properties.

Figure 6
Existing Use per Property Appraiser Property Code

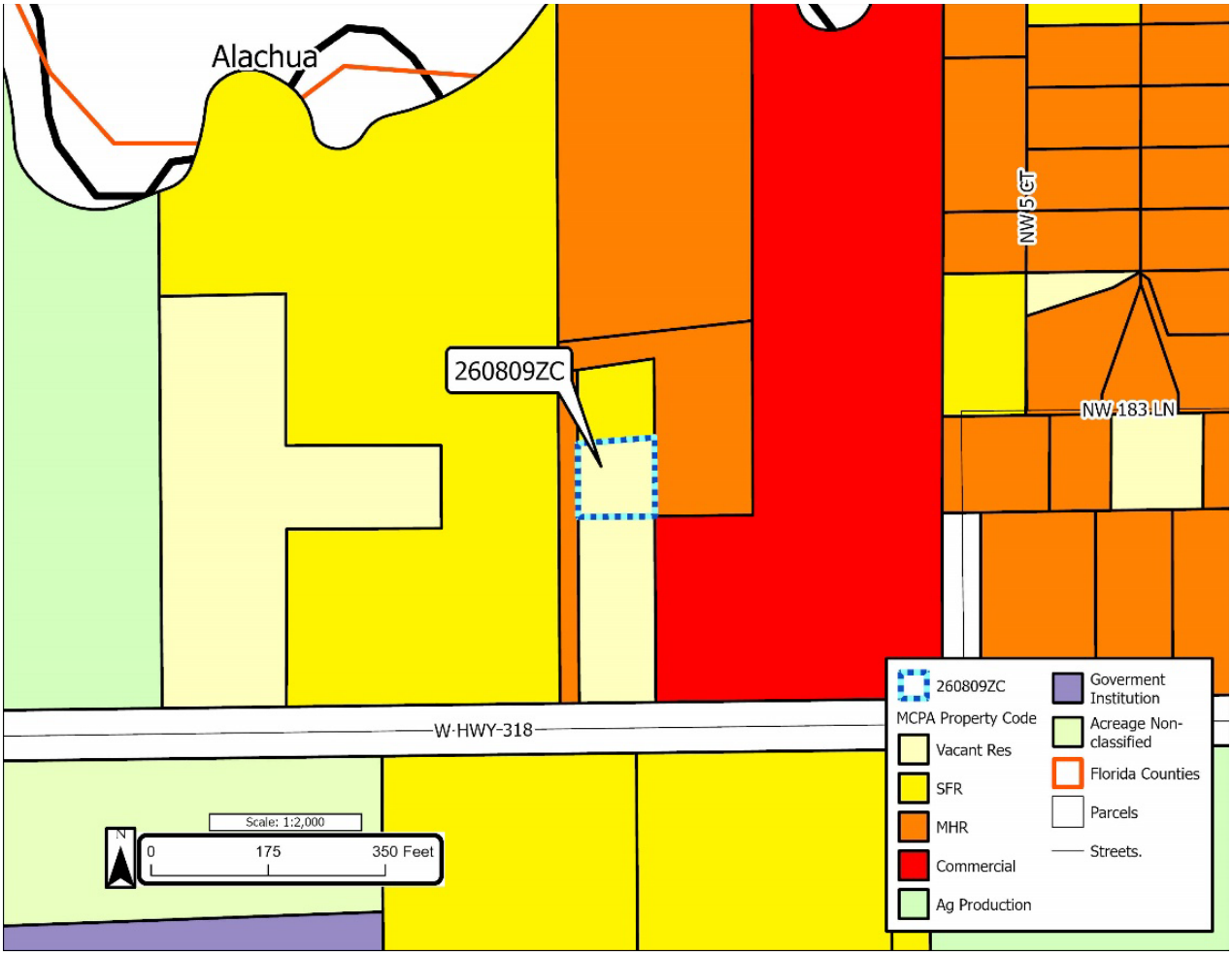


Table A summarizes the existing site and adjacent property characteristics as reflected in prior Figures 3, 4, 5, and 6.

TABLE A. Adjacent Property Characteristics			
Direction	**FLUM Designation**	**Zoning Classification**	**Existing Use per MCPA Property Code**
Site(s)	Rural Land	B-2	Vacant residential
North	Rural Land	B-2	Improved residential (single family)
South	Rural Land	A-1	Vacant Residential
East	Rural Land	B-2	Improved Mobile Home (Mobile Home)
West	Rural Land	B-2	Improved Mobile Home (Mobile Home)

Based on the above findings, the proposed rezoning application **is compatible with the existing and future surrounding land uses.**

B. *How does the request affect the public interest*?

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

   a. Roadways. The subject property is located along W Hwy 318, a Marion County collector road. The proposed zoning change will not result in an adverse impact from the change to the subject property.

   b. Public transit. The property is not along any existing transit routes. No transit routes are currently projected to extend to the vicinity of the project.

   c. Other mobility features. Sidewalks and multi-modal paths do not currently exist along the portion of W Hwy 318 to the south of the site.

   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 residential calculation, the proposed rezoning could result in a potential demand of 750 gallons per day. Per Marion County Utilities, the parcel is within the Marion County Utilities service area but is currently outside connection distance to public water and sewer. The closest water and sewer infrastructure is more than six (6) miles away. The rezoning will have no effect on Marion County Utilities; it is concluded that **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 proposed rezoning, the potential service demand could be 550 gallons per day. The property is located within Marion County Utilities service area, but outside of connection distance. The rezoning will have no effect on Marion County Utilities; it is concluded that **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. The proposed zoning change would generate 14.88 pounds of solid waste per day; it is concluded that **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. Marion County features a variety of federal, state, and local recreation lands satisfying the general level of service standard; therefore, it is concluded that **recreation impacts would not adversely affect the public interest.**

6. Stormwater/drainage. Stormwater Element Policy 1.1.1 adopts varying levels of service standards based on the characteristics of the development site. The site does not include any flood plain or flood prone areas. 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, it is concluded **stormwater management effects would not adversely affect the public interest.**

7. Fire rescue/emergency services. The site is within MCFR Citra Station 2 district, located approximately ±2.18 miles to the southwest of the subject property at 731 W Hwy 318. 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, it is concluded that the rezoning's **fire rescue/emergency impacts would not adversely affect the public interest.**

8. Law enforcement. The Sheriff's North Multi District Substation, located at 8311 N Hwy 441, Ocala, FL 34475, is ±9.8 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, it is concluded the rezoning's **law enforcement impacts would not adversely affect the public interest.**

9. Public schools. The proposed rezoning is within the following listed schools with their 2026-2027 enrollment: Sparr Elementary (102%), North Marion Middle (74%), and North Marion High (73%). Therefore, the application's public-school impacts **would not adversely affect** the public interest**.**

In summation, staff concludes **the proposed rezoning would not adversely affect the public interest**.

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

1. 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 classifications, and supporting LDC that shall be consistent with each other.

   Analysis: The proposed zoning change would be considered consistent with the Comprehensive plan. RR-1 zoning classifications can take place within Rural Land use. The current B-2 zoning is not compatible with the land use. The application is **consistent** with FLUE Policy 4.1.1.

2. FLUE Policy 2.1.16: Rural Land (RL) land use designation intended to be used primarily for agricultural uses, associated housing related to farms and agricultural-related commercial and industrial uses.

   Analysis: The request being made is **consistent** with FLUE Policy 2.1.16 because RR-1 zoning is intended to be used within the Rural Land future land use designation, whereas the current B-2 zoning is not compatible with the current land use.

3. FLUE Objective 3.3: The Farmland Preservation area is intended to encourage preservation of agriculture as a viable use of lands and an asset of Marion County's economy and to protect the rural character of the area. Land use designation intended to be used primarily for agricultural uses,

associated housing related to farms and agricultural-related commercial and industrial uses.

Analysis: The request would preserve the agricultural nature of the area, by converting a commercial zoning to Rural-Residential (RR-1), which allows for certain agricultural uses. The request would also preserve the rural character of the area, by converting a commercial zoning to a rural one.

In summation, staff concludes the rezoning is consistent with the Comprehensive Plan, is compatible with the surrounding area, and will not adversely affect the public interest as listed in Land Development Code (LDC) Section 2.7.3.E.(2).

V. STAFF RECOMMENDATION

Staff makes a recommendation to **APPROVE** the proposed rezoning because the application:

A. Will not adversely affect the public interest because the proposed change does not increase the intensity or density of the subject parcel.

B. Is consistent with the Comprehensive Plan provisions because it is in conformance with FLUE Policies 4.1.1 and 2.1.16 and Objective 3.3.

C. Is compatible with the surrounding uses because the proposed rezoning would better match with surrounding parcels.

VI. PLANNING & ZONING COMMISSION RECOMMENDATION

TBD

VII. BOARD OF COUNTY COMMISSIONERS ACTION

TBD

VIII. LIST OF ATTACHMENTS

A. Application
B. Site Photos
C. DRC Comments
D. Surrounding Property Owner Notification

Marion County
Board of County Commissioners
Growth Services ▪ Planning & Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

ZONING CHANGE APPLICATION

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: RR1 for the intended use of: Mobile Home

Parcel ID Number(s): 03873-000-00

Property/Site Address: 731 W Hwy 318 Citra, FL 32113

Future Land Use Designation: RR **Total Acreage:** .20
URBAN RESIDENTIAL

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) CGB Investment Properties LLC	**Applicant or Agent Name (print)** Anthony White
Mailing Address PO Box 532	**Mailing Address** 2226 E Silver Springs Blvd
City, State, Zip Ocala, FL 34478	**City, State, Zip** Ocala, FL 34470
Phone Number (include area code) 352-274-3380	**Phone Number (include area code)** 352-427-2907
E-Mail Address chris@cgbconstruction.com	**E-Mail Address** ocalaflrealtor@earthlink.net
Signature*	***Signature****
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Christopher G Bennett Sr.	**Printed Name and Title of Authorized Signer (for corporate, trust & other entities)** ANTHONY WHITE

*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.

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 card[1]. 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.

I, Christopher G Bennett Sr., President of CGB Investment Properties LLC authorize Anthony White as agent to act on my behalf for application of 731 W Hwy 318 Citra, FL 32113 Parcel# 03873-000-00.



Christopher G Bennett Sr.

The property Parcel# 03873-000-00 has current use of residential, there was an old mobile home on the property for many years that was removed approximately 2 year ago because it was uninhabitable. The current land use is urban residential and the zoning is B2 which doesn't comply. We are requesting the zoning be changed to RR1 after discussion with planning and zoning so that a new mobile home can be placed on the property.

SOLE MEMBER OPERATING AGREEMENT
OF
CGB Investment Properties, LLC

A Florida Limited Liability Company

THIS OPERATING AGREEMENT ("Agreement") is made and entered into as of **July 22, 2020**, by and among **CGB Investment Properties, LLC**, an Florida Limited Liability Company (the "Company") and **Christopher G. Bennett, Sr**. executing this Agreement as the sole member of the Company (the "Member") and hereby states as follows:

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

1. Organization.

   1. Formation of LLC.

      The Member has formed an Florida Limited Liability Company named **CGB Investment Properties, LLC** by filing the Articles of Organization with the office in the State of Florida on **July 22, 2020**. The operation of the Company shall be governed by the terms of this Agreement and the applicable laws of the State of Florida relating to the formation, operation and taxation of a LLC, specifically the provisions under Chapter 605 (Florida Revised Limited Liability Company Act) which set out the guidelines and procedures for the formation and operation of a LLC hereinafter collectively referred to as the "Statutes." To the extent permitted by the Statutes, the terms and provisions of this Agreement shall control in the event there is a conflict between the Statutes and this Agreement.

   2. Purposes and Powers.

      a) The purposes of the Company shall be:

         (i) Real Estate Investments; and

         (ii) To perform or engage in any and all activities and/or businesses for which limited liability companies may be engaged under the Statutes.

      b) The Company shall have all powers necessary and convenient to affect any purpose for which it is formed, including all powers granted by the Statutes.

   3. Duration.

      The Company shall continue in existence until dissolved, liquidated or terminated

in accordance with the provisions of this Agreement and, to the extent not otherwise superseded by this Agreement, the Statutes.

4. Registered Office and Resident Agent.

The Registered Office and Resident Agent of the Company shall be as designated in the initial Articles of Organization/Certificate of Organization or any amendment thereof. The Registered Office and/or Resident Agent may be changed from time to time. Any such change shall be made in accordance with the Statutes, or, if different from the Statutes, in accordance with the provisions of this Agreement. If the Resident Agent shall ever resign, the Company shall promptly appoint a successor agent.

5. Capital Contributions and Distributions.

The Member may make such capital contributions (each a "Capital Contribution") in such amounts and at such times as the Member shall determine. The Member shall not be obligated to make any Capital Contributions. The Member may take distributions of the capital from time to time in accordance with the limitations imposed by the Statutes.

6. Books, Records and Accounting.

a) Books and Records. The Company shall maintain complete and accurate books and records of the Company's business and affairs as required by the Statutes and such books and records shall be kept at the Company's Registered Office and shall in all respects be independent of the books, records and transactions of the Member.

b) Fiscal Year; Accounting. The Company's fiscal year shall be the calendar year with an ending month of December.

7. U.S. Federal / Florida State Income Tax Treatment.

The Member intends that the Company, as a single member LLC, shall be taxed as a sole proprietorship in accordance with the provisions of the Internal Revenue Code. Any provisions herein that may cause the Company not to be taxed as a sole proprietorship shall be inoperative.

8. Rights, Powers and Obligations of Member.

a. Authority. **Christopher G. Bennett, Sr.,** as sole member of the Company, has sole authority and power to act for or on behalf of the Company, to do

any act that would be binding on the Company, or incur any expenditures on behalf of the Company.

b. Liability to Third Parties. The Member shall not be liable for the debts, obligations or liabilities of the Company, including under a judgment, decree or order of a court.

c. Rights, Powers and Obligations of Manager.

d. The Company is organized as a "member-managed" limited liability company.

e. The Member is designated as the initial managing member.

f. Ownership of Company Property.

The Company's assets shall be deemed owned by the Company as an entity, and the Member shall have no ownership interest in such assets or any portion thereof. Title to any or all such Company assets may be held in the name of the Company, one or more nominees or in "street name", as the Member may determine.

g. Other Activities.

Except as limited by the Statutes, the Member may engage in other business ventures of any nature, including, without limitation by specification, the ownership of another business similar to that operated by the Company. The Company shall not have any right or interest in any such independent ventures or to the income and profits derived therefrom.

9. Limitation of Liability; Indemnification.

a) Limitation of Liability and Indemnification of Member.

i. The Member (including, for purposes of this Section, any estate, heir, personal representative, receiver, trustee, successor, assignee and/or transferee of the Member) shall not be liable, responsible or accountable, in damages or otherwise, to the Company or any other person for: (i) any act performed, or the omission to perform any act, within the scope of the power and authority conferred on the Member by this agreement and/or by the Statutes except by reason of acts or omissions found by a court of competent jurisdiction upon entry of a final judgment rendered and un-appealable or not timely appealed ("Judicially Determined") to

constitute fraud, gross negligence, recklessness or intentional misconduct; (ii) the termination of the Company and this Agreement pursuant to the terms hereof; (iii) the performance by the Member of, or the omission by the Member to perform, any act which the Member reasonably believed to be consistent with the advice of attorneys, accountants or other professional advisers to the Company with respect to matters relating to the Company, including actions or omissions determined to constitute violations of law but which were not undertaken in bad faith; or (iv) the conduct of any person selected or engaged by the Member.

ii. The Company, its receivers, trustees, successors, assignees and/or transferees shall indemnify, defend and hold the Member harmless from and against any and all liabilities, damages, losses, costs and expenses of any nature whatsoever, known or unknown, liquidated or unliquidated, that are incurred by the Member (including amounts paid in satisfaction of judgments, in settlement of any action, suit, demand, investigation, claim or proceeding ("Claim"), as fines or penalties) and from and against all legal or other such costs as well as the expenses of investigating or defending against any Claim or threatened or anticipated Claim arising out of, connected with or relating to this Agreement, the Company or its business affairs in any way; provided, that the conduct of the Member which gave rise to the action against the Member is indemnifiable under the standards set forth in Section 10(a)(i).

iii. Upon application, the Member shall be entitled to receive advances to cover the costs of defending or settling any Claim or any threatened or anticipated Claim against the Member that may be subject to indemnification hereunder upon receipt by the Company of any undertaking by or on behalf of the Member to repay such advances to the Company, without interest, if the Member is Judicially Determined not to be entitled to indemnification.

iv. All rights of the Member to indemnification under this Section 10(a) shall (i) be cumulative of, and in addition to, any right to which the Member may be entitled to by contract or as a matter of law or equity, and (ii) survive the dissolution, liquidation or termination of the Company as well as the death, removal, incompetency or insolvency of the Member.

v. The termination of any Claim or threatened Claim against the Member by judgment, order, settlement or upon a plea of *nolo contendere* or its equivalent shall not, of itself, cause the Member

not to be entitled to indemnification as provided herein unless and until Judicially Determined to not be so entitled.

10. Disability & Dissolution.

a. Disability of Member. Upon the disability of a Member, the Member may continue to act as Manager hereunder or appoint a person to so serve until the Member's Interests and Capital Account of the Member have been transferred or distributed.

b. Dissolution. The Company shall dissolve and its affairs shall be wound up on the first to occur of:

i. At a time, or upon the occurrence of an event specified in the Articles of Organization or this Agreement.

ii. The determination by the Member that the Company shall be dissolved.

11. Miscellaneous Provisions.

a. Article Headings. The Article headings and numbers contained in this Agreement have been inserted only as a matter of convenience and for reference, and in no way shall be construed to define, limit or describe the scope or intent of any provision of this Agreement.

b. Entire Agreement. This Agreement constitutes the entire agreement between the Member and the Company. This Agreement supersedes any and all other agreements, either oral or written, between said parties with respect to the subject matter hereof.

c. Severability. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted.

d. Amendment. This Agreement may be amended or revoked at any time by a written document executed by the Member.

e. Binding Effect. Subject to the provisions of this Agreement relating to transferability, this Agreement will be binding upon and shall inure to the benefit of the parties, and their respective distributees, heirs, successors and assigns.

f. Governing Law. This Agreement is being executed and delivered in the State of Florida and shall be governed by, construed and enforced in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, the Member has hereunto set such Member's hand as of the day and year first above written.

Managing Member's Signature: _____

Print Name: Christopher G. Bennett, SR.

Pursuant to Section 117.05(13)(a), Florida Statutes, the following notarial certificate is sufficient for an oath or affirmation:

STATE OF FLORIDA
COUNTY OF Marion

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization, this 22nd day of July, 2020 by Christopher G. Bennett, SR..

Notary Public State of Florida
Sabrina Hughes
My Commission HH 349117
Expires 4/8/2027

(NOTARY SEAL)

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

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

03873-000-00

GOOGLE Street View

Prime Key: 55531 MAP IT+ Current as of 3/10/2026

Property Information

CGB INVESTMENT PROPERTIES LLC
300 SW 36TH PL
OCALA FL 34471-7209

Taxes / Assessments:
Map ID: 171
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 02
Acres: .20

Situs: 731 W HWY 318 CITRA

2025 Certified Value

Land Just Value	$12,122
Buildings	$10,402
Miscellaneous	$0
Total Just Value	$22,524
Total Assessed Value	$21,136
Exemptions	$0
Total Taxable	$21,136
School Taxable	$22,524

Impact Ex Codes: ($1,388)

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$12,122	$10,402	$0	$22,524	$21,136	$0	$21,136
2024	$9,196	$10,019	$0	$19,215	$19,215	$0	$19,215
2023	$6,354	$8,957	$0	$15,311	$13,833	$0	$13,833

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8136/1028	08/2023	07 WARRANTY	8 ALLOCATED	Q	I	$60,000
7988/0963	02/2023	07 WARRANTY	0	U	I	$100
6425/1527	07/2016	07 WARRANTY	2 V-SALES VERIFICATION	U	I	$12,000
5467/0850	01/2011	62 DISTR	0	U	I	$100
5468/0748	11/2010	05 QUIT CLAIM	7 PORTIONUND INT	U	I	$100
5030/0779	04/2008	07 WARRANTY	7 PORTIONUND INT	U	V	$23,000
4174/0743	09/2005	25 PER REP	0	U	V	$100
UNRE/INST	01/2005	71 DTH CER	0	U	V	$100
4041/1306	01/2005	74 PROBATE	0	U	V	$100
UNRE/INST	05/1985	71 DTH CER	0	U	V	

Property Description

Privacy - Terms

Improvement	MH - MOBILE - MOBILE HOME RESID	**Year Built**	1980
Effective Age	9 - 40-99 YRS	**Physical Deterioration**	0%
Condition	0	**Obsolescence: Functional**	0%
Quality Grade	400 - FAIR	**Obsolescence: Locational**	0%
Inspected on	5/3/2016 by 220	**Architecture**	2 - MBL HOME
		Base Perimeter	96

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0120	MH ALUM SIDING	1.00	1980	N	0 %	0 %	432	432

Section: 1

Roof Style: 10 GABLE
Roof Cover: 16 GALVANIZED MTL
Heat Meth 1: 02 NO HEAT METHOD
Heat Meth 2: 00
Foundation: 3 PIER
A/C: N

Floor Finish: 24 CARPET
Wall Finish: 12 PLYWD PANELING
Heat Fuel 1: 06 GAS
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 2
4 Fixture Baths: 0
3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1999	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	2000	2	0.0	0.0

Appraiser Notes

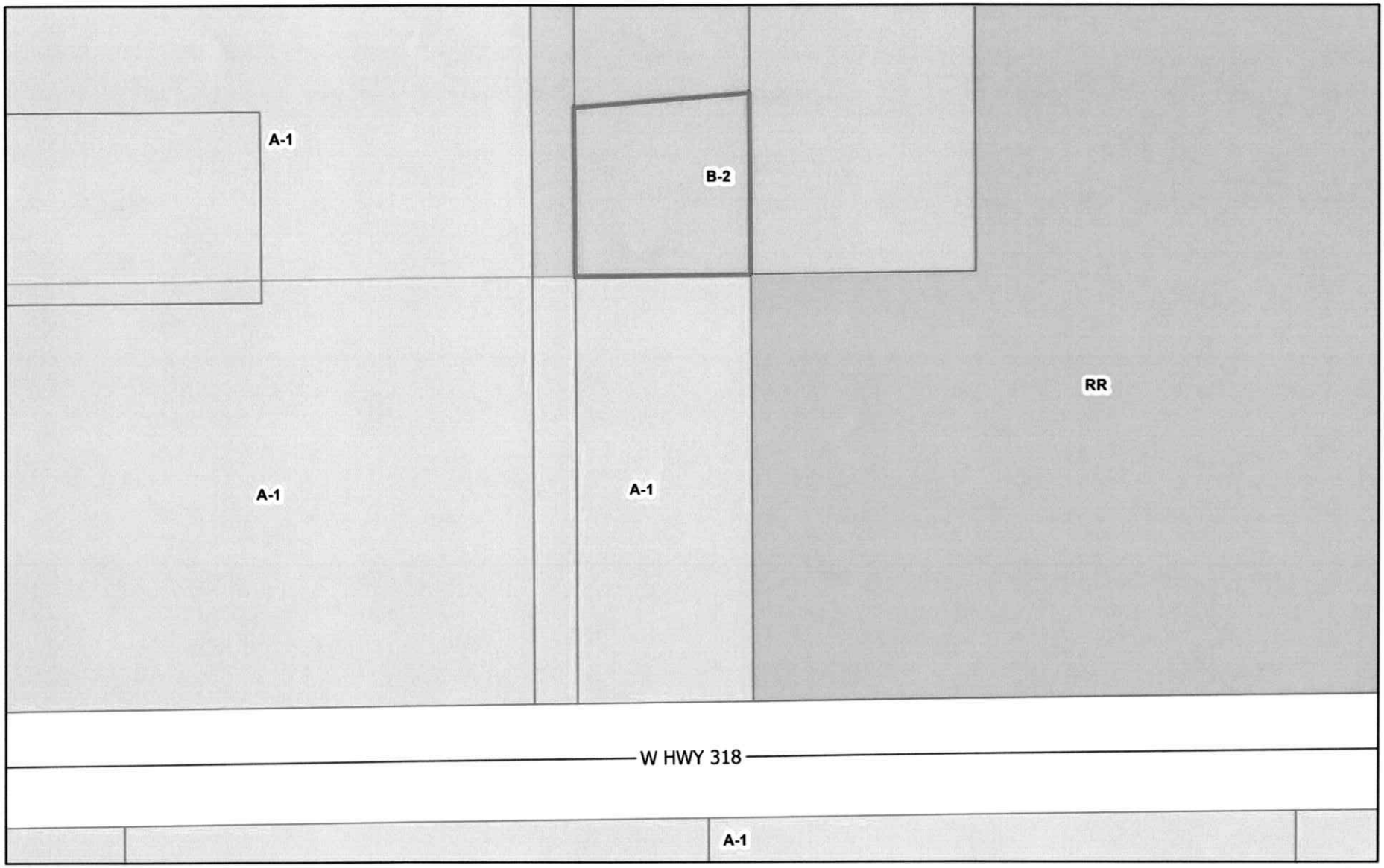
Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
0101170	10/1/1999	11/1/1999	WELL



ATTACHMENT A

Marion County Property Appraiser



3/10/2026, 11:37:22 AM

MCPA Parcel Data
Streets
Zoning - County
A-1
A-2
A-3 B-1 B-2 B-3
B-4 B-5 G-U I-C
M-1 M-2 MH P-MH
P-RV PUD R-1 R-1A
R-2 R-3 R-4 R-E
R-O R-PUD RAC RC-1
RI RR RR-1 <all other values>

1:1,070

0 40 80 160 ft
0 12.5 25 50 m

Marion County, Florida - Use at your own risk.

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.

ATTACHMENT A

Recording: $_____
Doc. Stamps: $_____

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 09/01/2023 04:02:23 PM
FILE #: 2023113007 OR BK 8136 PGS 1028-1029
REC FEES: $18.50 INDEX FEES: $0.00
DDS: $420.00 MDS: $0 INT: $0

Prepared by:
Lindsey Farris
Daniel Hicks, P.A.
421 South Pine Avenue
Ocala, Florida 34471

File Number: 2023-088DHRP

Warranty Deed

Made this August 30, 2023 A.D. By **Basile Enterprises, LLC, a Florida limited liability company,** whose address is: 50 Northeast 192 Street, Citra, Florida 32113, hereinafter called the grantor, to **CGB Investment Properties, LLC, a Florida limited liability company**, whose post office address is: 300 SW 36th Place, Ocala, Florida 34471, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

The South 1/2 of the East 100 feet of the West 125 feet of the East 7.58 chains of the West 15.41 chains lying South of railroad right-of-way of lot 25 of Subdivision G.I.F. Clark Grant, MARION County, Florida.

AND

Parcel 1:
A portion of Government Lot 7, Section 30. Township 12 South. Range 22 East, Marion County, Florida, being more particularly described as follows: Commencing from the NW corner of Government Lot 7, Section 30, Township 12 South, Range 22 East; Thence Easterly along the North boundary of said Government Lot 7 also being the South boundary of GIF Clark Grant, 540.22 feet to a concrete monument and the Point of Beginning; Thence continue East 101.13 feet to a concrete monument; Thence South to the North right of way line of State Road No. 318 (66 feet wide); Thence westerly along the North right of way line of State Road No. 318, 100.00 feet. more or less, to a point that is South from the Point of Beginning; Thence North to the North line of Government Lot 7 and the South line of GIF Clark Grant and the Point of Beginning

Parcel ID Number: **03873-000-00 and 03600-002-00**

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in our presence:

Marlene Larsen
Witness Printed Name Marlene Larsen

Paula S. Chambers
Witness Printed Name Paula S. Chambers

Basile Enterprises, LLC, a Florida limited liability company
Richard J. Basile (Seal)
Richard J. Basile, Sr., as Managing Member
Address: 50 Northeast 192 Street, Citra, Florida 32113

Tammy L. Basile (Seal)
Tammy L. Basile, as Managing Member
Address: 50 Northeast 192 Street, Citra, Florida 32113

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

Recording: $_____
Doc. Stamps: $_____

Prepared by:
Lindsey Farris
Daniel Hicks, P.A.
421 South Pine Avenue
Ocala, Florida 34471

File Number: 2023-088DHRP

State of Florida
County of Marion

The foregoing instrument was acknowledged before me by means of physical presence on this 25 day of August, 2023, by Richard J. Basile, Sr. and Tammy L. Basile, as Managing Members of Basile Enterprises, LLC, a Florida limited liability company, who is/are personally known to me or who has produced FL DL as identification.

Paula S. Chambers
Notary Public
Print Name:_____

My Commission Expires:_____

PAULA S. CHAMBERS
Commission # HH 435061
Expires August 17, 2027

DEED Individual Warranty Deed - Legal on Face
Closers' Choice





Looking north from front of property



Looking south from front of property



Looking west to neighboring property



Northern property boundary line



Sign Posting



Subject property (1)



Subject property (2)



Subject property (3)

ATTACHMENT C

SUBMITTAL SUMMARY REPORT
PL ZoneChg-000564-2026

PLAN NAME:	CGB Investment 03873-000-00 Zoning Change	**LOCATION:**	731 W HWY 318 CITRA,
APPLICATION DATE:	03/30/2026	**PARCEL:**	03873-000-00
DESCRIPTION:	Zoning change to RR1/ Mobile Home		

CONTACTS	NAME	COMPANY
Agent	Anthony White	Coldwell Banker Commercial Ellison Realty
Applicant	CHRISTOPHER BENNETT	CGB CONSTRUCTION GROUP INC
Owner	Christopher Bennett, Sr.	CGB CONSTRUCTION GROUP

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	05/27/2026	06/10/2026		In Review

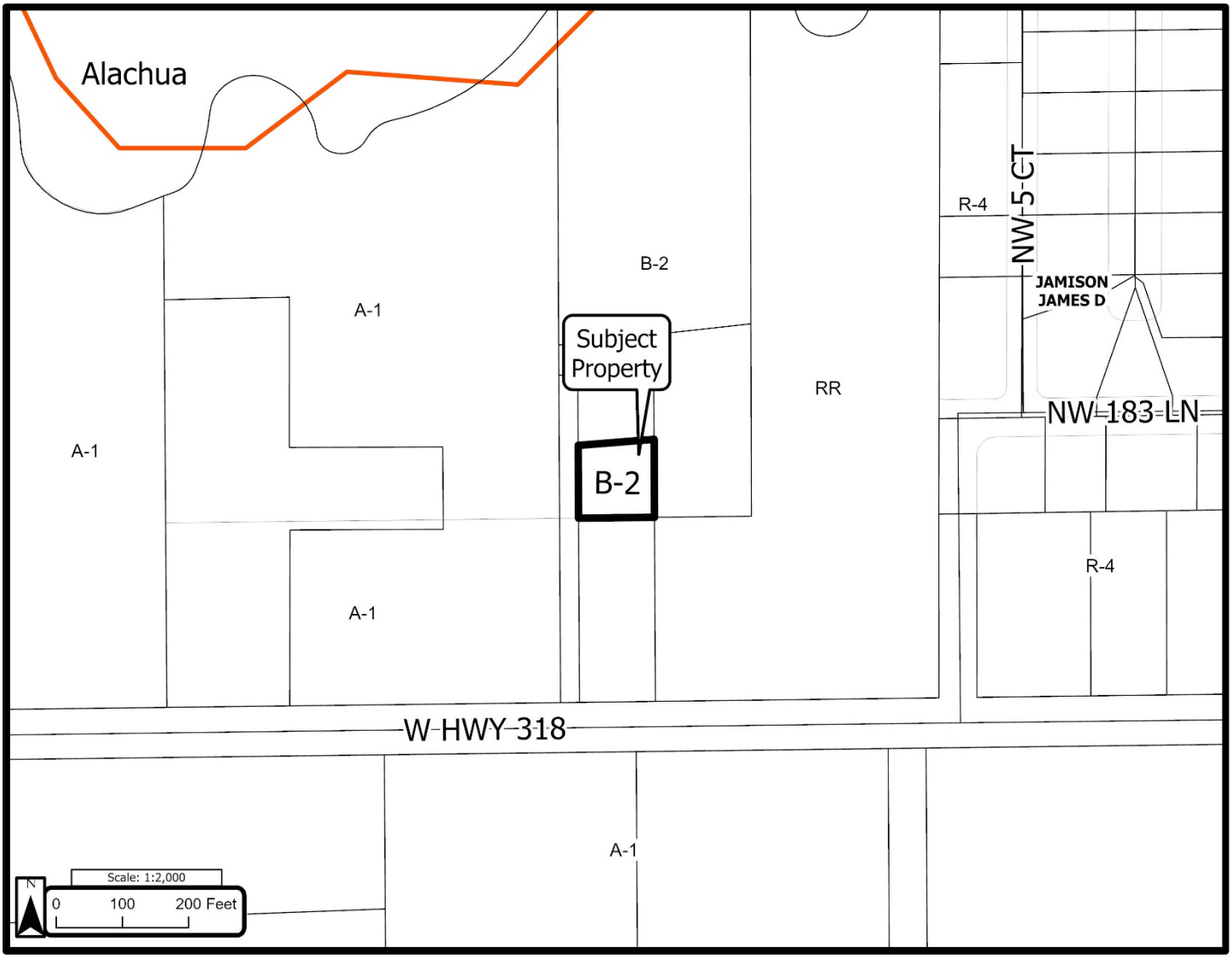
SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	06/10/2026	05/28/2026	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/10/2026	05/29/2026	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	06/10/2026	05/27/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Elizabeth Madeloni	06/10/2026	05/27/2026	Informational
Comments	The review will be conducted at the time of the reporting process.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/10/2026	05/28/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		06/10/2026		Pending Assignment
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/10/2026	05/27/2026	Informational
Comments	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from B-2 to RR-1. Parcel# 03873-000-00 is currently zoned B-2 and is a total of 0.2 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 35% impervious coverage (3,049 sf).			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/10/2026	05/28/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/10/2026	05/27/2026	Informational
Comments	There are no traffic concerns with this request.			
Utilities (Plans) (Utilities)	Heather Proctor	06/10/2026	05/27/2026	Not Required
Comments	Parcel 03873-000-00 is within the Marion County Utility service area, but outside of the connection distance to public water and sewer. The proposed zoning change will have no impact on Marion County Utilities.			

Public Notification for: ZONING CHANGE
Marion County Growth Services Planning & Zoning (352) 438-2675

260809ZC



First Public Hearing: Planning & Zoning Commission ***07/27/2026 @ 5:30 p.m.***	**Owner(s):**	CGB Investment Properties, LLC
	Agent(s):	Anthony White
	Location:	731 W Highway 318, Citra, FL 32113
Second Public Hearing: Board of County Commissioners ***08/18/2026 @ 2:00 p.m.***	**Parcel(s):**	03873-000-00
	Zone(s):	B-2 (Community Business)
	Acre(s):	±0.20

Public Hearing Location: 601 SE 25th Avenue, Ocala, FL 34471 - McPherson Governmental Campus Auditorium

Request Description: Requesting a zoning change from B-2 (Community Business) to RR-1 (Rural Residential) zone for all permitted uses.

You are receiving this notification because you own property that is located within 300' of the subject parcel(s)
If you have any questions, please call (352) 438-2675

All provided GIS data is to be considered a generalized spatial representation, which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific visual information, contact the appropriate county department or agency. The information is provided in a visual representation only and is not intended to be used as a legal or official representation of legal boundaries.

Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-23664 **Agenda Date:** 7/27/2026 **Agenda No.:** 2.1.

SUBJECT:
260802SU - Gulfstream Towers Holding Company, LLC on Behalf of the Property Owner, Fig Lake Preserve, LLLP, Special Use Permit to Allow for a 199' (Foot) Monopole Telecommunication Tower, in a General Agriculture (A-1) Zone, 1,398.64 Acres, Parcel 48512-000-00, Site Addresses 14607 and 14617 E Highway 25, and 16000 SE 135th Street, Ocklawaha, FL 32179

DESCRIPTION/BACKGROUND:
Gulfstream Towers Holding Company, LLC, on behalf of the property owner, Fig Lake Preserve, LLLP, applied for a Special Use Permit to construct a 199-foot monopole telecommunications tower on a ±1,398.64-acre site with a Rural Land future land use designation and General Agriculture (A-1) zoning classification. The Parcel Identification Number associated with the property is 48512-000-00. The site's addresses are [1] 14607 E Highway 25, Ocklawaha, FL 32179; [2] 14617 E Highway 25, Ocklawaha, FL 32179; & [3] 16000 SE 135th Street, Ocklawaha, FL 32195. The site is located inside the Secondary Springs Protection Overlay Zone and outside of the Urban Growth Boundary and Farmland Preservation Area. The Conceptual Site Plan submitted with the application proposes a 60' x 60' fenced compound area accessed from a 40' wide access easement connecting to the nearest public right-of-way (SE 135th Street). The 190-foot tower is located in the fenced compound, and the applicant's engineer certifies that the tower has an engineered fall radius contained completely within the compound. At the time of publication for the Planning & Zoning Commission, Growth Services received one letter of opposition.

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

PLANNING & ZONING SECTION
STAFF REPORT

Public Hearing Dates:	**P&ZC Date: 07/27/2026**	**BCC Date: 08/18/2026**
Case Number:	260802SU	
Plan Number:	PL SUP-000732-2026	
Type of Case:	**Special Use Permit:** Requesting permission to install one 199-foot monopole-style telecommunication tower and support facility in a General Agriculture (A-1) zone.	
Owner	Fig Lake Preserve, LLLP	
Applicant	Gulfstream Towers Holding Company, LLC	
Street Address	14607 E Highway 25, Ocklawaha, FL 32179; 14617 E Highway 25, Ocklawaha, FL 32179; & 16000 SE 135th Street, Ocklawaha, FL 32195	
Parcel Number	48512-000-00	
Property Size	±1,398.64 acres	
Future Land Use	Rural Land (RL)	
Zoning Classification	General Agriculture (A-1)	
Overlay Zone	Secondary Springs Protection Zone, FEMA Flood Zone 'A'	
Staff Recommendation	**Approve with Conditions**	
P&ZC Recommendation	**To be determined**	
Project Planner	Erik Kramer	
Related Case(s)	N/A	

I. ITEM SUMMARY

Gulfstream Towers Holding Company, LLC, on behalf of the property owner, Fig Lake Preserve LLLP, has filed an application for a Special Use Permit (SUP) to request permission to install one (1) 199-foot-tall monopole telecommunication tower and compound in a General Agriculture (A-1) zone (see Attachment A). Figure 1 is an aerial photograph showing the general location of the subject property. The Parcel Identification Number associated with the subject property is 48512-000-00, which is listed as ±1398.64 acres. The subject property has three (3) street addresses: 16000 SE 135th St, Ocklawaha, FL 32195, and 14607 & 14617 E Hwy 25, Ocklawaha, FL 32179. The legal descriptions for the subject property and the proposed lease area are included on a signed and sealed survey (see Attachment E). The applicant is applying for a SUP to construct a new monopole-style telecommunication tower to address a gap in wireless coverage in the East Lake Weir and East Silver Springs Shores area. Staff recommend that the Board of County Commissioners approve this SUP application because the requested use is compatible with the surrounding area, will not adversely affect the public interest, and is consistent with the Marion County Comprehensive Plan.

Figure 1
Aerial Photograph of Subject Property

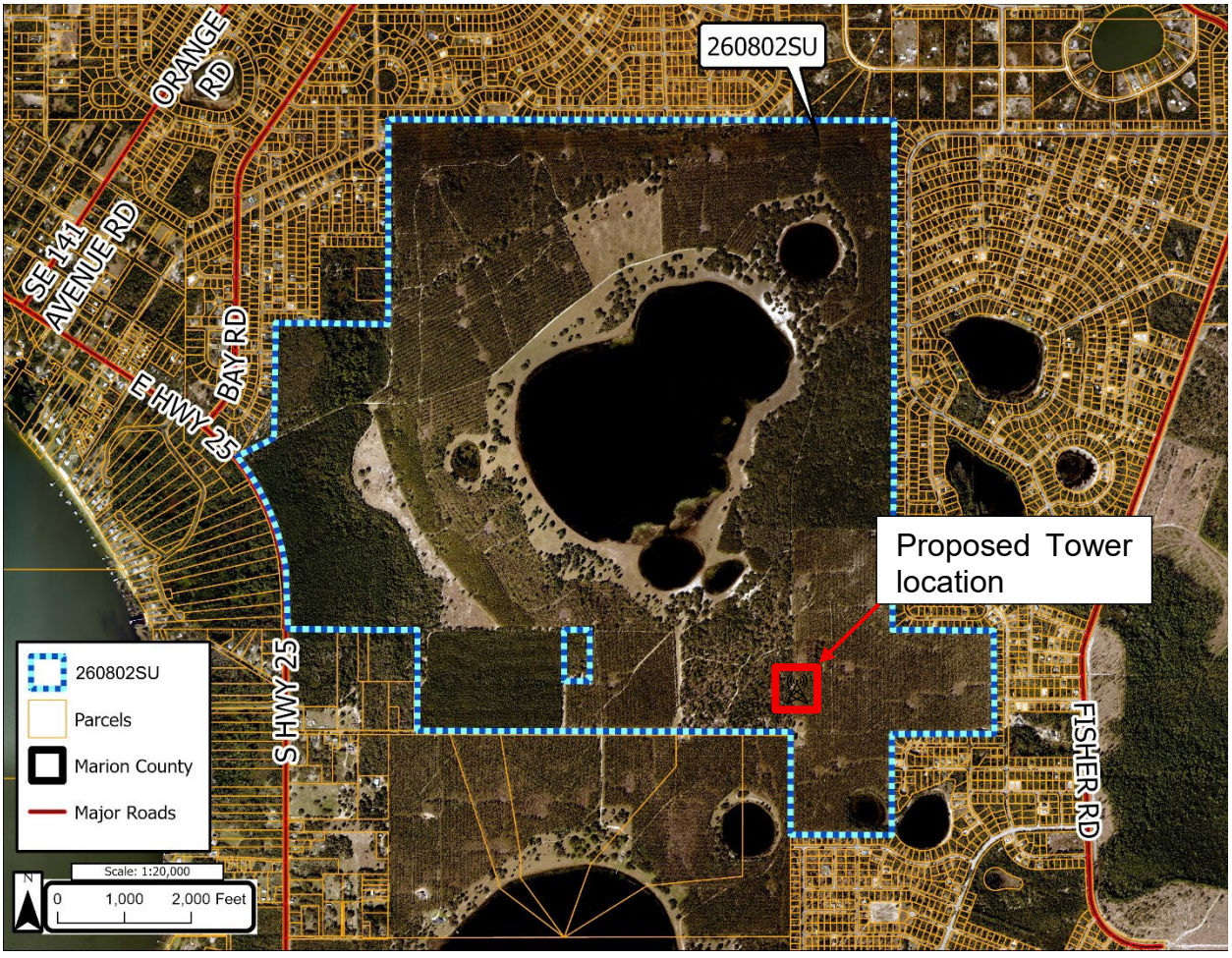
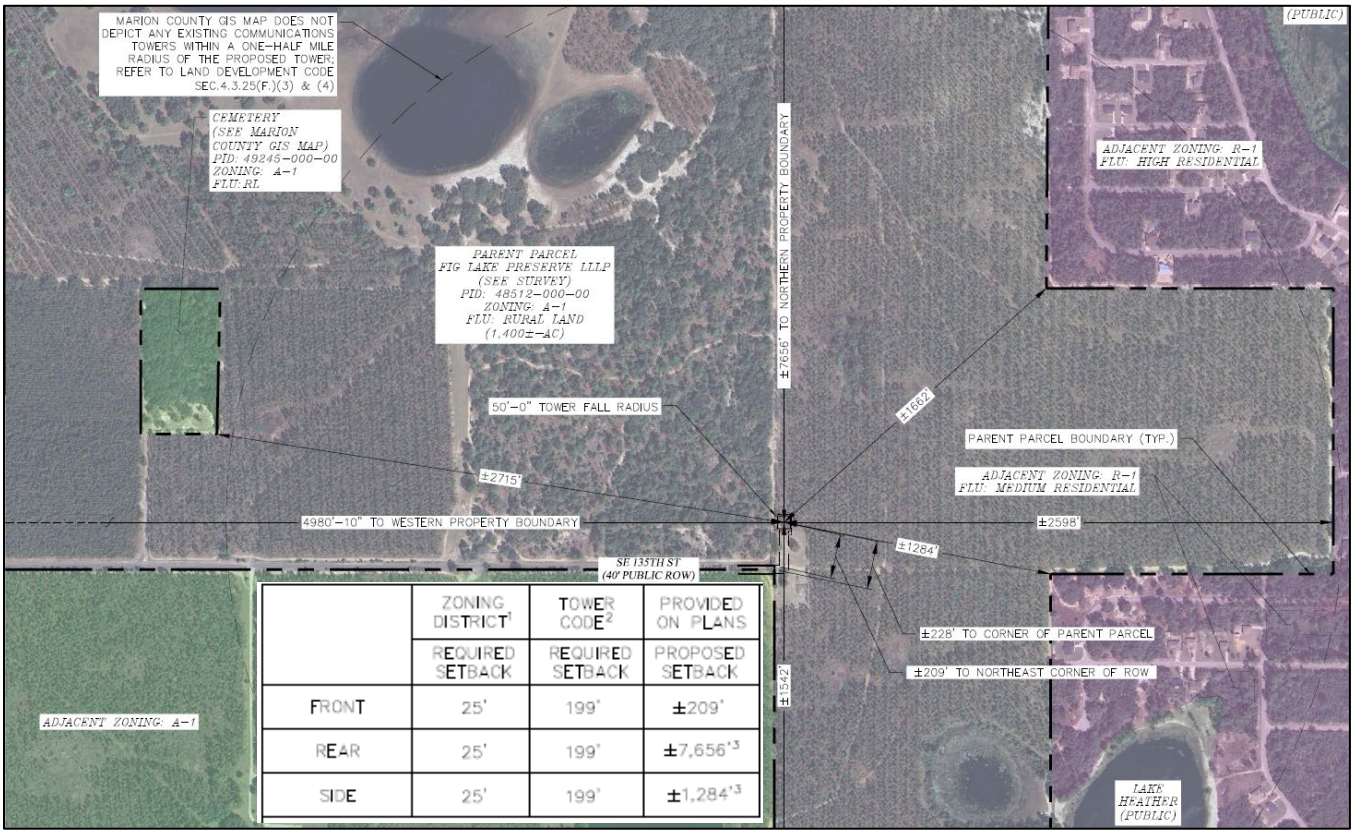


Figure 2
Concept Plan – Overall Site, dated 12/10/25
For full plan set with engineer's signature, see Attachment D



	ZONING DISTRICT[1]	TOWER CODE[2]	PROVIDED ON PLANS
	REQUIRED SETBACK	REQUIRED SETBACK	PROPOSED SETBACK
FRONT	25'	199'	±209'
REAR	25'	199'	±7,656'[3]
SIDE	25'	199'	±1,284'[3]

Figure 3
Concept Plan – Enlarged Compound Layout, dated 12/10/25
For full plan set with engineer's signature, see Attachment D

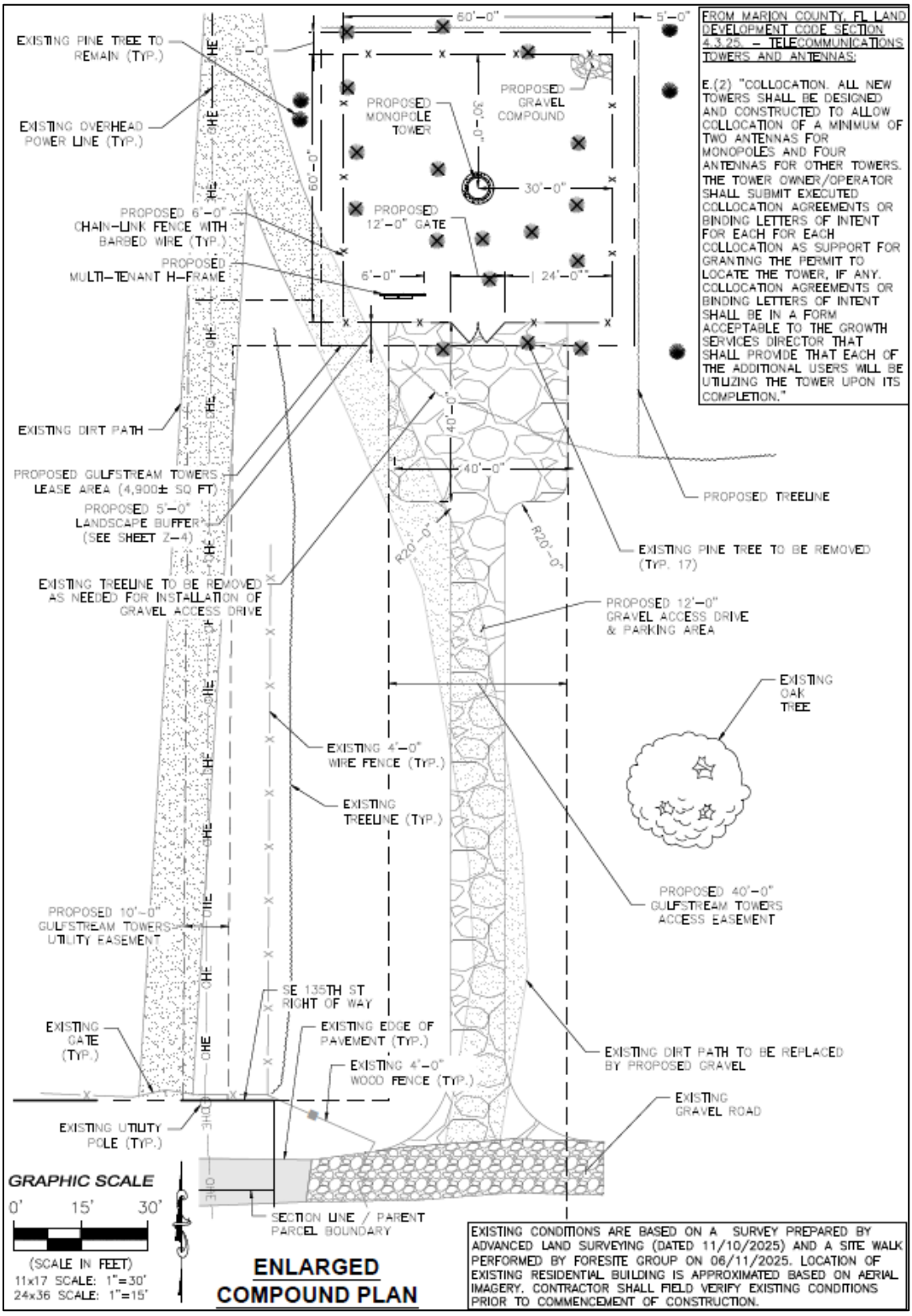


Figure 4
Concept Plan – Tower Elevation, dated 12/10/25
For full plan set with engineer's signature, see Attachment D

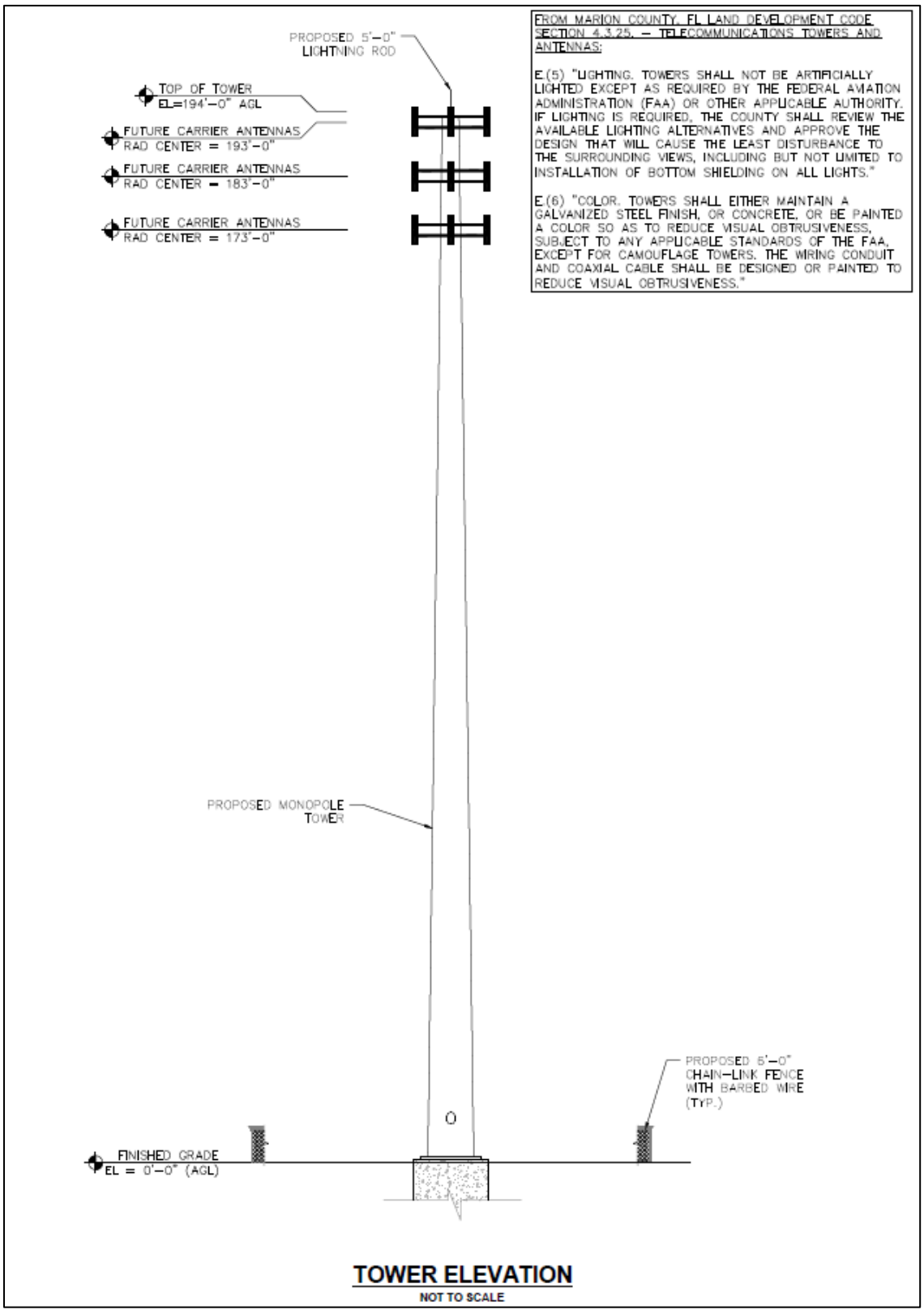


Figure 5
CelPlan Coverage Map for Outdoor Terminals with 2.1 GHz (Before)
For all before and after maps, see Attachment A, Pages A-25 to A-41

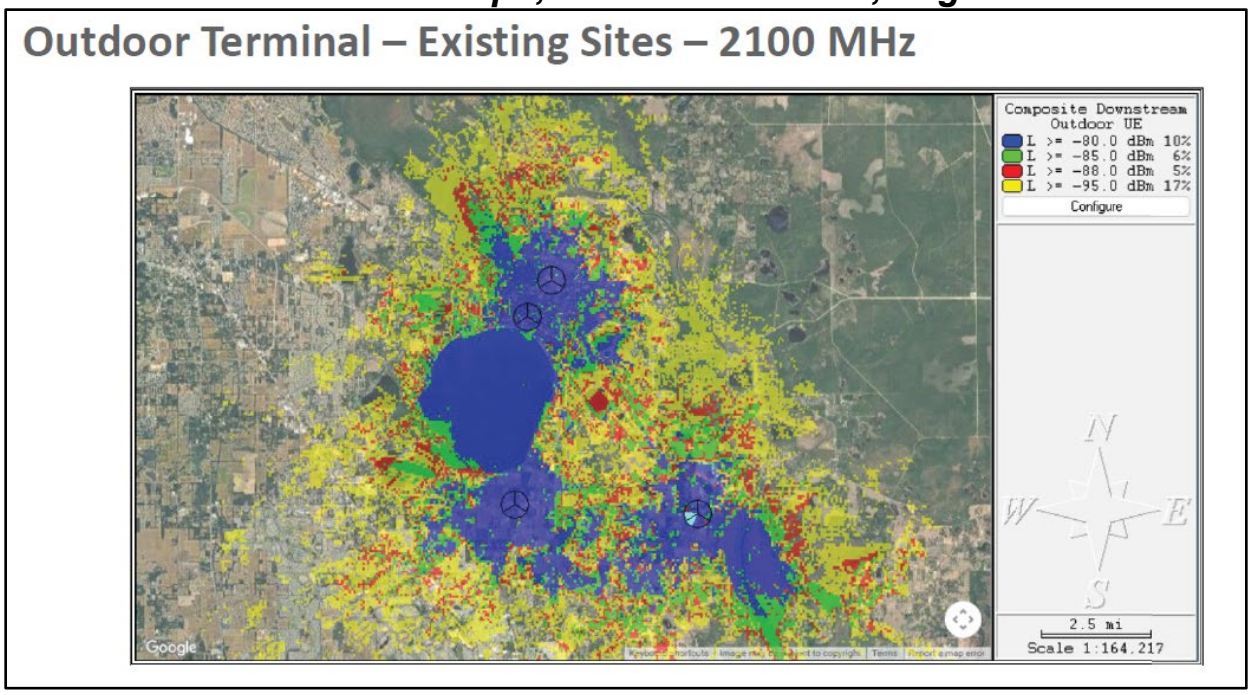
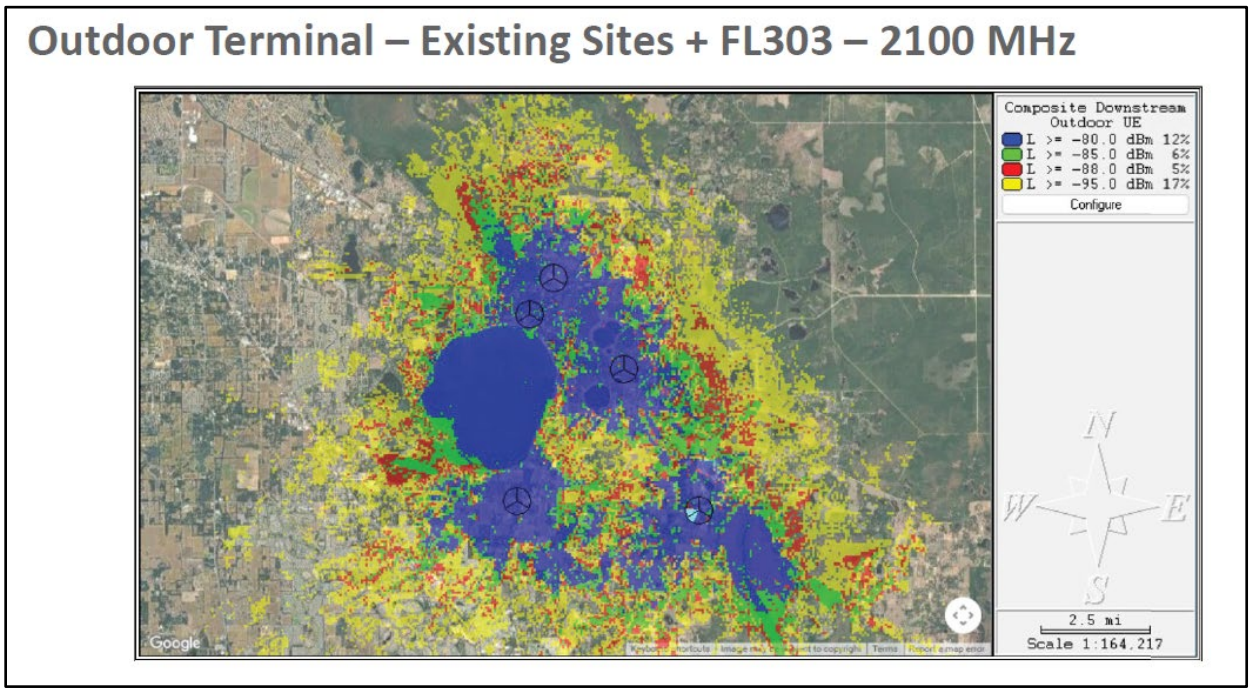


Figure 6
CelPlan Coverage Map for Outdoor Terminals with 2.1 GHz (After)
For all before and after maps, see Attachment A, Pages A-25 to A-41



Figures 2, 3, and 4 are the overall site plan, enlarged compound layout, and tower elevation found in Attachment D. The applicant proposes locating the monopole tower and accompanying compound in the southwest quadrant of the subject property, approximately 200 feet north of where County-maintained SE 135th Street right-of-way terminates (Figure 2). The Gulfstream Towers lease area encompasses 4,900 square feet (70' x 70'), including a 3,600-square-foot (60' x 60') equipment compound. The applicant proposes a compound (Figure 3) surrounded by a 6-foot-tall chain-link fence topped with a 1-foot tall barbed-wire with access provided by a double-swing access gate.

Figure 4 shows the elevation provided by the applicant. The proposed telecommunications facility consists of a 199-foot-tall monopole-style tower constructed of galvanized steel with no guy wires. Figure 4 shows three (3) proposed antenna arrays with RAD centers of approximately 193 feet, 183 feet, and 173 feet. The total structure height, including a 5-foot lightning rod, will be 199 feet. Tower lighting will be provided only if required by the FAA.

Figures 5 and 6 shows the before and after conditions for outdoor cellular service for 2.1 gigahertz for the proposed 199-foot monopole tower. Attachment A, pages A-25 to A-41, shows all twelve of the CelPlan propagation maps comparing coverage without and with the proposed tower for three (3) levels of wave frequencies (2.1 gigahertz, 1.9 gigahertz, and 700 megahertz) and two (2) service classes for each frequency (indoor and outdoor users). The proposed tower addresses a gap in 2.1 gigahertz and 1.9 gigahertz coverage for indoor and outdoor users.

II. STAFF SUMMARY RECOMMENDATION

Staff recommends **approval with conditions** specified in Section VI.B. of this Staff Report. The recommended conditions are being imposed to address compliance with the requirements in Land Development Code (LDC) Sections 2.8.2.D and 2.8.3.B.

III. NOTICE OF PUBLIC HEARING

Table 1. Public Notice Summary

Method	Format	Date	LDC Section(s)
Website Legal Notice	Display Ad	Ad Run: 7/13/2026	2.7.3.E. & 1.2.
Posted Sign	Sign for a SUP	Sign Posted: 7/2/2026	2.7.3.B. & 1.2.
500-foot Mail Notice	Letter to Surrounding Property Owners	584 Letters Mailed: 7/10/2026	2.7.3.C. & 1.2. & 4.3.25.E.(14)

As of the date of the initial distribution of this staff report, no letter of support or opposition has been received. Evidence of the above-described public notices is on file with the Growth Services Department and is incorporated herein by reference.

IV. BACKGROUND/CHARACTER OF THE AREA

A. *Existing site conditions*. The subject parcel is a large, predominantly wooded tract. The site contains three existing detached single-family homes, built in 1938, 1967, and 2005, according to the Marion County Property Appraiser's Property Record Card. Figure 7 shows the physical conditions of the property in 2024, and Figure 8 shows that the property is currently listed as agricultural production by the Marion County Property Appraiser's Office. The surrounding uses are developed and vacant small-lot single-family residential in the Silver Springs Shores subdivisions to the northwest, north, east, and southeast. There are also large residential lots to the northeast and west. Properties to the south are undeveloped and classified as agricultural production. There is an existing cemetery depicted as a "Commercial" use on a separate parcel, which is fully enclosed by the subject property.

Figure 7
Existing Conditions Map

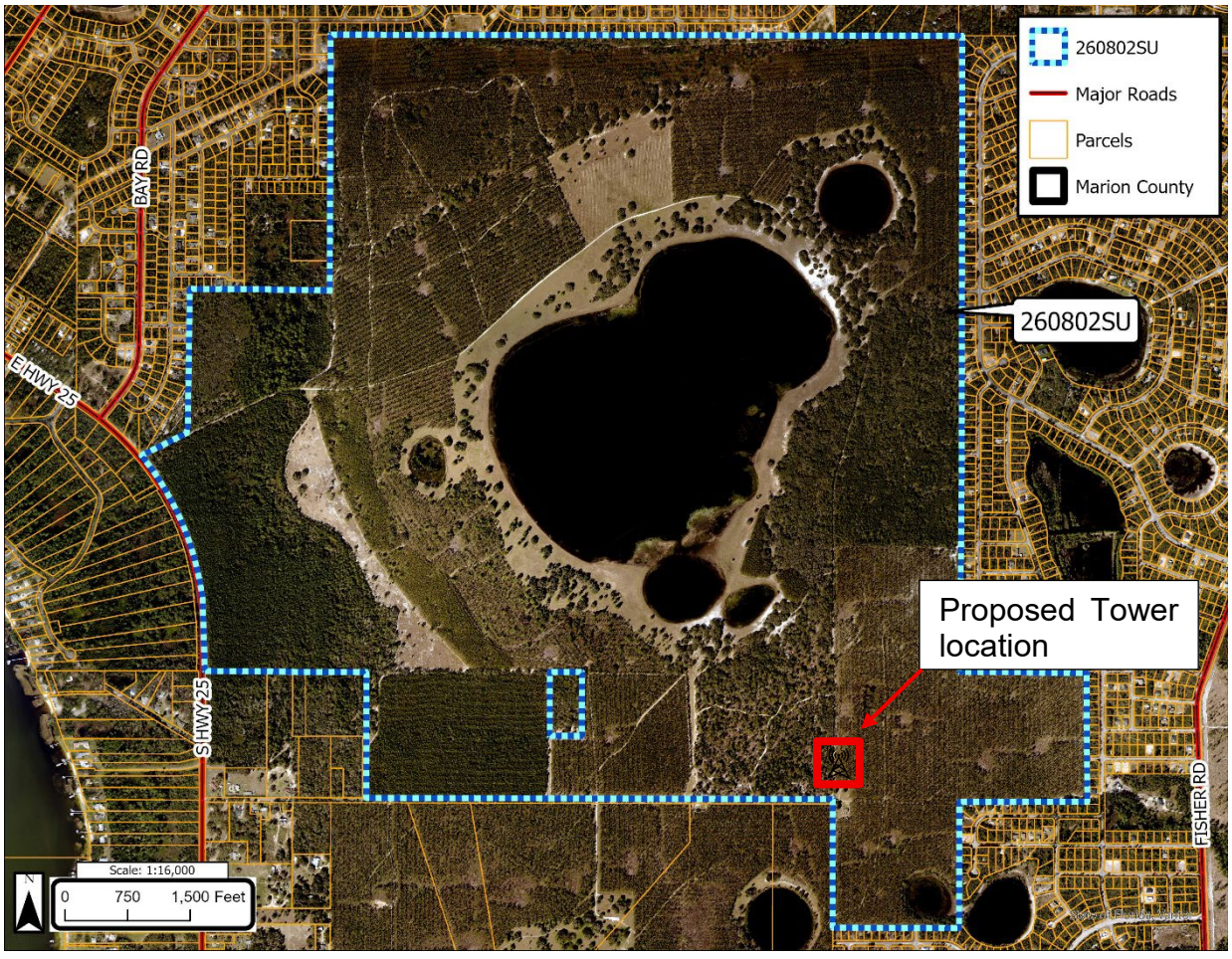


Figure 8
Existing Uses Map by Marion County Property Appraiser's Office

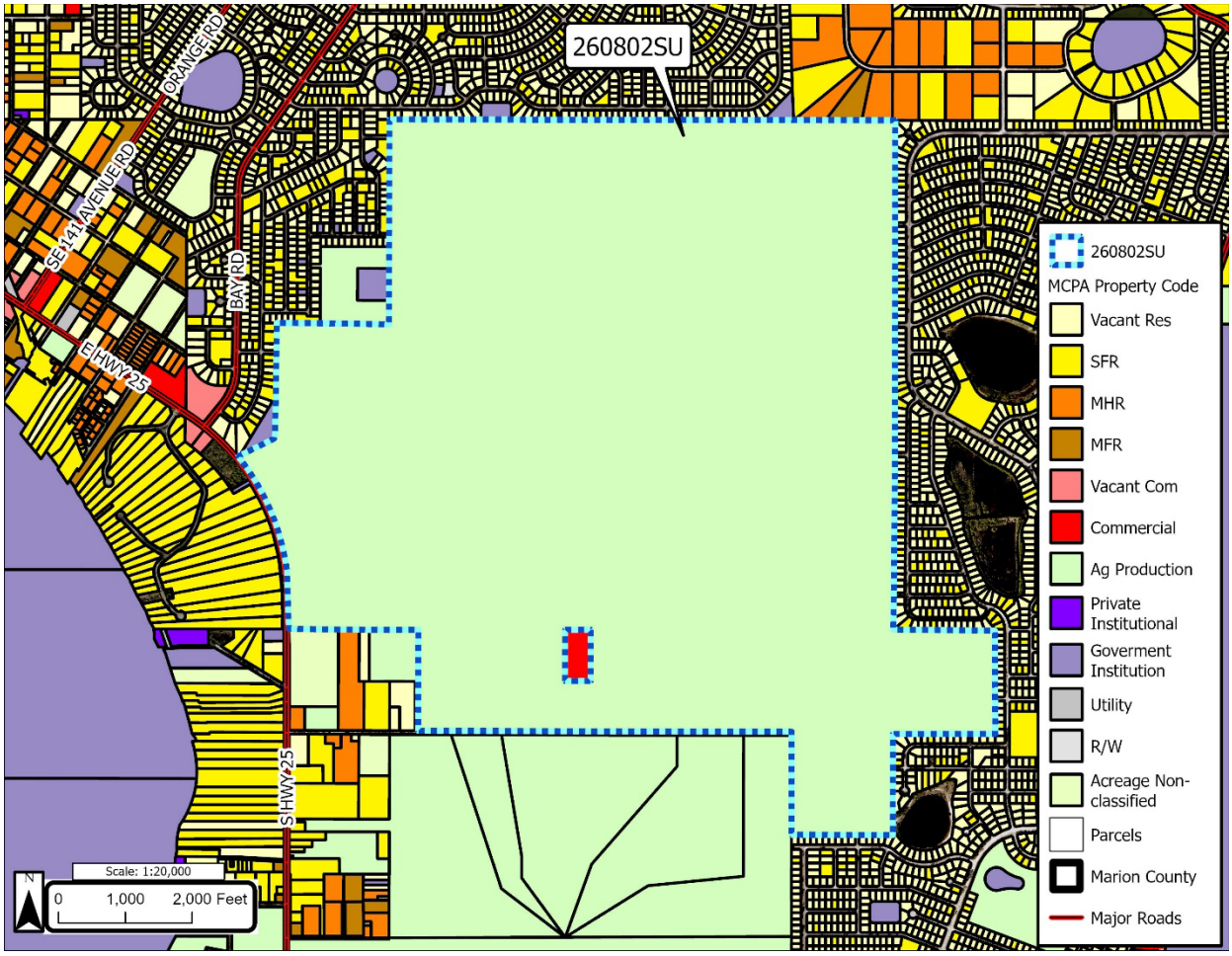


TABLE 2. ADJACENT PROPERTY CHARACTERISTICS

Direction	FLUMS	Zoning	Existing Use
Site	Rural Land (RL)	General Agriculture (A-1)	Ag Production
North	Rural Land (RL); High Residential (HR); Public (P)	Single Family Dwelling (R-1); General Agriculture (A-1)	Vacant SFR; SFR; MFR; MHR; Govt Institution (DRA)
South	Rural Land (RL); High Residential (HR)	Single Family Dwelling (R-1); General Agriculture (A-1);	Vacant SFR; MHR; Ag Production; SE 135th Street ROW
East	High Residential (HR); Public (P)	Single Family Dwelling (R-1)	Vacant SFR; SFR
West	Rural Land (RL); High Residential (HR); Low Residential (LR); Public (P)	Single Family Dwelling (R-1); General Agriculture (A-1)	Vacant SFR; SFR; MFR; MHR; Ag Production; Govt Institution (DRA); E Hwy 25 ROW
Enclave Parcel ID 49245-000-00	Rural Land (RL)	General Agriculture (A-1)	Commercial (Cemetery)

B. *Zoning district map*. Figure 9 shows that the subject property is zoned General Agriculture (A-1). The surrounding properties around the subject property are predominantly zoned Single Family Dwelling (R-1), whereas the surrounding properties near the proposed tower location are predominantly General Agriculture (A-1).

C. *FLUMS designation*. Figure 10 is the Future Land Use Map Series (FLUMS), and it shows that the subject property is designated Rural Land (RL). The surrounding properties around the subject property are predominantly designated for High Residential (HR) and Rural Land (RL). The surrounding properties near the proposed tower location are predominantly Rural Land (RL).

Figure 9
Zoning Classification

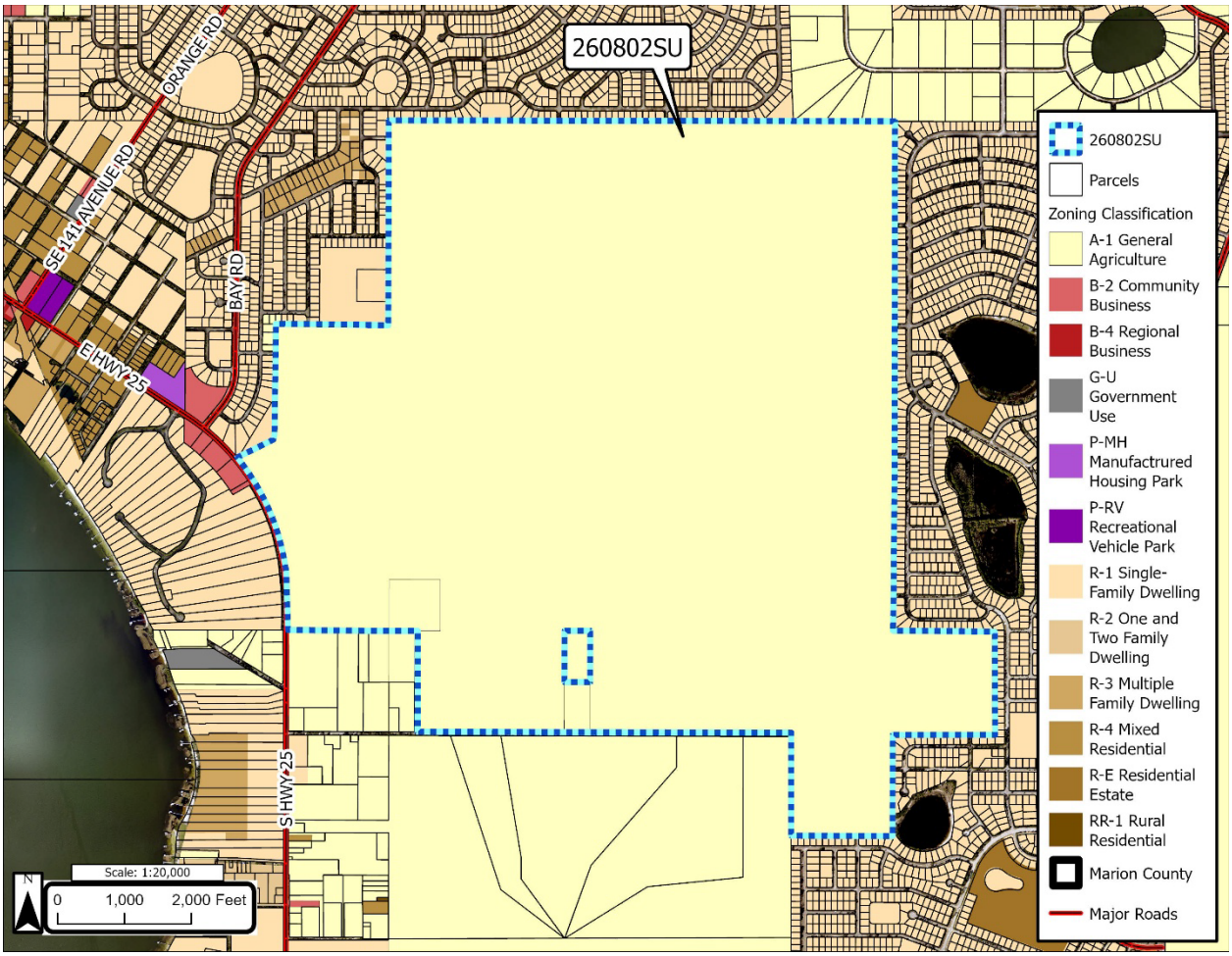
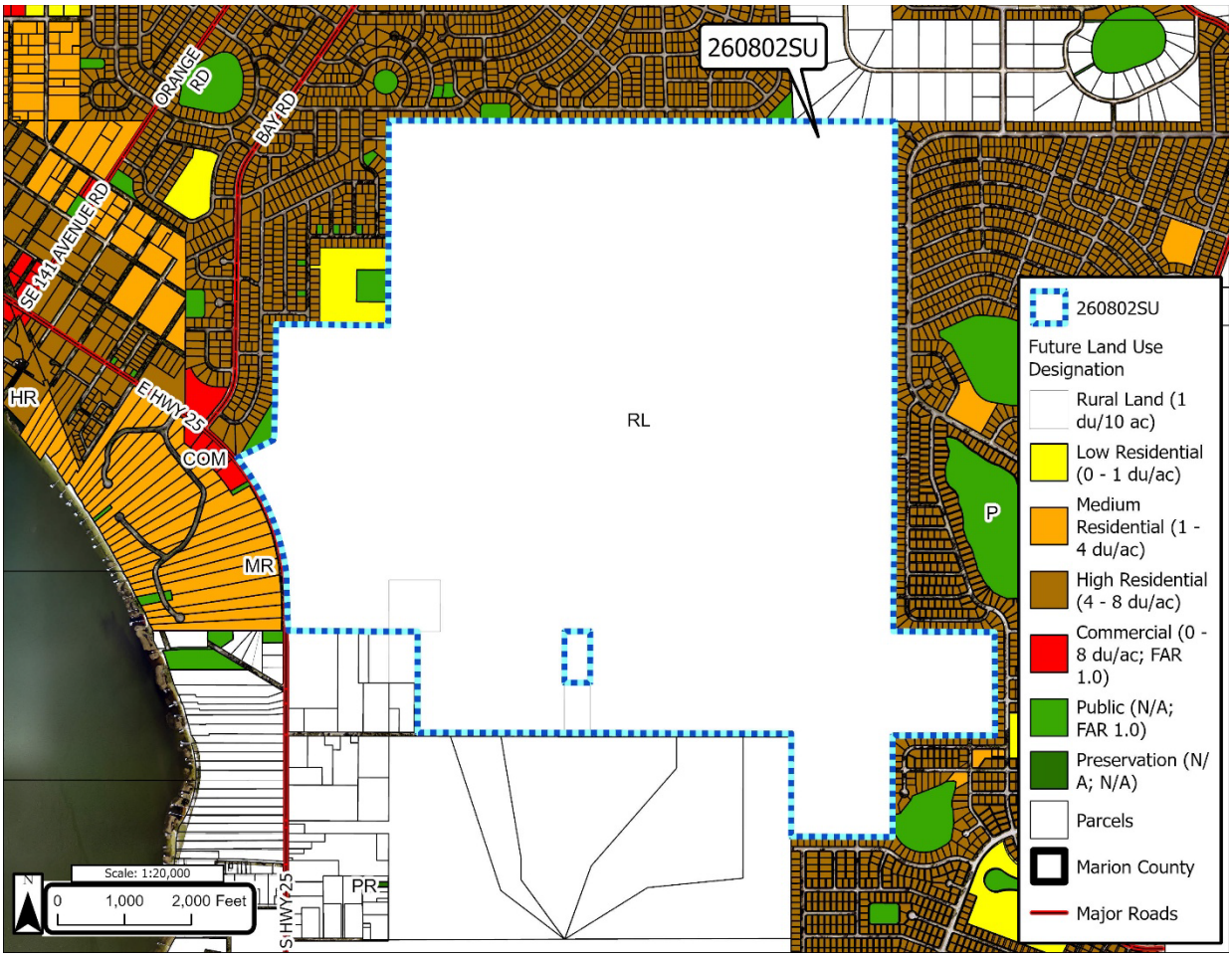


Figure 10
FLUMS Designations



V. ANALYSIS

LDC Section 2.8.2.D provides that in making a recommendation to the Board of County Commissioners, 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 these ten (10) requirements is addressed below.

A. *Consistency with the Comprehensive Plan*.

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

Analysis: LDC Section 4.1.4.R. allows telecommunication towers in all zoning classifications; however, a SUP is required if the tower does not meet the requirements for administrative approval. The proposed 199-foot monopole tower exceeds the permitted height range and is not located in one of the listed zoning/land use scenarios that enable administrative approval. Therefore, a SUP

is required for the proposed tower. The proposed tower and compound, subject to the conditions and applicable provisions of the LDC, **is consistent** with FLUE Policy 2.1.5.

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

Analysis: The Applicant proposes access to the tower compound via a 40-foot-wide non-exclusive access easement connecting the compound to SE 135th Street as depicted on the submitted site plan (Attachment D, Page D-3 & Attachment E, Page E-3). A separate 10-foot-wide utility easement is also provided (Attachment D, Page D-3 & Attachment E, Page E-3).

SE 135th Street is a 50-foot-wide publicly maintained paved County right-of-way classified as a "minor local" road. A 12-foot-wide gravel driveway and turnaround/parking area are proposed at the compound gate within the limits of the access easement. Staff propose a condition to ensure the access driveway is improved with a stabilized surface and designed with a turning radius sufficient to accommodate emergency vehicles, including fire apparatus, in accordance with Marion County Fire Rescue and applicable engineering standards.

The proposed telecommunications facility is an unmanned use, and no pedestrian access is anticipated beyond authorized maintenance and service personnel. Due to the limited and infrequent nature of site visits (approximately one vehicle trip per quarter per carrier), the proposed development is not expected to generate measurable traffic impacts or affect traffic flow and control in the surrounding roadway network. OCE Traffic provides comments indicating no traffic-related concerns (Attachment B).

Based on the information provided, staff finds that the application provides adequate provisions for ingress and egress and **is consistent** with the applicable SUP criteria. Conditions below are imposed:

- The access driveway and utility easement shall be designed, constructed, and maintained in compliance with applicable Marion County engineering standards and Marion County Fire Rescue and National Fire Protection Association requirements, including emergency vehicle access and turning radius standards.
- Access shall be maintained for emergency uses at all times during construction and operation of the facility.

C. *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 telecommunications facility is an unmanned use, and site activity will be limited to periodic maintenance and service visits. Due to the infrequent nature of these visits, the proposed development is not expected to

generate regular vehicular traffic or require designated off-street parking or loading areas. No off-street parking spaces are proposed as part of the application. Maintenance and service vehicles will access the site via the driveway contained within the proposed access easement. According to the applicant, the tower will typically generate approximately one vehicle trip per quarter per carrier, with technicians generally accessing the site using pickup-sized vehicles. Maintenance and service vehicles will park within the access driveway near the gated entrance to the compound. The parking area will be unlit.

The applicant has indicated that on-site generators or continuous mechanical operations may be installed in the compound area, but screening/buffering as required by the LDC, combined with the significant distance from surrounding properties, would mitigate noise impacts. As such, the proposed use will not generate noise, glare, odors, or other operational impacts that would adversely affect adjoining properties or the surrounding area. Staff conclude the application **is consistent** with the provision of off-street parking and loading areas.

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

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

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

Analysis: The proposed facility is unmanned and does not require potable water or sanitary sewer services. Utility infrastructure associated with the tower will be limited to what is necessary to support telecommunications operations and will be located within the designated compound area. Staff conclude the application **is consistent** with the provision of utilities.

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

Analysis: The applicant proposes locating the monopole telecommunications tower and equipment compound approximately ±209 feet from the point where the parent parcel meets SE 135th Street. The tower compound is proposed to be located directly north of a pre-existing clearing on the parent parcel. The compound location is surrounded by upland mixed coniferous/hardwoods to the west and planted pine plantations to the north and east. The existing tree canopy on and around the site significantly limits ground-level line-of-sight visibility of the proposed tower from neighboring properties and public roadways.

The applicant proposes enclosing the equipment compound by a 6-foot-tall chain link fence topped with three (3) strands of barbed wire up to 1-foot-tall. The proposed compound is accessible from a lockable 12-foot-wide double-swing chain link gate. The compound is located within 305 feet of an existing residence

on the parent parcel. As such, the applicant proposes to reserve a 5-foot-wide buffer area around the compound fencing planted with an evergreen Wax Myrtle shrub hedge in order to comply with LDC Sec. 4.3.25.E.(4).

Staff conclude the application **is consistent** with the provision of screening and buffering.

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

Analysis: The applicant proposes limited on-site signage consisting only of site identification signage and Federal Communications Commission (FCC) required safety placards, as shown on the submitted plans (Attachment D). No advertising or additional signage is proposed. No exterior lighting is proposed for the tower or equipment compound beyond what may be required by the FAA or applicable safety regulations. Tower lighting, if required by the FAA, will comply with all applicable federal requirements. Due to the limited nature of the proposed signage and the absence of unnecessary exterior lighting, the proposed development is not expected to create glare, adversely affect traffic safety, or result in negative economic impacts on adjoining properties. The proposed signage and lighting approach is compatible with the surrounding residential area and maintains harmony with adjacent properties.

Based on the information provided by the applicant, staff find that the request **is consistent** with the SUP criteria related to signage and exterior lighting. Still staff recommend the following condition:

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

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

Analysis: Telecommunication towers have context-specific setback requirements established in LDC Sec. 4.3.25.E.1.(a-c). Each context is evaluated in the following table:

As indicated in Table 3, the applicant is required to provide a minimum 298.5-foot separation from surrounding residential dwellings. This requirement does not apply to the residential dwelling on the subject property, but staff notes that the tower exceeds the requirement if the leased compound area becomes separated from the existing subject property. The proposed location does comply with that requirement.

In addition to the context-specific setbacks requirements, the tower must provide a recorded fall zone easement, deed, or lease, and the tower structure and supporting devices must be contained within the confines of the property lines of the parent parcel. The applicant provides a “Fall Certification Letter” (Attachment F) indicating that “the pole would fall within a radius of 50’ from the base of the

structure," which staff notes fits within the 60' x 60' compound area shown on the site plan (Attachment D).

TABLE 3. REQUIRED SETBACKS FOR PROPOSED 199-FOOT-TALL TOWER		
Separation From / Distancing Standard	**Required**	**Provided**
Any adjacent or surrounding residential dwelling / 150% of tower height	298.5'	305' from existing residence on parent parcel 48512-000-00; ~1,395' to 1,410' from the nearest off-site residence on parcel 9035-0990-01
Any adjacent or surrounding residentially zoned land / 100% of tower height	199'	1,284' from parcel 9035-0990-04
Any off-site agriculturally zoned land / 100% of tower height	199'	228' from parcel 49248-000-00
Public road rights-of-way / 100% of tower height	199'	209' from SE 135th Street
Designated scenic roadways / 100% of tower height	199'	N/A None within a mile

Staff conclude the application **is consistent** with the provision of required yards and other green space.

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

Analysis: 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 an aerial photograph displaying existing and surrounding properties.

Telecommunications towers are an essential component of the communications infrastructure necessary to serve residents, businesses, and emergency service providers. Consistent with this recognition, telecommunications towers may be permitted in all zoning classifications, as established in LDC Sec. 4.1.4.R, subject to requirements of LDC. Sec. 4.3.25 for administrative permit or SUP approval.

The proposed 199-foot monopole tower requires SUP approval because it exceeds the 150-foot height allowance for administrative approval. However, the need for a SUP does not, in itself, indicate incompatibility with surrounding properties.

Rather, the SUP process provides an opportunity to evaluate the tower's specific location, design, and potential impacts on adjacent and nearby properties.

The tower is a monopole structure, which minimizes the physical and visual footprint of the facility when compared to other tower types. The tower and associated ground equipment are required to comply with all applicable setback, buffering, and screening standards of the LDC. Additionally, the tower is engineered to collapse within the boundaries of the lease area in the event of structural failure, thereby minimizing potential impacts to adjacent properties.

Given the County's recognition of telecommunications facilities as a permissible use, the proposed tower's compliance with applicable development standards, and the implementation of design measures intended to mitigate potential impacts to the public interest and surrounding private property owners, staff finds that the proposed telecommunications tower provides for general compatibility with adjacent properties and other properties in the surrounding area.

Staff conclude the application **is consistent** with the provision of compatibility.

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

Analysis: Staff notes that unlike a variance, which runs with the land and is recorded in the public records, a SUP is not automatically recorded. As a result, a subsequent owner may not have constructive notice of the requirements. Staff has therefore recommended a condition that terminates this SUP upon any transfer of ownership or operational control of the leasehold interest in the Leased Premises.

- The Special Use Permit is limited to one monopole tower within the portion of the subject property leased by Gulfstream Towers Holding Company LLC (the “Leased Premises”), as indicated in the submitted application.
- The site shall be developed and operated consistently with the submitted conceptual plan and the conditions as provided with this approval.
- A site plan approval is required before construction of the tower and compound.
- The Special Use Permit is granted solely for the benefit of Gulfstream Towers Holding Company LLC’s use of the Leased Premises. Any termination, expiration, assignment, or transfer of Gulfstream Towers Holding Company LLC's leasehold interest in the Leased Premises shall terminate this Special Use Permit. A transfer of ownership of the underlying parent parcel shall not, by itself, terminate this Special Use Permit.
- Construction of the telecommunications tower shall be complete, or subject to an issued unexpired building permit, within two (2) years after the date of the approval of this Special Use Permit. If the tower is not completed and

not subject to an unexpired building permit within two (2) years, the Special Use Permit shall terminate.

- Abandonment of the telecommunications tower shall adhere to the provisions of Land Development Code Section 4.3.25.H.

Based on the above findings, Staff concludes the SUP is consistent with LDC Sections 4.3.25 and provided conditions to address the ten (10) requirements are imposed.

VI. STAFF RECOMMENDATION

Staff recommend **APPROVING** the proposed SUP **WITH CONDITIONS**. To support this recommendation, staff provide the following findings.

The proposed 199-foot monopole tower:

A. Is consistent with the Marion County Comprehensive Plan, specifically the following,
   1. FLUE policy 2.1.5
B. Will not adversely affect the public interest, and
C. Is compatible with the surrounding area.

To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are imposed:

1. The access driveway and utility easement shall be designed, constructed, and maintained in compliance with applicable Marion County engineering standards and Marion County Fire Rescue and National Fire Protection Association requirements, including emergency vehicle access and turning radius standards.
2. Access shall be maintained for emergency uses at all times during construction and operation of the facility.
3. A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.
4. The Special Use Permit is limited to one monopole tower within the portion of the subject property leased by Gulfstream Towers Holding Company LLC (the “Leased Premises”), as indicated in the submitted application.
5. The site shall be developed and operated consistently with the submitted conceptual plan and the conditions as provided with this approval.
6. A site plan approval is required before construction of the tower and compound.
7. The Special Use Permit is granted solely for the benefit of Gulfstream Towers Holding Company LLC’s use of the Leased Premises. Any termination, expiration, assignment, or transfer of Gulfstream Towers Holding Company LLC's leasehold interest in the Leased Premises shall terminate this Special Use Permit. A transfer of ownership of the underlying parent parcel shall not, by itself, terminate this Special Use Permit.
8. Construction of the telecommunications tower shall be complete, or subject to an issued unexpired building permit, within two (2) years after the date of the approval of this Special Use Permit. If the tower is not completed and not subject to an

unexpired building permit within two (2) years, the Special Use Permit shall terminate.

9. Abandonment of the telecommunications tower shall adhere to the provisions of Land Development Code Section 4.3.25.H.

VII. PLANNING AND ZONING COMMISSION RECOMMENDATION

To be determined. Hearing one (1) of two (2) is scheduled for July 27, 2026, at 5:30 PM.

VIII. BOARD OF COUNTY COMMISSIONERS' ACTION

To be determined. Hearing two (2) of two (2) is scheduled for August 18, 2026, at 2:00 PM.

IX. LIST OF ATTACHMENTS

A. Initial Special Use Permit Application Package.
B. Development Review Committee Comments.
C. Site Photos.
D. Signed & Sealed Site Plan, Dated 12-10-2025.
E. Signed & Sealed Survey, Dated 11-10-2025.
F. Certified Fall Radius Letter.

Marion County
Board of County Commissioners
Growth Services ◆ Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

SPECIAL USE PERMIT APPLICATION PACKAGE FOR TELECOMMUNICATION ANTENNA OR TOWER SITE

Application No.: _____

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Section 4.3.25.for the following described property zoned A-1, for the purpose of:

199' monopole telecommunication tower facility.

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

Parcel account number(s): 48512-000-00

Property dimensions: NA, irregular shaped parcel **Total acreage:** 1,400

Directions: From US Highway 441, take CR25 north (right) amd go 7.0 miles to SE 135th Street, take SE 135th Street East (right) and go 1.25 miles until it dead ends. Tower site is on the left.

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

Fig Lake Preserve, LLLP	Gulfstream Towers Holding Company, LLC
Property owner name (please print)	**Applicant or agent name (please print)**
1011 SE 5th Street	127 W. Fairbanks Avenue, #469
Mailing address	**Mailing address**
Ocala, FL 34471	Winter Park, FL 32789
City, state, zip code	**City, state, zip code**
(352) 484-8867	(407) 617-0167
Phone number (please include area code)	**Phone number (please include area code)**
Charles T. Collins dotloop verified 04/28/26 2:35 PM EDT QO6O-WUUO-UWUT-ZJTN	Mike Burkhead
Signature Charles T. Collins, General Partner	**Signature** Mike Burkhead, President

Please note: the special use permit will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is $2,000.00 and is non-refundable. For more information, please contact the Planning & Zoning Division at 352-438-2675.

****

FOR OFFICE USE ONLY

RECEIVED BY: _____ **DATE:** _____ **ZONING MAP NO.:** _____ *Rev. 04/2017*

"Meeting Needs by Exceeding Expectations"

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2025 Certified Assessment Roll

48512-000-00

GOOGLE Street View

Prime Key: 1166667 MAP IT+

Property Information

FIG LAKE PRESERVE LLLP
C/O CHUCK COLLINS
1011 SE 5TH ST
OCALA FL 34471-2301

Taxes / Assessments: $11,054.50
Map ID: 313
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 57
Acres: 1,399.06

More Situs
Situs: 14607 E HWY 25 OCKLAWAHA

Current Value

Land Just Value	$11,747,767		
Buildings	$304,358		
Miscellaneous	$7,505	Impact	($11,487,317)
Total Just Value	$12,059,630	Land Class Value	$375,971
Total Assessed Value	$572,313	Total Class Value	$687,834
Exemptions	$0	Ex Codes: 08	
Total Taxable	$572,313		
School Taxable	$687,834		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$11,747,767	$304,358	$7,505	$12,059,630	$572,313	$0	$572,313
2024	$10,268,450	$248,330	$7,178	$10,523,958	$536,918	$0	$536,918
2023	$10,182,156	$231,315	$8,537	$10,422,008	$468,215	$0	$468,215

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8713/1232	09/2025	07 WARRANTY	0	U	V	$100
4206/1921	09/2005	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	$100
4144/1109	05/2005	74 PROBATE	0	U	V	$100
UNRE/INST	08/1992	71 DTH CER	0	U	V	$100
1791/1819	12/1991	71 DTH CER	0	U	V	$100
1075/1266	07/1981	05 QUIT CLAIM	0	U	V	$100

Property Description

SEC 03 TWP 17 RGE 24
ALL OF SEC 3 &
SEC 04 TWP 17 RGE 24

COM AT THE SE COR OF GOVT LOT 9 OF SEC 4 TH N 00-07-13 E 2661.32 FT
TH W 1450 FT TH S 00-07-13 W 1861.63 FT TH S 29-26-45 W 87.57 FT TH
S 58-41-40 W 596 FT ON A RADIAL TO THE 02* CURVATURE OF DIXIE HWY
TH NWLY PARALLEL TO AND 298 FT FROM THE CENTERLINE OF DIXIE HWY
TO THE W BNDY OF GOVT LOT 10 TH S ALONG W BNDY LINE OF GOVT LOT
10 TO THE SW COR OF GOVT LOT 10 TH E TO THE POB AKA GOVT LOTS
9.10 LYING E OF CR-25
EXC ANY PT LYING WITHIN SSS UNIT 38 &
SEC 09 TWP 17 RGE 24
GOVT LOTS 1.2 IN SEC 9 LYING E OF CR-25 &
N 10 CHS OF E 4 CHS OF LOT 4 &
SEC 10 TWP 17 RGE 24
W 3/4 OF SE 1/4 OF NW 1/4 &
E 1/2 OF SW 1/4 OF NW 1/4 &
E 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 &
E 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4 EXC W 2 CHS OF S 5 CHS &
NE 1/4 &
E 3/4 OF N 1/2 OF NW 1/4 &
NW 1/4 OF NW 1/4 OF NW 1/4 &
E 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 &
COM 10 CHS N & 5 CHS E OF THE SW COR OF NW 1/4 OF SEC 10TH N 5 CHS
TH E 2 CHS TH S 5 CHS TH W 2 CHS TO THE POB
SEC 11 TWP 17 RGE 24
NW 1/4 OF NW 1/4 &
S 1/2 OF W 1/2 OF NW 1/4 &
NW 1/4 OF SW 1/4 &
N 1/2 OF NW 1/4 OF SE 1/4 OF NW 1/4 &
S 3/4 OF W 1/2 OF SE 1/4 OF NW 1/4 7
E 1/2 OF SE 1/4 OF NW 1/4 &
SEC 02 TWP 17 RGE 24
W 1/4 &
SEC 10 TWP 17 RGE 24
BEGIN AT A PT 10 CHS N OF SW COR OF NW 1/4 TH N 10 CHS TH E
5 CHS TH S 10 CHS TH W 5 CHS TO POB EXC 20 FT ON S & W SIDES

Land Data - Warning: Verify Zoning

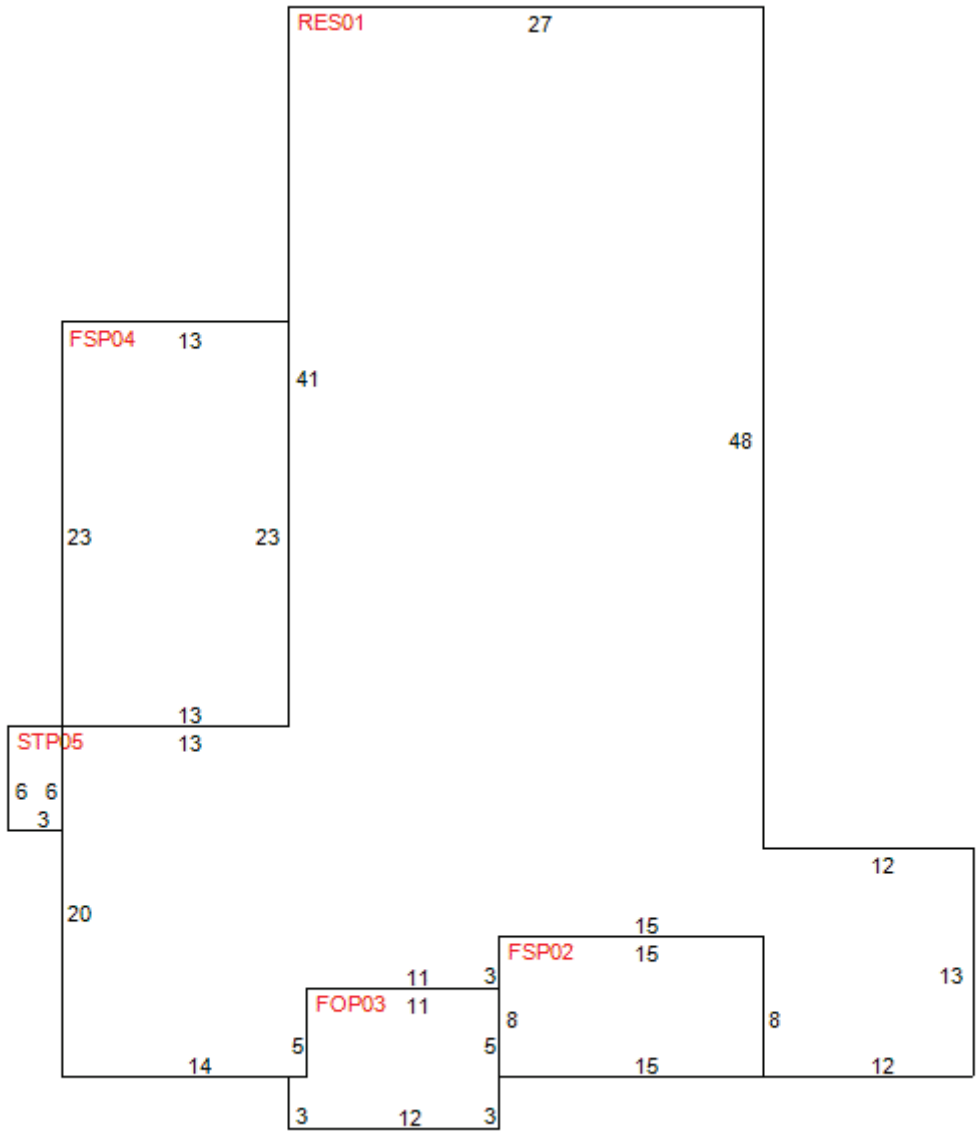
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5000		.0	.0	A1	1.00	AC	15,900.0000	1.00	1.70	1.00	27,030	27,030
5871		.0	.0	A1	340.25	AC	15,900.0000	1.00	0.64	1.00	38,788	3,462,384
5721		.0	.0	A1	789.00	AC	15,900.0000	1.00	0.64	1.00	130,974	8,028,864
5000		.0	.0	A1	3.00	AC	15,900.0000	1.00	1.20	1.00	57,240	57,240
5000		.0	.0	A1	3.00	AC	15,900.0000	1.00	1.20	1.00	57,240	57,240
9902		.0	.0	A1	5.06	AC	15,900.0000	1.00	0.64	1.00	51,491	51,491
5871		330.0	660.0	A1	5.00	AC	15,900.0000	1.00	0.64	1.00	570	50,880
9510		.0	.0	A1	230.00	AC	50.0000	1.00	1.00	1.00	11,500	11,500
9991		.0	.0	A1	11,000.00	UT	.0000	1.00	1.00	1.00		
9525		.0	.0	A1	13.00	AC	50.0000	1.00	1.00	1.00	650	650
9640		.0	.0	A1	4.00	AC	50.0000	1.00	1.00	1.00	200	200
9640		.0	.0	A1	1.00	AC	50.0000	1.00	1.00	1.00	50	50
9510		.0	.0	A1	4.75	AC	50.0000	1.00	1.00	1.00	238	238
9991		.0	.0	A1	1,000.00	UT	.0000	1.00	1.00	1.00		
9994		1,240.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
9994		2,640.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
9994		3,960.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
9994		330.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		

Neighborhood 8095
Mkt: 10 70

Total Land - Class $375,971
Total Land - Just $11,747,767

Traverse

Building 1 of 3
RES01=L27D41L13D20R14U5R11U3R15D8R12U13L12U48.D61
FSP02=L15U8R15D8.L15U5
FOP03=D5D3L12U3R1U5R11.L25U15
FSP04=U23R13D23L13.
STP05=L3D6R3U6.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	6 - 25-29 YRS
Condition	4
Quality Grade	500 - FAIR
Inspected on	9/18/2024 by 187

Year Built 1967
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 242

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0124	CONC BLK-PAINT	1.00	1967	N	0 %	0 %	1,888	1,888
FSP	0201	NO EXTERIOR	1.00	1967	N	0 %	0 %	120	120
FOP	0301	NO EXTERIOR	1.00	1967	N	0 %	0 %	91	91
FSP	0401	NO EXTERIOR	1.00	1967	N	0 %	0 %	299	299

STP 0501 - NO EXTERIOR	1.00	1967	N	0 %	0 %		18	18

Section: 1

Roof Style: 12 HIP
Roof Cover: 03 ROLLED ROOFING
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 5 CONCRETE SLAB
A/C: Y

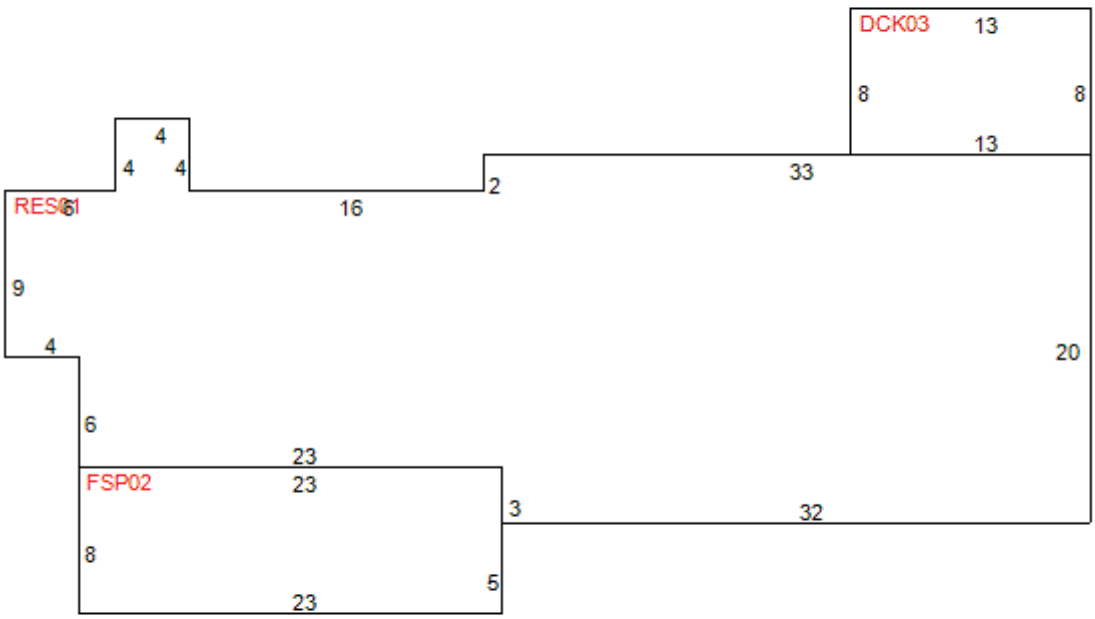
Floor Finish: 14 LINOLEUM
Wall Finish: 12 PLYWD PANELING
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 1

Bedrooms: 2
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 3

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Traverse

Building 2 of 3
RES01=U3L23U6L4U9R6U4R4D4R16U2R33D20L32.
FSP02=D5L23U8R23D3.R34U20L2
DCK03=L13U8R13D8.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	6 - 25-29 YRS
Condition	4

Year Built 1938
Physical Deterioration 0%
Obsolescence: Functional 0%

Quality Grade	300 - LOW	**Obsolescence: Locational**	0%
Inspected on	9/18/2024 by 187	**Architecture**	0 - STANDARD SFR
		Base Perimeter	166

Type	ID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0126	SIDING-NO SHTG	1.00	1938	N	0 %	0 %		1,039	1,039
FSP	0201	NO EXTERIOR	1.00	1938	N	0 %	0 %		184	184
DCK	0301	NO EXTERIOR	1.00	1990	N	0 %	0 %		104	104

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 06 CONVECTION
Heat Meth 2: 00
Foundation: 3 PIER
A/C: N

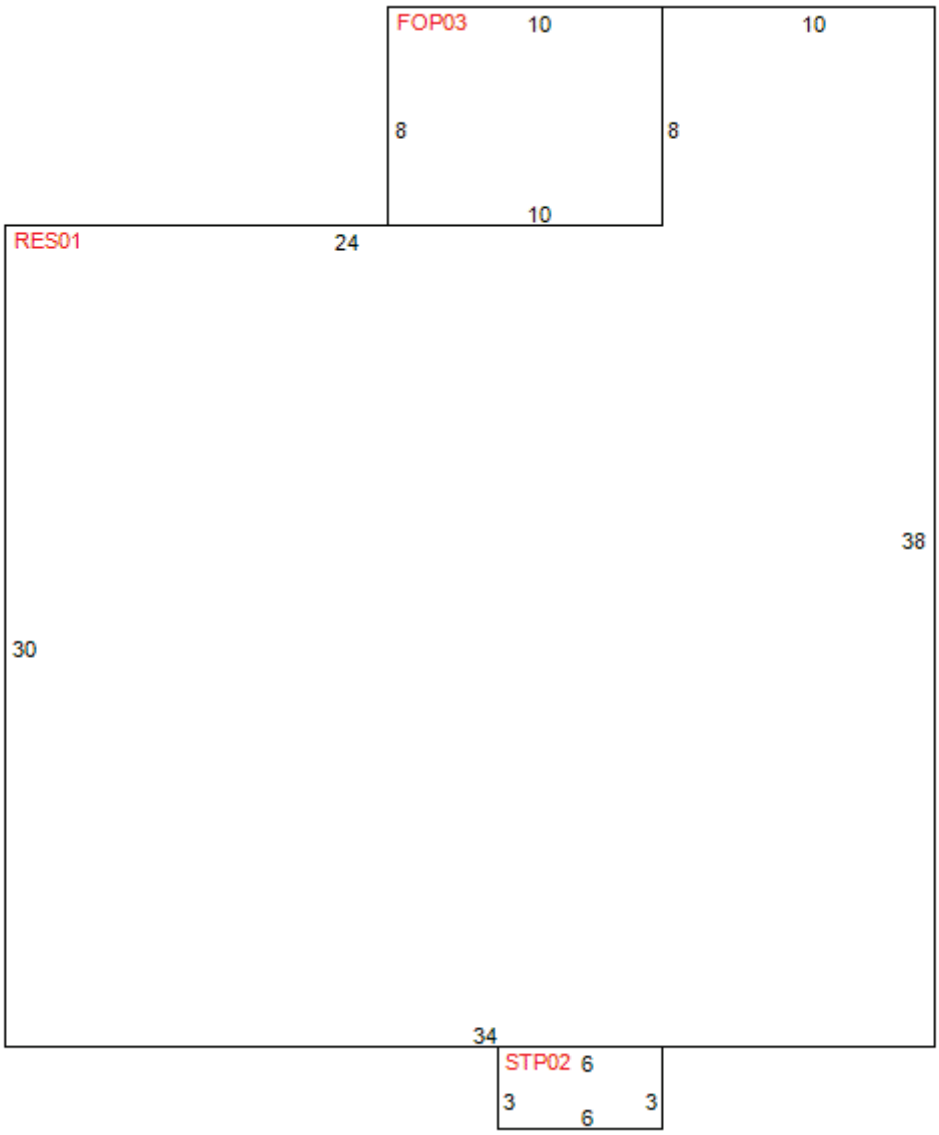
Floor Finish: 20 SHEET VINYL
Wall Finish: 12 PLYWD PANELING
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 2
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 3

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Traverse

Building 3 of 3
RES01=L34U30R24U8R10D38.L10
STP02=D3L6U3R6.U30
FOP03=U8L10D8R10.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	3 - 10-14 YRS
Condition	1
Quality Grade	500 - FAIR
Inspected on	9/18/2024 by 187

Year Built 2005
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 144

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01	32 - CONC BLK-STUCO	1.00	2005	N	0 %	0 %	1,100	1,100
STP	02	01 - NO EXTERIOR	1.00	2005	N	0 %	0 %	18	18
FOP	03	01 - NO EXTERIOR	1.00	2005	N	0 %	0 %	80	80

Section: 1

Roof Style: 12 HIP
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 6 MONOLITC SLAB
A/C: Y

Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
4 Fixture Baths: 1
3 Fixture Baths: 0
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1973	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1973	2	0.0	0.0
UDS SCRN PORCH-UNF	420.00	SF	40	1973	2	15.0	28.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1967	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1967	2	0.0	0.0
105 FENCE CHAIN LK	396.00	LF	20	1986	1	44.0	9.0
190 SEPTIC 1-5 BTH	1.00	UT	99	2005	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	2005	2	0.0	0.0
159 PAV CONCRETE	1,160.00	SF	20	1989	3	0.0	0.0
156 PAVING BRICK	496.00	SF	20	1989	1	0.0	0.0
045 LEAN TO	156.00	SF	15	2007	1	13.0	12.0
UDU UTILITY-UNFINS	144.00	SF	40	2007	1	12.0	12.0
156 PAVING BRICK	30.00	SF	20	1989	1	0.0	0.0
112 FENCE WIRE/BD	128.00	LF	10	2007	3	0.0	0.0
UDU UTILITY-UNFINS	288.00	SF	40	1973	1	0.0	0.0
UOP PORCH-OPEN-UNF	54.00	SF	40	1973	1	6.0	9.0
UOP PORCH-OPEN-UNF	90.00	SF	40	1973	1	10.0	9.0
156 PAVING BRICK	488.00	SF	20	1989	1	0.0	0.0

Total Value - $7,505

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$374,570	12/12/2024
Total Depreciation	($133,163)	
Bldg - Just Value	$241,407	
Misc - Just Value	$7,505	9/23/2024
Land - Just Value	$11,747,767	4/21/2025
Total Just Value	$11,996,679	.

Bldg Nbr	RCN	Depreciation	Depreciated
1	$192,270	($69,217)	$123,053
2	$74,791	($38,143)	$36,648
3	$107,509	($25,803)	$81,706

ATTACHMENT A



This Instrument Prepared By:
Elias N. Chotas, Esquire
DEAN, MEAD, EGERTON, BLOODWORTH,
CAPOUANO & BOZARTH, P.A.
Post Office Box 2346
Orlando, Florida 32802-2346
(407) 841-1200

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 10/12/2005 06:48:54 AM
FILE #: 2005183385 OR BK 04206 PGS 1921-1925
RECORDING FEES 44.00
DEED DOC TAX 0.70

Parcel Identification Numbers: 48511-000-00, 48512-000-00, 49241-000-00, 49242-000-00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 16th day of September, 2005, by DARIAN COLLINS FERGUSON, formerly known as Darian Collins, Darian Collins Bailey and Darian Collins Gates, whose post office address is c/o Ocala Manufacturing Company, 3649 CR 214, Oxford, Florida 34484, CHARLES THOMAS COLLINS, whose post office address is 939 SW 83rd Terrace, Gainesville, Florida 32607, ALEXANDER M. COLLINS, III, whose post office address is 7875 Broken Arrow Trail, Winter Park, Florida 32792, and CRAIG KENNETH COLLINS, whose post office address is 4606 Park Eden Circle, Orlando, Florida 32810, (hereinafter referred to as the "Grantors"), to FIG LAKE PRESERVE, LLLP, a Florida limited liability limited partnership, whose post office address is c/o Ocala Manufacturing Company, 3649 CR 214, Oxford, Florida 34484 (hereinafter referred to as the "Grantee").

(Wherever used herein the terms "Grantors" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships and corporations.)

WITNESSETH:

That Grantors, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all of Grantors' right, title and interest in and to that certain real property situate, lying and being in Marion County, Florida (hereinafter referred to as the "Property"), and being more particularly described in Exhibit "A", attached hereto and made a part hereof.

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

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

AND Grantors hereby covenant with Grantee that Grantors are lawfully seized of the Property in fee simple; that the Grantors have good right and lawful authority to sell and convey the Property, and hereby warrant the title to the Property and will defend the same

against the lawful claims of all persons claiming by, through or under the Grantors, but against no others. This conveyance is subject to outstanding taxes, and to easements, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

Grantors certify that on the date of execution, delivery and recordation of this instrument, none of the Grantors nor any member of the family of any of the Grantors resided upon any portion of the Property, or any property contiguous thereto. The Property is not the constitutional homestead of any of the Grantors.

The scrivener of this instrument has not examined title to the Property, has utilized legal descriptions provided by Grantors, and has relied upon the representation of the Grantors that Grantors are the holders of title to the Property. Accordingly, the scrivener disclaims any liability or responsibility which may result from the failure of the Grantors to hold such title in the manner represented.

IN WITNESS WHEREOF, the persons named herein as "Grantors" have executed and delivered this instrument and have intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: Annette M. Miller

Print Name: Lauren Y. Detzel
Two witnesses as to Grantor

Print Name: Annette M. Miller

Print Name: Lauren Y. Detzel
Two witnesses as to Grantor

"GRANTORS"

DARIAN COLLINS FERGUSON, formerly known as Darian Collins, Darian Collins Bailey and Darian Collins Gates

CHARLES THOMAS COLLINS

O0227637v1

Print Name: Annette M. Miller

Print Name: Lauren Y. Detzel
Two witnesses as to Grantor

ALEXANDER M. COLLINS, III

Print Name: Annette M. Miller

Print Name: Lauren Y. Detzel
Two witnesses as to Grantor

CRAIG KENNETH COLLINS

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16th day of September, 2005, by DARIAN COLLINS FERGUSON. Said person (check one): [X] is personally known to me, [ ] produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or [ ] produced other identification, to wit:_____.

Print Name:_____
Notary Public, State of Florida
Commission No.:_____
My Commission Expires:_____

LAUREN Y. DETZEL
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD118294
EXPIRES 08/02/2006
BONDED THRU 1-888-NOTARY1

Lauren Y. Detzel

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16th day of September, 2005, by CHARLES THOMAS COLLINS. Said person (check one): [X] is personally known to me, [ ] produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or [ ] produced other identification, to wit:_____.

Print Name:_____
Notary Public, State of Florida
Commission No.:_____
My Commission Expires:_____

LAUREN Y. DETZEL
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD118294
EXPIRES 08/02/2006
BONDED THRU 1-888-NOTARY1

Lauren Y. Detzel

O0227637v1

STATE OF FLORIDA
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 16th day of September, 2005, by ALEXANDER M. COLLINS, III. Said person (check one): [✓] is personally known to me, [ ] produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or [ ] produced other identification, to wit:_____.

_____
Print Name:_____
Notary Public, State of Florida
Commission No.:_____
My Commission Expires:_____

LAUREN Y. DETZEL
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD118294
EXPIRES 08/02/2006
BONDED THRU 1-888-NOTARY1

STATE OF FLORIDA
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 16th day of September, 2005, by CRAIG KENNETH COLLINS. Said person (check one): [✓] is personally known to me, [ ] produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or [ ] produced other identification, to wit:_____.

_____
Print Name:_____
Notary Public, State of Florida
Commission No.: DD118294
My Commission Expires: 8/02/2006

LAUREN Y. DETZEL
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD118294
EXPIRES 08/02/2006
BONDED THRU 1-888-NOTARY1

EXHIBIT "A"

Parcel 1:

The West 1/4 of Section 2, Township 17 South, Range 24 East.

Parcel 2:

All of Section 3, Township 17 South, Range 24 East; Commence at the Southeast corner of Government Lot 9, thence run North 00°07'13" East, 2661.32 feet, to the quarter-section corner on the East boundary, then run West along North boundary of Government Lot 9 to a point 1450 feet West of said quarter-section corner, then run South 00°07'13" West, 1861.63 feet to a concrete monument, thence run South 29°26'45" West, 87.57 feet to a concrete monumnet, thence run South 58°41'40" West, 596 feet on a radial to the 02° curvature of Dixie Highway, thence run in a Norhtwesterly direction parallel to and 298 feet from the center line of Dixie Highway to the West boundary of Government Lot 10, thence run South along the West boundary line of Government Lot 10 to the Southwest corner of Government Lot 10, thence run East along boundary line between Section 4 and 9 of Township 17 South, Range 24 East, to the Point of Beginning.

Parcel 4:

The West 3/4 of the Southeast 2/4 of the Northwest 1/4; and the East 1/2 of the Southwest 1/4 of the Northwest 1/4; and the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4; and the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, except the West 2 chains of the South 5 chains; All in Section 10, Township 17 South, Range 24 East, Marion County, Florida.

Parcel 5:

Northeast 1/4 and the East 3/4 of North 1/2 of Northwest 1/4 and the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, Section 10, Township 17 South, Range 24 East.

Except railroad right of way.

And Except right of way of State Road No. 441. (Dixie Highway)

And subject to easement of Ocklawaha Reclamation Farms for transmission lines in Deed Book 264, page 366 and Deed Book 271, page 5, of the Public Records of Marion County, Florida. Commence at the Northeast corner of Government Lot 9, Section 4, Township 17 South, Range 24 East; thence West 1450 feet; thence South 00°7'13" West, 1504 feet 6 inches to the Point of Beginning of the land hereby conveyed; thence South 00°7'13" West, 357.13 feet to a concrete marker; thence South 29°26'45" West, 87.57 feet to a concrete marker; thence South 58°41'40" West to the center line of U.S. Highway 441; thence Northwesterly along the center line of said U.S. Highway 441 to a point on said center line which is South 64°20' West of the Point of Beginning; thence North 64°20' East to the Point of Beginning, except right of way of U.S. Highway 441.

2026 FLORIDA LIMITED PARTNERSHIP ANNUAL REPORT

FILED
Jan 19, 2026
Secretary of State
8804377470CC

DOCUMENT# A05000001780

Entity Name: FIG LAKE PRESERVE, LLLP

Current Principal Place of Business:

1011 SE 5TH ST.
OCALA, FL 34471

Current Mailing Address:

1011 SE 5TH ST.
OCALA, FL 34471

FEI Number: 20-3497900

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

COLLINS, CHARLES T
1011 SE 5TH STREET
OCALA, FL 34471 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

General Partner Detail :

Document #	P05000157590	Document #	
Name	DCF, INC.	Name	COLLINS, CHARLES
Address	3649 CR 214	Address	1011 SE 5TH ST
City-State-Zip:	OXFORD FL 34484	City-State-Zip:	OCALA FL 34471

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 general partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CHARLES T COLLINS GENERAL PARTNER 01/19/2026

Electronic Signature of Signing General Partner Detail — Date

GULFSTREAM TOWERS

127 W. Fairbanks Avenue
Box 469
Winter Park, FL 32789

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

Re: PL SUP-000732-2026 / Findings of Facts

Dear Staff,

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.

The proposed tower facility will obtain access via a 40' wide easement extending from SW 135th Street to the facility.

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.

The proposed tower facility is unmanned and does not require off-street parking. Service technicians may park temporarily next to the facility within the designated access easement. The SUP for the proposed tower facility will not 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.

The proposed tower facility does not create waste or refuse that would require service and removal.

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.

GULFSTREAM TOWERS

127 W. Fairbanks Avenue
Box 469
Winter Park, FL 32789

The proposed tower facility will only require electricity and fiber for the equipment.

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.

The proposed tower facility shall be landscaped per LDC Sec 4.3.25.E.(4), "A planting area a minimum of 4-feet wide, around the outside perimeter of the fence around the tower compound shall be established. The area shall be planted with a hedge of native or ornamental evergreen shrubs at least 30-inches in height at planting and capable of growing to at least 40-inches in height within the first growing season. Plants shall be mulched using two inches of material."

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.

The proposed tower facility shall include signage in accordance with LDC Sec 4.3.25.E.(9), "No signage shall be allowed on any tower, except as required for public safety purposes, or by the Federal Communication Commission (FCC)."

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.

The proposed tower facility is 4900sf in size and is located within a 1,400.00 acre parcel zoned A-1 (General Agriculture), the remaining 1,400.00 acre parcel is currently undeveloped. The off-site setbacks to residential dwellings and public & scenic roadways have been met. The nearest off-site residential dwelling is 1,457' SE.

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.

The proposed tower facility is 4900sf in size and is located within a 1,400.00 acre parcel zoned A-1 (General Agriculture). The proposed use is compatible with current and proposed uses in the general area, consisting of agriculture and rural residential dwellings. Tower facilities are purposefully placed on agricultural property to serve residential communities, likewise, this proposed facility will serve the rural residential communities that surround it.

GULFSTREAM TOWERS

127 W. Fairbanks Avenue
Box 469
Winter Park, FL 32789

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.

The proposed tower facility is designed in accordance with the Marion County LDC Sec 4.3.25. We are open to discussing any special requirements or conditions necessary to obtain this SUP.

ATTACHMENT A

A-18

LOCATION MAP



VICINITY MAP



PREPARED FOR:

GULFSTREAM TOWERS

PROJECT DESCRIPTION:

RAW LAND NSB

SITE NAME:

EAST LAKE WEIR

SITE NUMBER:

FL303

PROJECT INFORMATION

SITE ADDRESS:	14607 E. HWY 25 OCKLAWAHA, FL 32183
LATITUDE: LONGITUDE:	29° 01' 34.788" (NAD 83) -81° 53' 15.247" (NAD 83)
ELEVATION:	94.10' NAVD 88 (TOWER CENTER)
PROPERTY OWNER:	FIG LAKE PRESERVE LLLP
PARCEL ID:	48512-000-00
PARCEL SIZE:	1,400-AC
ZONING:	A-1 (GENERAL AGRICULTURE)
FUTURE LAND USE:	RURAL LAND (1 DU/10 AC)
JURISDICTION:	MARION COUNTY
SURVEYOR:	ADVANCED LAND SURVEYING 371 BRIGHTWATERS DRIVE, COCOA BEACH, FL 32931
APPLICANT:	GULFSTREAM TOWERS, LLC 127 W. FAIRBANKS AVE, #469 WINTER PARK, FL 32789 PHONE: (407) 617-0167
ENGINEER:	ADRIAN D. ROZEN, PE FORESITE GROUP, LLC 10150 HIGHLAND MANOR DR #210 TAMPA, FL 33610 (770) 368-1399
POWER:	DUKE ENERGY
TELCO:	CENTURYLINK
DESIGN DATA:	
DESIGN CODE:	FLORIDA BUILDING CODE, 8TH EDITION (2023) (FBC) & TIA/EIA 222-H (TIA)
BASIC WIND SPEED: EXPOSURE CATEGORY: STRUCTURAL RISK CATEGORY:	131 MPH (PER FBC) C II

SHEET INDEX

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET	
Z-1	OVERALL SITE PLAN	0
Z-2	ENLARGED COMPOUND PLAN & TOWER ELEVATION	0
Z-3	FENCE DETAILS	0
Z-4	LANDSCAPE PLAN & PLANTING DETAILS	0
Z-5	SITE SIGNAGE	0

811 Know what's below. Call before you dig.

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FOR EMERGENCIES CALL: 911

GULFSTREAM TOWERS
LOCATED AT:
127 W. FAIRBANKS AVENUE, #469
WINTER PARK, FL 32789

FORESITE group
FL CA 26115
Foresite Group, Inc.
10150 Highland Manor Dr. Suite 210
Tampa, FL 33610
o | 813.549.3250
f | 813.621.3580
w | www.fg-inc.net

SEAL:

PROJECT:

EAST LAKE WEIR
FL303

LOCATED AT:
14607 E. HWY 25
OCKLAWAHA, FL 32183

APPROVALS

CARRIER _____

LANDLORD _____

LEASING _____

CONSTRUCTION _____

REVISIONS	DATE

ISSUED FOR:	ZONING
PROJECT MANAGER:	MWM
DRAWING BY:	KLL
DATE:	12/10/2025
TITLE:	

TITLE SHEET

SHEET NUMBER: T-1

JOB/FILE NUMBER: 412.033

Drawing name: C:\Users\mmerritt\AppData\Local\Temp\AcPublish_35968\FL303 - East Lake Weir.dwg T-1(ZD) Dec 10, 2025 2:47pm by: mmerritt

ATTACHMENT A

	ZONING DISTRICT[1]	TOWER CODE[2]	PROVIDED ON PLANS
	REQUIRED SETBACK	REQUIRED SETBACK	PROPOSED SETBACK
FRONT	25'	199'	±209'
REAR	25'	199'	±7,656'[3]
SIDE	25'	199'	±1,284'[3]

1. ZONING DISTRICT SETBACKS TAKEN FROM MARION COUNTY, FL LAND DEVELOPMENT CODE SEC.4.2.3. – GENERAL AGRICULTURE (A–1) CLASSIFICATION
2. TOWER CODE SETBACKS TAKEN FROM TABLE 4.3–2 TOWER LOCATIONAL REQUIREMENTS (BELOW)
3. IF SHOWN TO BE A SHORTER DISTANCE, MEASUREMENT LISTED IS TAKEN FROM CORNER OF PARENT PARCEL BOUNDARY OR CORNER OF PUBLIC RIGHT OF WAY (NOT PERPENDICULAR TO CLOSEST BOUNDARY).

FROM MARION COUNTY, FL LAND DEVELOPMENT CODE SEC.4.3.25. – TELECOMMUNICATIONS TOWER AND ANTENNAS:

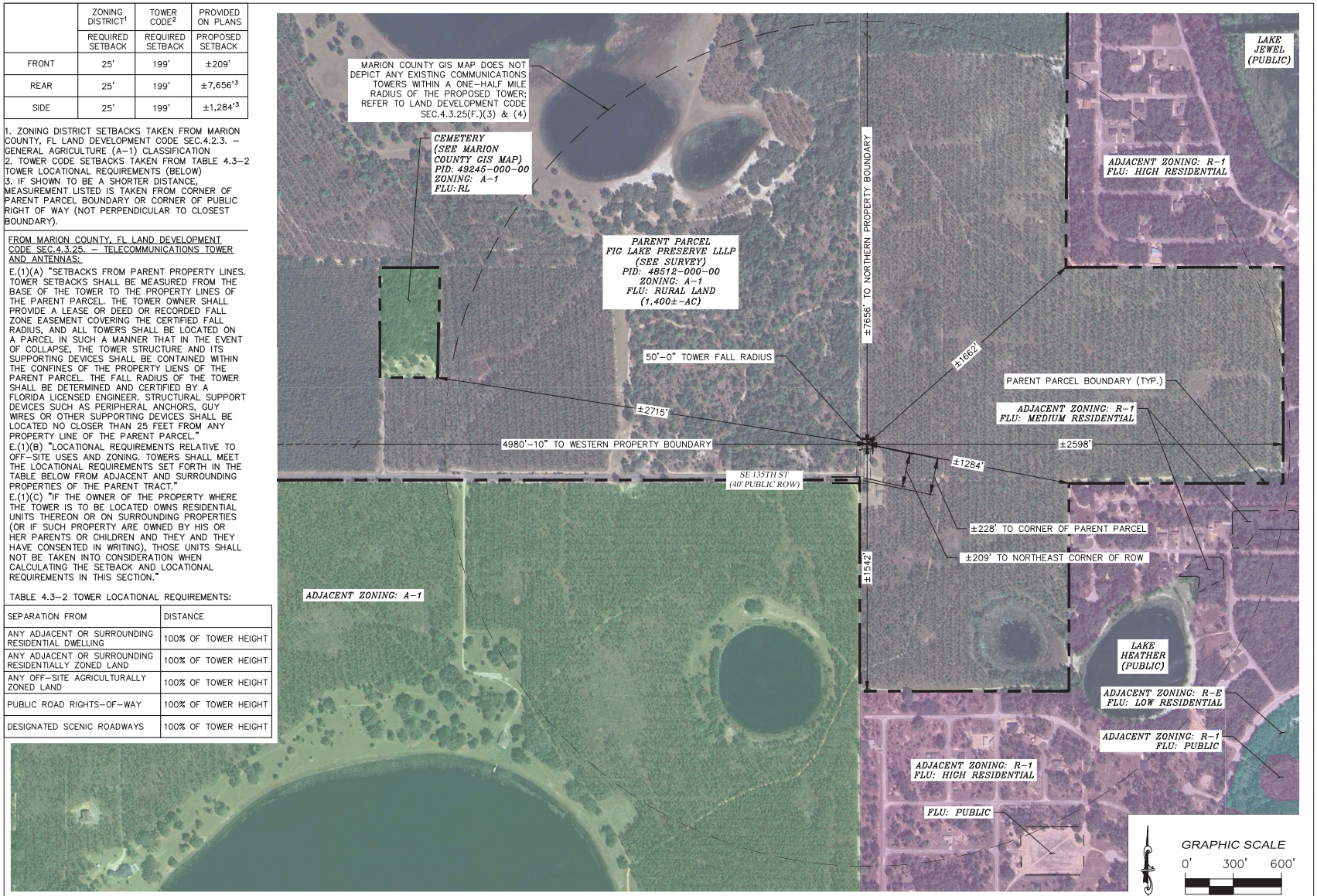
E.(1)(A) "SETBACKS FROM PARENT PROPERTY LINES. TOWER SETBACKS SHALL BE MEASURED FROM THE BASE OF THE TOWER TO THE PROPERTY LINES OF THE PARENT PARCEL. THE TOWER OWNER SHALL PROVIDE A LEASE OR DEED OR RECORDED FALL ZONE EASEMENT COVERING THE CERTIFIED FALL RADIUS, AND ALL TOWERS SHALL BE LOCATED ON A PARCEL IN SUCH A MANNER THAT IN THE EVENT OF COLLAPSE, THE TOWER STRUCTURE AND ITS SUPPORTING DEVICES SHALL BE CONTAINED WITHIN THE CONFINES OF THE PROPERTY LIENS OF THE PARENT PARCEL. THE FALL RADIUS OF THE TOWER SHALL BE DETERMINED AND CERTIFIED BY A FLORIDA LICENSED ENGINEER. STRUCTURAL SUPPORT DEVICES SUCH AS PERIPHERAL ANCHORS, GUY WIRES OR OTHER SUPPORTING DEVICES SHALL BE LOCATED NO CLOSER THAN 25 FEET FROM ANY PROPERTY LINE OF THE PARENT PARCEL."

E.(1)(B) "LOCATIONAL REQUIREMENTS RELATIVE TO OFF–SITE USES AND ZONING. TOWERS SHALL MEET THE LOCATIONAL REQUIREMENTS SET FORTH IN THE TABLE BELOW FROM ADJACENT AND SURROUNDING PROPERTIES OF THE PARENT TRACT."

E.(1)(C) "IF THE OWNER OF THE PROPERTY WHERE THE TOWER IS TO BE LOCATED OWNS RESIDENTIAL UNITS THEREON OR ON SURROUNDING PROPERTIES (OR IF SUCH PROPERTY ARE OWNED BY HIS OR HER PARENTS OR CHILDREN AND THEY AND THEY HAVE CONSENTED IN WRITING), THOSE UNITS SHALL NOT BE TAKEN INTO CONSIDERATION WHEN CALCULATING THE SETBACK AND LOCATIONAL REQUIREMENTS IN THIS SECTION."

TABLE 4.3–2 TOWER LOCATIONAL REQUIREMENTS:

SEPARATION FROM	DISTANCE
ANY ADJACENT OR SURROUNDING RESIDENTIAL DWELLING	100% OF TOWER HEIGHT
ANY ADJACENT OR SURROUNDING RESIDENTIALLY ZONED LAND	100% OF TOWER HEIGHT
ANY OFF–SITE AGRICULTURALLY ZONED LAND	100% OF TOWER HEIGHT
PUBLIC ROAD RIGHTS–OF–WAY	100% OF TOWER HEIGHT
DESIGNATED SCENIC ROADWAYS	100% OF TOWER HEIGHT



GRAPHIC SCALE
0' 300' 600'
(SCALE IN FEET)
11x17 SCALE: 1"=600'
24x36 SCALE: 1"=300'

OVERALL SITE PLAN

GULFSTREAM TOWERS
LOCATED AT:
127 W. FAIRBANKS AVENUE, #469
WINTER PARK, FL 32789

FORESITE group
FL CA 26115
Foresite Group, Inc.
10150 Highland Manor Dr. Suite 210
Tampa, FL 33610
o | 813.549.3250
f | 813.621.3580
w | www.fg-inc.net

SEAL:

PROJECT:

EAST LAKE WEIR FL303

LOCATED AT:
14607 E. HWY 25
OCKLAWAHA, FL 32183

APPROVALS
CARRIER
LANDLORD
LEASING
CONSTRUCTION

REVISIONS	DATE

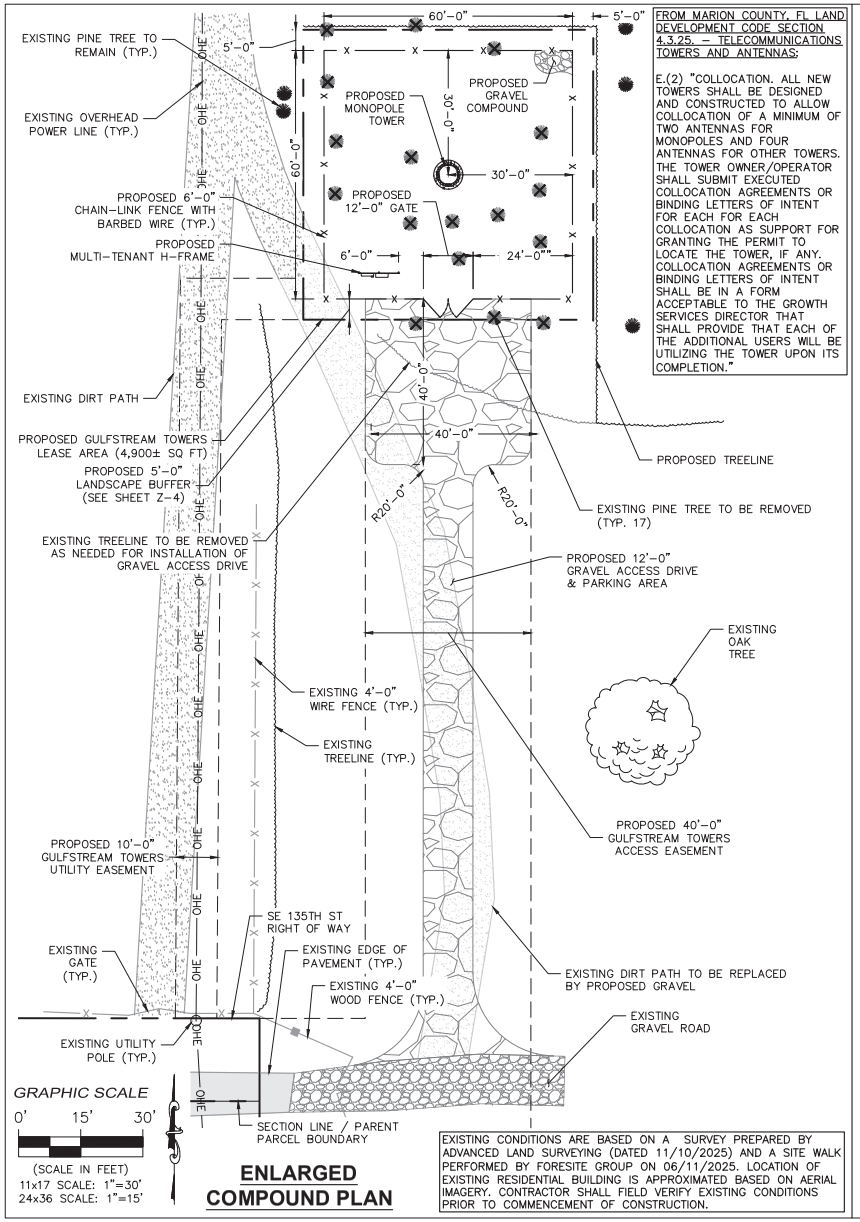
ISSUED FOR:	ZONING
PROJECT MANAGER:	MWM
DRAWING BY:	KLL
DATE:	12/10/2025
TITLE:	

OVERALL SITE PLAN

SHEET NUMBER:	Z–1
JOB/FILE NUMBER:	412.033

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ATTACHMENT A

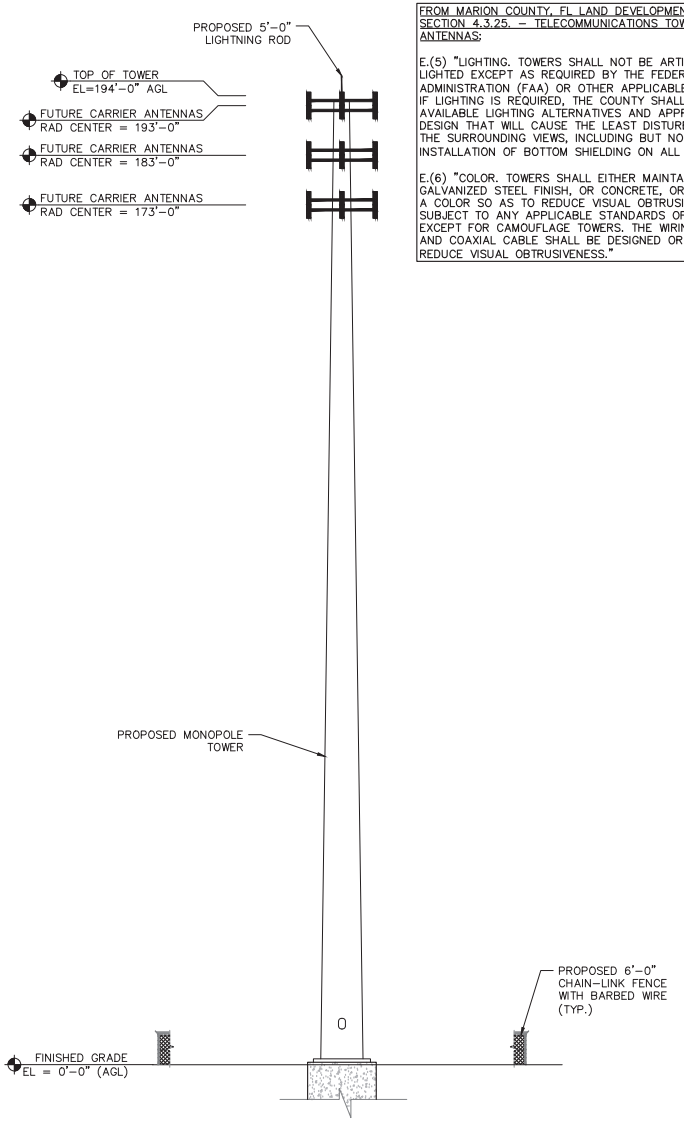


ENLARGED COMPOUND PLAN

FROM MARION COUNTY, FL LAND DEVELOPMENT CODE SECTION 4.3.25. – TELECOMMUNICATIONS TOWERS AND ANTENNAS:

E.(2) "COLLOCATION. ALL NEW TOWERS SHALL BE DESIGNED AND CONSTRUCTED TO ALLOW COLLOCATION OF A MINIMUM OF TWO ANTENNAS FOR MONOPOLES AND FOUR ANTENNAS FOR OTHER TOWERS. THE TOWER OWNER/OPERATOR SHALL SUBMIT EXECUTED COLLOCATION AGREEMENTS OR BINDING LETTERS OF INTENT FOR EACH FOR EACH COLLOCATION AS SUPPORT FOR GRANTING THE PERMIT TO LOCATE THE TOWER, IF ANY. COLLOCATION AGREEMENTS OR BINDING LETTERS OF INTENT SHALL BE IN A FORM ACCEPTABLE TO THE GROWTH SERVICES DIRECTOR THAT SHALL PROVIDE THAT EACH OF THE ADDITIONAL USERS WILL BE UTILIZING THE TOWER UPON ITS COMPLETION."

EXISTING CONDITIONS ARE BASED ON A SURVEY PREPARED BY ADVANCED LAND SURVEYING (DATED 11/10/2025) AND A SITE WALK PERFORMED BY FORESITE GROUP ON 06/11/2025. LOCATION OF EXISTING RESIDENTIAL BUILDING IS APPROXIMATED BASED ON AERIAL IMAGERY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.



TOWER ELEVATION

NOT TO SCALE

FROM MARION COUNTY, FL LAND DEVELOPMENT CODE SECTION 4.3.25. – TELECOMMUNICATIONS TOWERS AND ANTENNAS:

E.(5) "LIGHTING. TOWERS SHALL NOT BE ARTIFICIALLY LIGHTED EXCEPT AS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA) OR OTHER APPLICABLE AUTHORITY. IF LIGHTING IS REQUIRED, THE COUNTY SHALL REVIEW THE AVAILABLE LIGHTING ALTERNATIVES AND APPROVE THE DESIGN THAT WILL CAUSE THE LEAST DISTURBANCE TO THE SURROUNDING VIEWS, INCLUDING BUT NOT LIMITED TO INSTALLATION OF BOTTOM SHIELDING ON ALL LIGHTS."

E.(6) "COLOR. TOWERS SHALL EITHER MAINTAIN A GALVANIZED STEEL FINISH, OR CONCRETE, OR BE PAINTED A COLOR SO AS TO REDUCE VISUAL OBTRUSIVENESS, SUBJECT TO ANY APPLICABLE STANDARDS OF THE FAA, EXCEPT FOR CAMOUFLAGE TOWERS. THE WIRING CONDUIT AND COAXIAL CABLE SHALL BE DESIGNED OR PAINTED TO REDUCE VISUAL OBTRUSIVENESS."

GULFSTREAM TOWERS
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SEAL:

PROJECT:

EAST LAKE WEIR
FL303

LOCATED AT:
14607 E. HWY 25
OCKLAWAHA, FL 32183

APPROVALS

CARRIER _____

LANDLORD _____

LEASING _____

CONSTRUCTION _____

REVISIONS	DATE

ISSUED FOR:	ZONING
PROJECT MANAGER:	MWM
DRAWING BY:	KLL
DATE:	12/10/2025
TITLE:	

ENLARGED COMPOUND PLAN & TOWER ELEVATION

SHEET NUMBER:	Z-2
JOB/FILE NUMBER:	412.033

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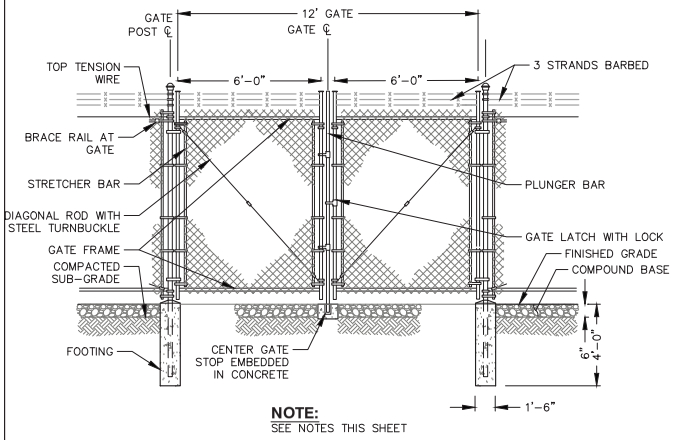
A-20

ATTACHMENT A

FENCE NOTES:
(INSTALL FENCING PER ASTM F–567, SWING GATES PER ASTM F– 900)

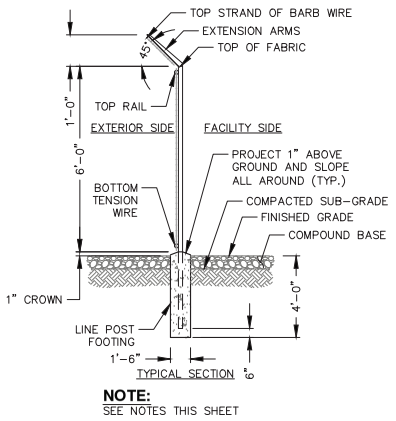
1. GATE POST: 3½" DIA. SCHEDULE 40 PER ASTM–F 1083.
2. CORNER AND TERMINAL OR PULL POST: 3" DIA. SCHEDULE 40 PER ASTM–F 1083.
3. LINE POST: 2" DIA. SCHEDULE 40 PIPE PER ASTM–F 1083.
4. GATE FRAME: 1½" DIA. SCHEDULE 40 PIPE PER ASTM–F 1083.
5. TOP RAIL AND BRACE RAIL: 1½" DIA. SCHEDULE 40 PIPE PER ASTM–F 1083.
6. FABRIC: 9 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM–A392.
7. TIE WIRE: MINIMUM 9 GA. GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAXIMUM 24" INTERVALS.
8. TENSION WIRE: 6 GA. GALVANIZED STEEL.
9. GALVANIZED WOVEN WIRE TRIPLE STRAND 12–½" GA. TWISTED WIRE TO MATCH WITH FABRIC 14 GA., 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
10. GATE LATCH: 1–⅜" O.D. PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYED ALIKE FOR ALL SITES IN A GIVEN MTA.
11. COMPLY WITH ANY LOCAL ORDINANCES REQUIRING PERMITS FOR PLACEMENT OF BARBED WIRE.
12. WARNING SIGNS USING THE INTERNATIONAL SYMBOL OF ELECTRICAL SHOCK HAZARD SHALL BE FURNISHED AND INSTALLED ON THE EXTERIOR OF ALL SIDES OF THE MAIN PERIMETER FENCE AND THE GATE. ADDITIONALLY, SIGNS SHALL BE FURNISHED AND INSTALLED THAT STATE "NO TRESPASSING" IN ENGLISH. THE SIGNS SHALL BE IMPERVIOUS TO WEATHERING AND BE MOUNTED TO AVOID EASE OF REMOVAL BY VANDALS.
13. INSTALL DUCKBILL TYPE GATE HOLDBACKS TO PREVENT UNINTENTIONAL GATE SWING.

TYPICAL WOVEN WIRE FENCING NOTES
NOT TO SCALE



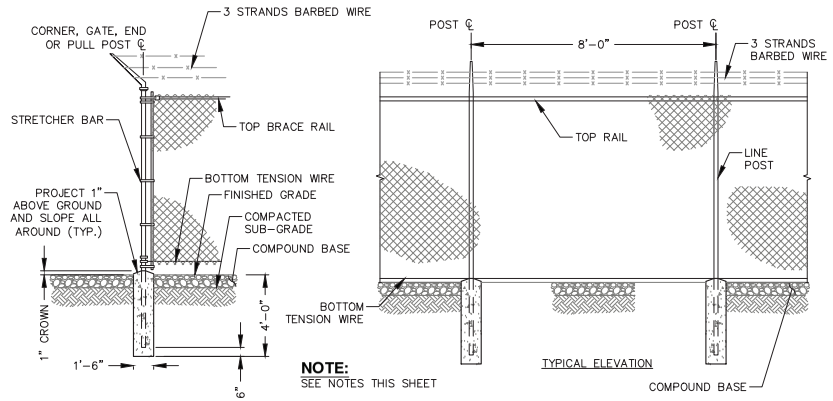
NOTE:
SEE NOTES THIS SHEET

DOUBLE SWING GATE DETAIL
NOT TO SCALE



NOTE:
SEE NOTES THIS SHEET

WOVEN WIRE FENCE DETAIL
NOT TO SCALE



NOTE:
SEE NOTES THIS SHEET

FROM MARION COUNTY, FL LAND DEVELOPMENT CODE SECTION 4.3.25. – TELECOMMUNICATIONS TOWERS AND ANTENNAS:

E.(10) "SECURITY FENCING. TOWERS SHALL BE ENCLOSED BY SECURITY FENCING NOT LESS THAN SIX FEET IN HEIGHT AND SHALL ALSO BE EQUIPPED WITH AN APPROPRIATE ANTI–CLIMBING DEVICE; PROVIDED, HOWEVER, THAT THE BOARD MAY WAIVE SUCH REQUIREMENTS, AS IT DEEMS APPROPRIATE."

WOVEN WIRE CORNER, GATE, END OR PULL POST DETAIL
NOT TO SCALE

GULFSTREAM TOWERS
LOCATED AT:
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SEAL:

PROJECT:
EAST LAKE WEIR
FL303
LOCATED AT:
14607 E. HWY 25
OCKLAWAHA, FL 32183

APPROVALS
CARRIER
LANDLORD
LEASING
CONSTRUCTION

REVISIONS	DATE

ISSUED FOR:	ZONING
PROJECT MANAGER:	MWM
DRAWING BY:	KLL
DATE:	12/10/2025
TITLE:	

FENCE DETAILS

SHEET NUMBER:	Z–3
JOB/FILE NUMBER:	412.033

A-21

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ATTACHMENT A

A-22

307

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO DRAWINGS.

2. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE

3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.

4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.

5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED

6. PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.

7. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.

8. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.

9. UNDERGROUND UTILITIES SHALL BE LOCATED AND MARKED BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.

10. IF DRAINAGE IS NOT SUFFICIENT NOTIFY OWNER'S REPRESENTATIVE IN WRITING BEFORE INSTALLING PLANTS, OTHERWISE, CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE GUARANTEE AND LIVABILITY OF THE PLANT.

11. PROVIDE TRENCH EDGING, 7" WIDE AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.

12. PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH SHALL BE PINE STRAW UNLESS OTHERWISE NOTED.

13. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.

14. FRONDS OR LEAVES: MUST BE OF MEDIUM FOLIAGE, ALL GOOD LEAVES, MAXIMUM OF 10% CHLOROSIS ALLOWED, WITH NO EXTREME SUCCULENCE.

15. ROOT SYSTEM: ROOTS MUST BE STURDILY ESTABLISHED IN BALL THAT HAS BEEN TIGHTLY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED.

16. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.

17. WHERE WIRE BASKETS ARE USED ON TREES OR SHRUBS, CUT WIRE BACK TO BASE OF ROOT BALL AND REMOVE FROM PLANTING.

18. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.

19. CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM

FROM MARION COUNTY, FL LAND DEVELOPMENT CODE SECTION 4.3.25. – TELECOMMUNICATIONS TOWERS AND ANTENNAS:

E.(4) "LANDSCAPING AND BUFFERS. LANDSCAPING OF TOWER ELECTRICAL CONTROL EQUIPMENT FACILITIES SHALL APPLY TO THOSE SITES WHICH ARE ADJACENT TO OR WITHIN 330 FEET (STRAIGHT LINE DISTANCE) OF A RESIDENCE OR DEVELOPMENT. A PLANTING AREA A MINIMUM OF FOUR FEET WIDE, AROUND THE OUTSIDE PERIMETER OF THE FENCE ARE THE TOWER COMPOUND SHALL BE ESTABLISHED. THE AREA SHALL BE PLANTED WITH A HEDGE OF NATIVE OR ORNAMENTAL EVERGREEN SHRUBS AT LEAST 30 INCHES IN HEIGHT AT PLANTING AND CAPABLE OF GROWING TO AT LEAST 40 INCHES IN HEIGHT WITHIN THE FIRST GROWING SEASON. PLANTS SHALL BE MULCHED USING TWO INCHES OF MATERIAL. A DRIP OR LOW VOLUME/PRESSURE IRRIGATION SYSTEM OR OTHER ALTERNATIVE MEANS OF INSURING HEARTY GROWTH OF VEGETATION SHALL BE UTILIZED. THESE PLANT MATERIALS SHALL BE DESIGNED AND PLACED TO EFFECTIVELY SCREEN THE VIEW OF THE TOWER COMPOUND FROM ADJACENT PROPERTY. ORNAMENTAL TREES MAY BE INCLUDED IN THE DESIGN TO ACHIEVE THIS GOAL. LANDSCAPE BUFFERING ON THE PARENT PARCEL SHALL BE INSTALLED ALONG THE PORTION OF THE PARENT PARCEL BOUNDARIES BETWEEN THE TOWER AND OFF-SITE RESIDENTIALLY ZONED PROPERTY AS NECESSARY TO BUFFER RESIDENTIAL PROPERTY WHEN VEGETATIVE BUFFERS ARE NON-EXISTENT OR PROVIDE INSUFFICIENT SCREENING. PLANT MATERIALS SHALL BE DESIGNED AND PLACED TO SCREEN THE VIEW OF THE TOWER COMPOUND. ORNAMENTAL TREES MAY BE INCLUDED IN THE DESIGN TO ACHIEVE THIS GOAL. EXISTING MATURE TREE GROWTH AND NATURAL LAND FORMS ON THE PROPERTY SHALL BE PROTECTED AND PRESERVED TO THE MAXIMUM EXTENT POSSIBLE. NEW TREES SHALL BE A MINIMUM OF TWO INCHES DBH AND SHALL BE CONTAINER GROWN. SHRUBS SHALL BE A MINIMUM OF 18–24 INCHES IN HEIGHT. PLANTS SHALL BE MULCHED USING TWO INCHES OF MATERIAL. ALL PLANT MATERIAL SHALL BE MAINTAINED IN PERPETUITY FOLLOWING FINAL INSPECTION AND APPROVAL. REPLACEMENTS SHALL BE MADE ANNUALLY AND COORDINATED WITH THE GROWTH SERVICES DIRECTOR OR HIS DESIGNEE. THE BOARD MAY REQUIRE A GREATER BUFFER WHERE APPROPRIATE OR WAIVE OR MODIFY ANY OR ALL OF THESE REQUIREMENTS IF THE FOALS OF THE THIS SECTION WOULD BE BETTER SERVED THEREBY."

WATERING SCHEDULE:

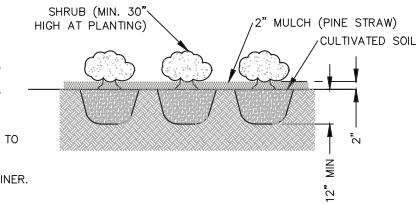
THE PROPOSED TREES AND SHRUBS SHALL BE MANUALLY WATERED (E.G., WATER TRUCK) UNTIL ALL PLANTINGS ARE ESTABLISHED OR UNTIL THE RAINY SEASON (WHICHEVER OCCURS FIRST; MINIMUM OF 6 MONTHS). WATERING SHALL BE ADJUSTED AS NEEDED BASED ON WEATHER CONDITIONS TO MAINTAIN MINIMUM MOISTURE REQUIREMENTS AND AVOID OVERWATERING.

– TREES: WATERING SCHEDULE SHALL BE EVERY 10–14 DAYS, WITH ENOUGH WATER AS REQUIRED TO MOISTEN SOIL TO A DEPTH OF 18 INCHES. WATER AROUND DRIP LINE – DO NOT WATER AROUND THE TRUNK.

– SHRUBS: INITIAL WATER SCHEDULE SHALL BE ENOUGH WATER AS REQUIRED TO KEEP TOP INCH OF SOIL MOIST, APPLIED EVERY 1–2 DAYS AFTER PLANTING, WHEREAFTER WATERING SHALL TAKE PLACE EVERY 5 DAYS TO KEEP THE ROOT BALL AND SURROUNDING SOIL DAMP TO MOIST.

PLANTING PROCEDURES:

1. LAY OUT BED.
2. ROTOTILL BED TO 12" DEPTH.
3. INSTALL PLANTS AND MULCH.
4. WATER THOROUGHLY.
5. IF UNABLE TO ROTOTILL DUE TO TREE ROOTS, HAND DIG HOLE (FOR EACH PLANT) 12" WIDE AND 6" DEEPER THAN CONTAINER.



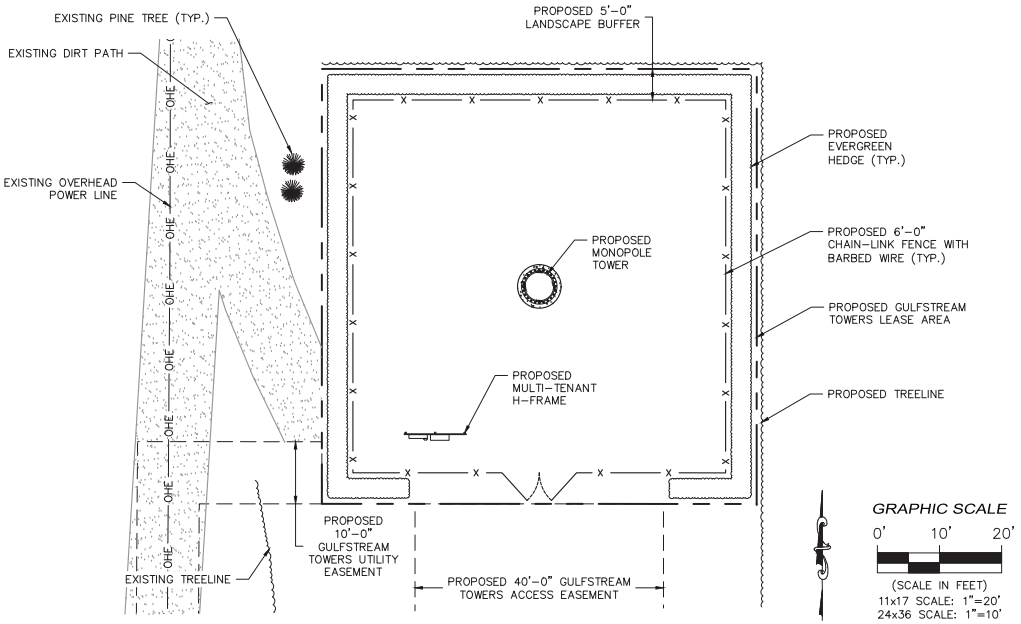
SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE SCHEDULE

DESCRIPTION	SPECIES	HEIGHT (MIN.)	QUANTITY	SIZE	COMMENTS
EVERGREEN HEDGE	WAX MYRTLE	30"	45 (PLANT 5 FEET O.C.)	3 GAL	HEAT/DROUGHT TOLERANT (MYRICA CERIFERA)

1. CONTRACTOR SHALL WARRANTY ALL PLANTINGS FOR ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR SHALL REPLACE ANY DEAD OR DISCOLORED TREES/SHRUBS WITHIN THE WARRANTY PERIOD.



GRAPHIC SCALE

0' 10' 20'

(SCALE IN FEET)

11x17 SCALE: 1"=20'

24x36 SCALE: 1"=10'

GULFSTREAM TOWERS

LOCATED AT:
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SEAL:

PROJECT:

EAST LAKE WEIR
FL303

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14607 E. HWY 25
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APPROVALS

CARRIER _____

LANDLORD _____

LEASING _____

CONSTRUCTION _____

REVISIONS	DATE

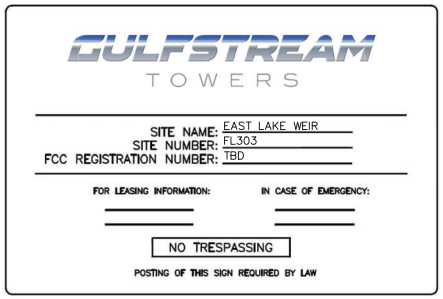
ISSUED FOR:	ZONING
PROJECT MANAGER:	MWM
DRAWING BY:	KLL
DATE:	12/10/2025
TITLE:	

LANDSCAPING PLAN & PLANTING DETAILS

SHEET NUMBER:	Z–4
JOB/FILE NUMBER:	412.033

Drawing name: C:\Users\mmerritt1\AppData\Local\Temp\AcPublish_35968\FL303 – East Lake Weir.dwg Z–4 Dec 10, 2025 2:48pm by: mmerritt

ATTACHMENT A



OWNER CONTACT SIGN

WHITE/GREEN BACKGROUND, BLACK/RED LETTERING.
MOUNTING LOCATION: GATE
QUANTITY: 2



FCC REGISTRATION SIGN

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE & BASE OF TOWER.
QUANTITY: 2



NOTICE RF SIGN (BLUE)

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE & CENTERLINE OF FENCING AROUND SITE. (QTY. 4)
WHERE ACCESS GATE INSTALLED (QTY. 5)



AUTHORIZED PERSONNEL SIGN

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE & BASE OF TOWER.
QUANTITY: 1
WHERE ACCESS GATE INSTALLED (QTY. 2)



DANGER NO TRESPASSING SIGN

WHITE/BLACK BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE & BASE OF TOWER.
QUANTITY: 1
WHERE ACCESS GATE INSTALLED (QTY. 2)



DANGER HIGH VOLTAGE SIGN

WHITE/BLACK BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE
QUANTITY: 1
WHERE ACCESS GATE INSTALLED (QTY. 2)

GULFSTREAM TOWERS
LOCATED AT:
127 W. FAIRBANKS AVENUE, #469
WINTER PARK, FL 32789

FORESITE group
FL CA 26115
Foresite Group, Inc.
10150 Highland Manor Dr. Suite 210
Tampa, FL 33610
o | 813.549.3250
f | 813.621.3580
w | www.fg-inc.net

SEAL:

PROJECT:
EAST LAKE WEIR
FL303

LOCATED AT:
14607 E. HWY 25
OCKLAWAHA, FL 32183

APPROVALS
CARRIER
LANDLORD
LEASING
CONSTRUCTION

REVISIONS	DATE

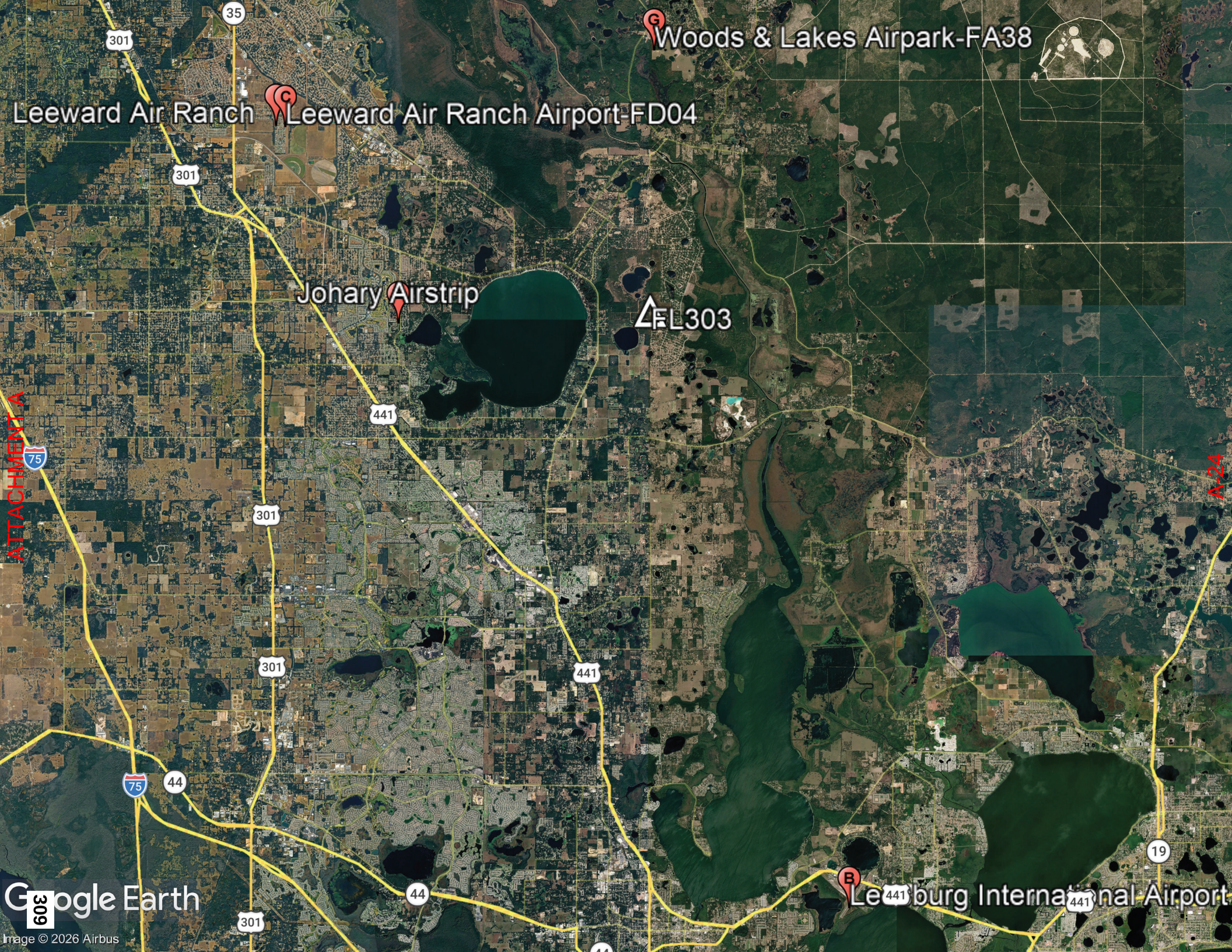
ISSUED FOR:	ZONING
PROJECT MANAGER:	MWM
DRAWING BY:	KLL
DATE:	12/10/2025
TITLE:	

SITE SIGNAGE

SHEET NUMBER:	Z-5
JOB/FILE NUMBER:	412.033

A-23

Drawing name: C:\Users\mmerritt\AppData\Local\Temp\AcPublish_35968\FL303 - East Lake Weir.dwg Z-5 Dec 10, 2025 2:48pm by: mmerritt


Woods & Lakes Airpark-FA38
Leeward Air Ranch
Leeward Air Ranch Airport-FD04
Johary Airstrip
FL303
ATTACHMENT A
A-24
Leesburg International Airport
Google Earth
Image © 2026 Airbus

CelPlan
Global Technology Solutions



FL303

Gulfstream Towers

February 1, 2026

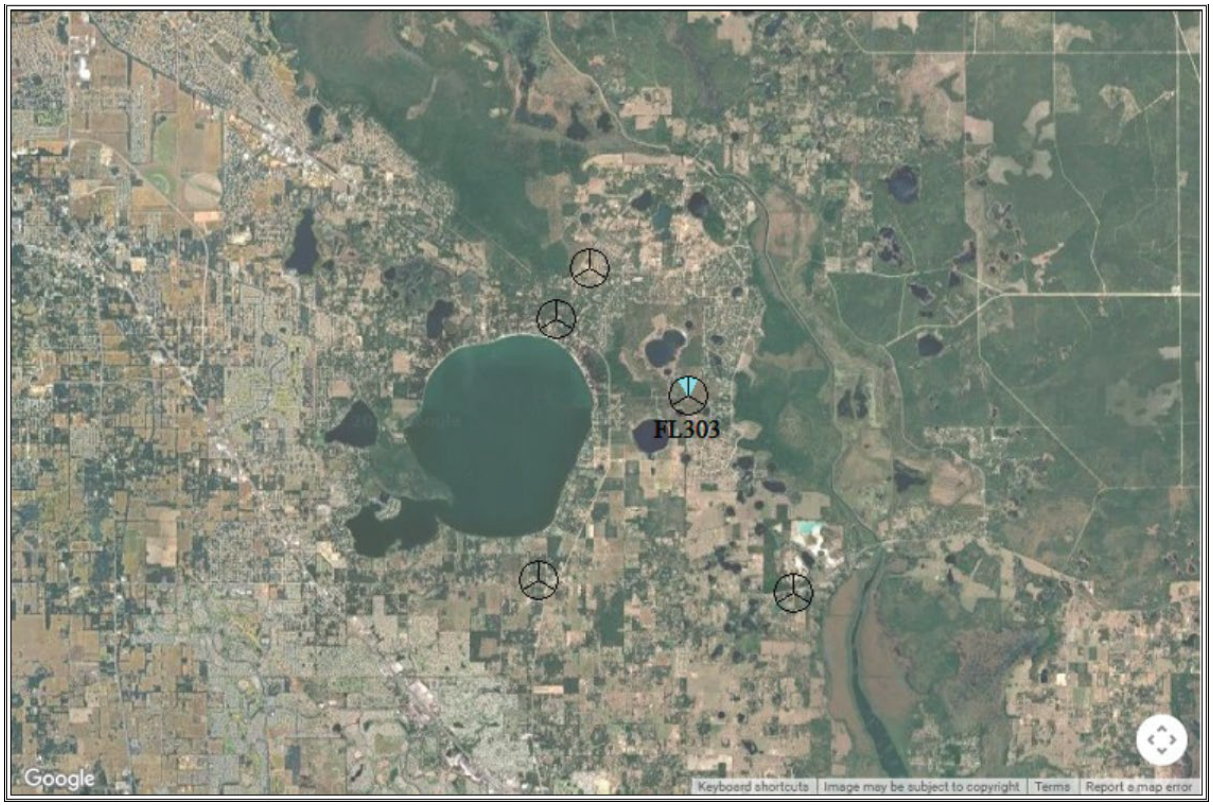
ATTACHMENT A

Sites Configuration

Name	Latitude				Longitude				EIRP (dBm)	Antenna Height (ft)	Azimuth
FL303	29	1	34.788	N	81	53	15.247	W	57.2	199	0, 120, 240
A	29	3	22.31	N	81	54	49.52	W	57.2	190	0, 120, 240
B	29	2	39	N	81	55	22.04	W	57.2	180	0, 120, 240
C	28	58	57.79	N	81	55	39.29	W	57.2	160	0, 120, 240
D	28	58	46.89	N	81	51	33.38	W	57.2	180	0, 120, 240

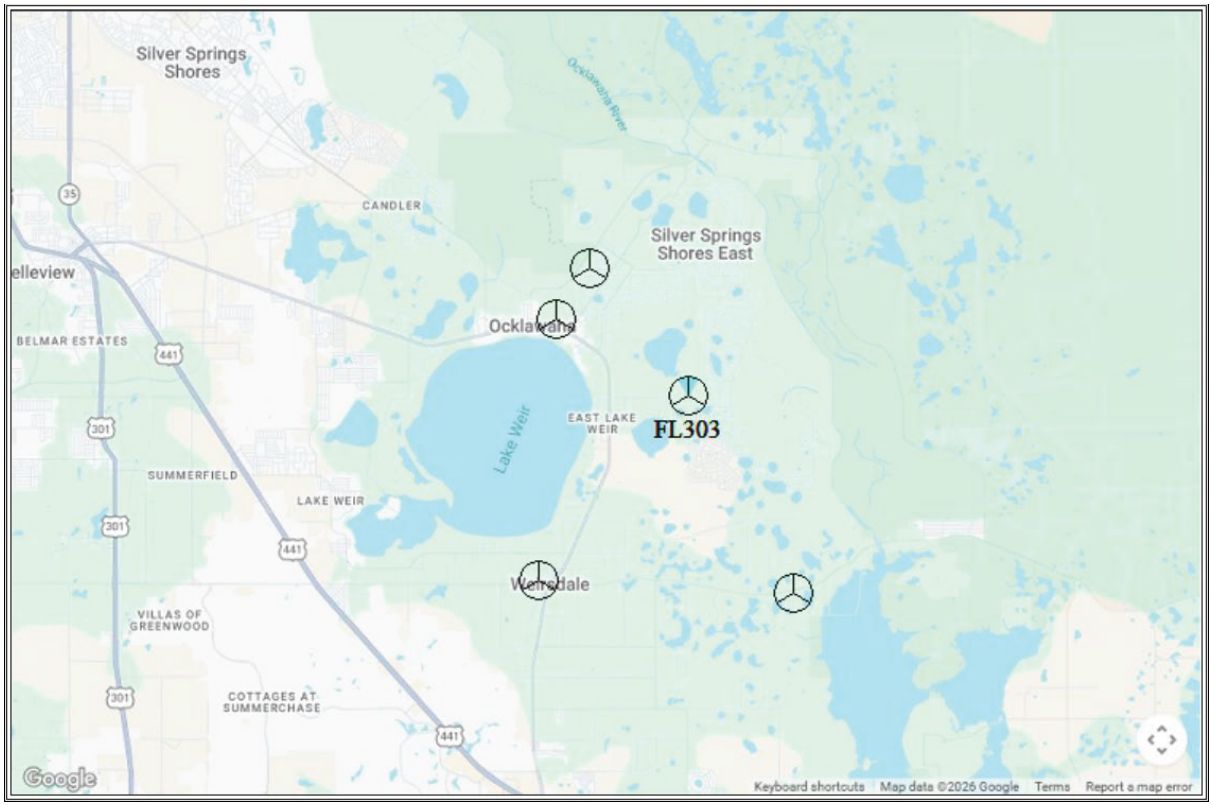
ATTACHMENT A

Cell Sites



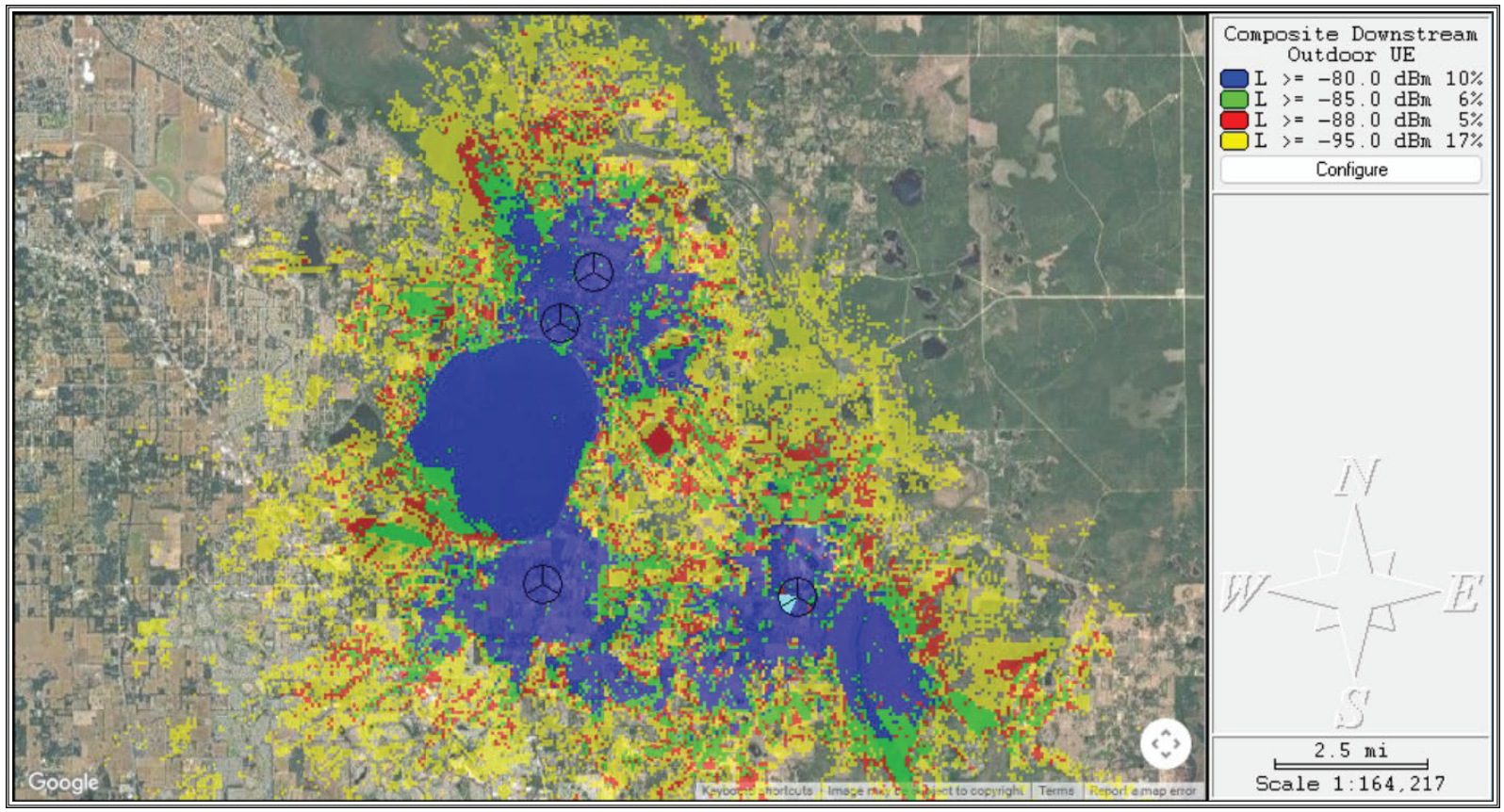
ATTACHMENT A

Cell Sites



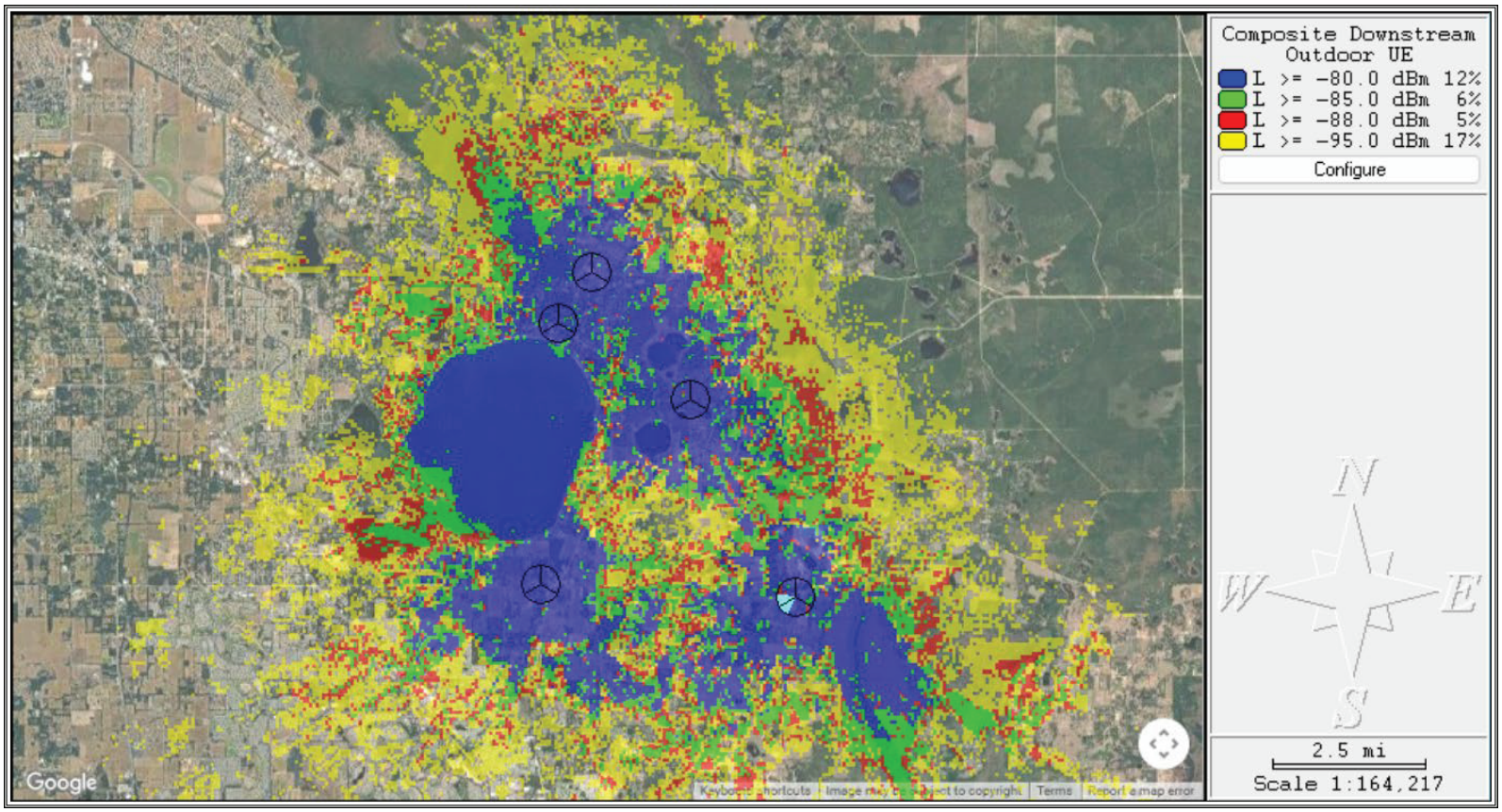
ATTACHMENT A

Outdoor Terminal – Existing Sites – 2100 MHz



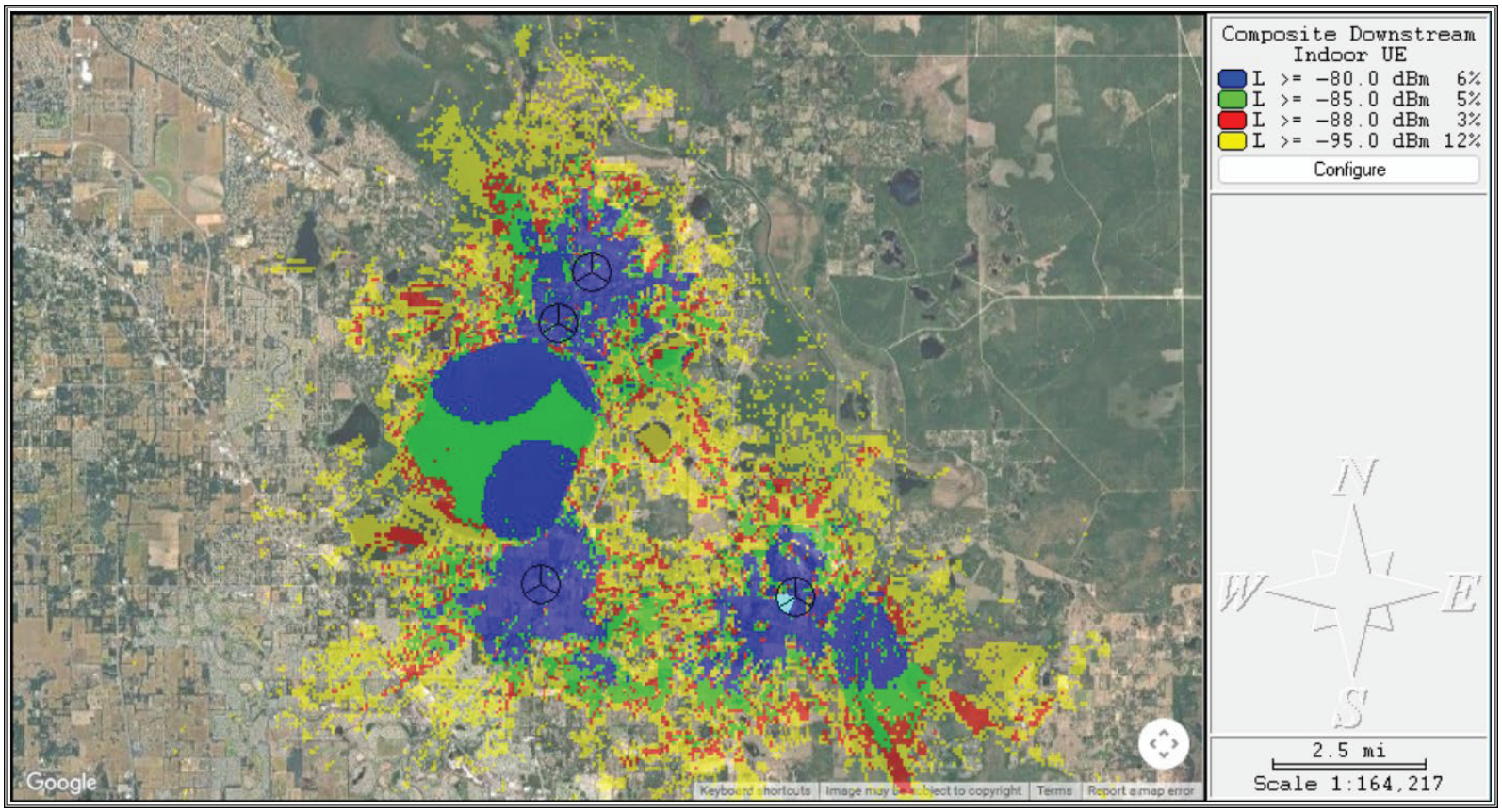
ATTACHMENT A

Outdoor Terminal – Existing Sites + FL303 – 2100 MHz



ATTACHMENT A

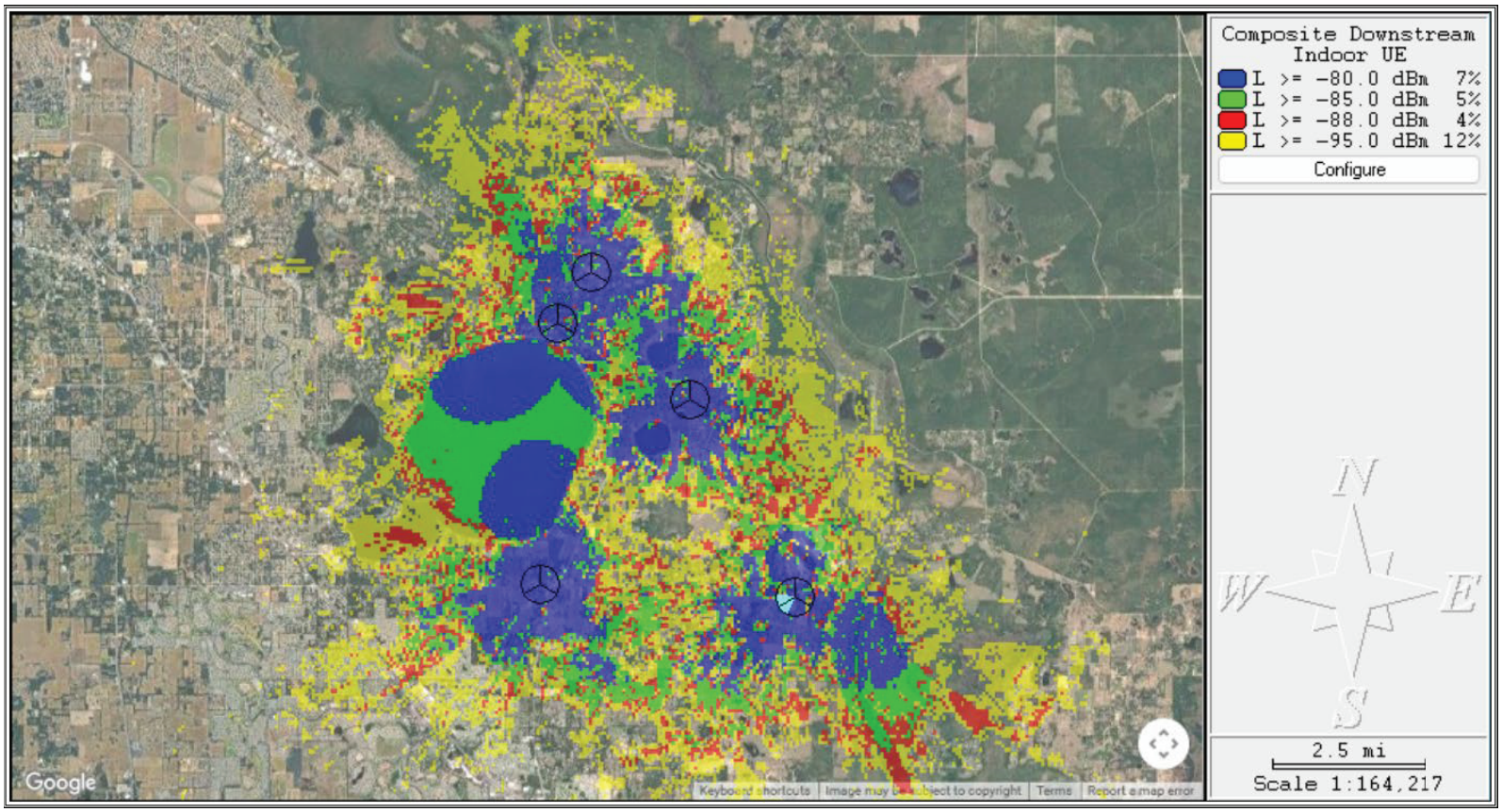
Indoor Terminal – Existing Sites – 2100 MHz



ATTACHMENT A

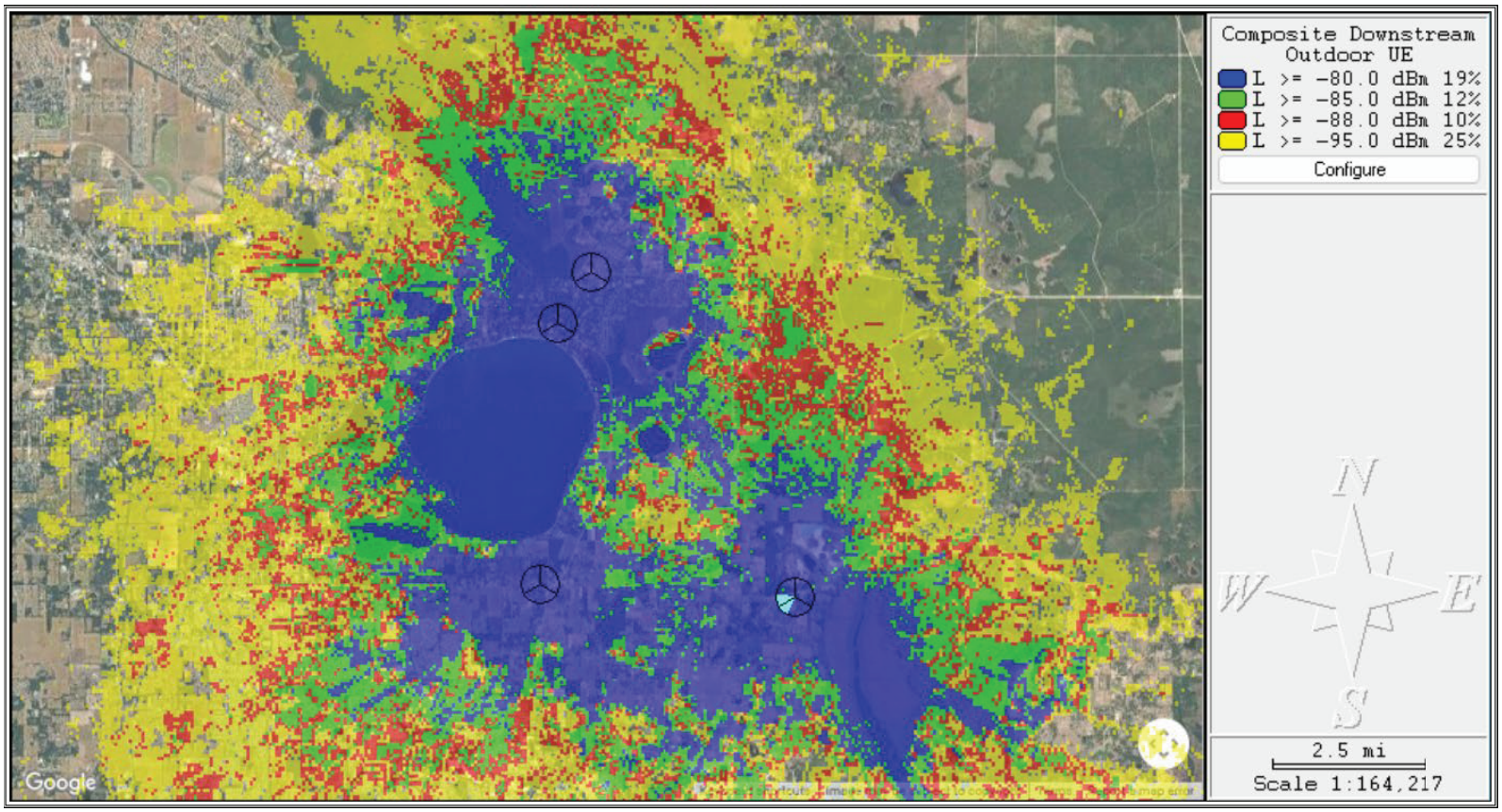
A-31

Indoor Terminal – Existing Sites + FL303 – 2100 MHz



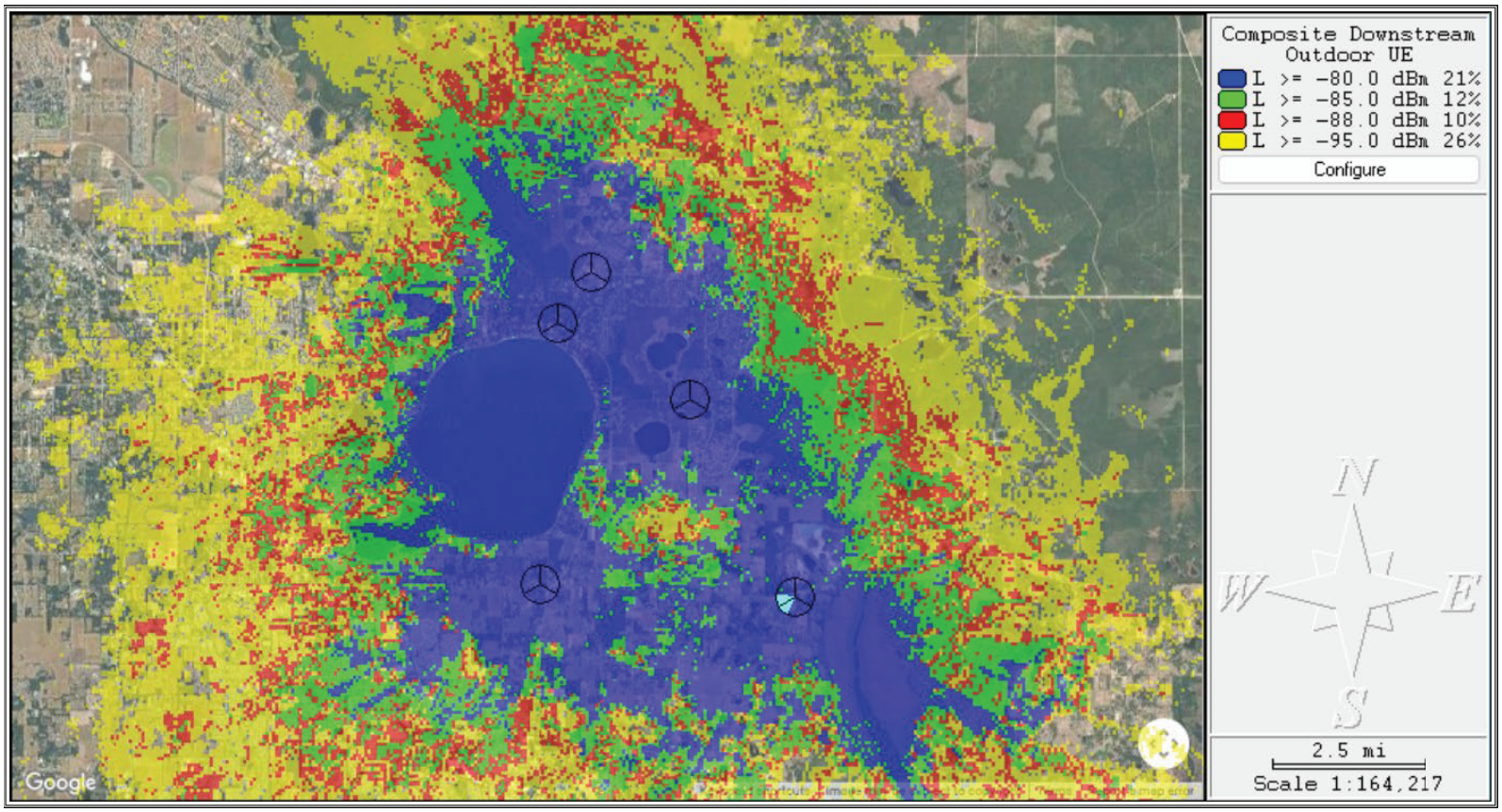
ATTACHMENT A

Outdoor Terminal – Existing Sites – 1900 MHz



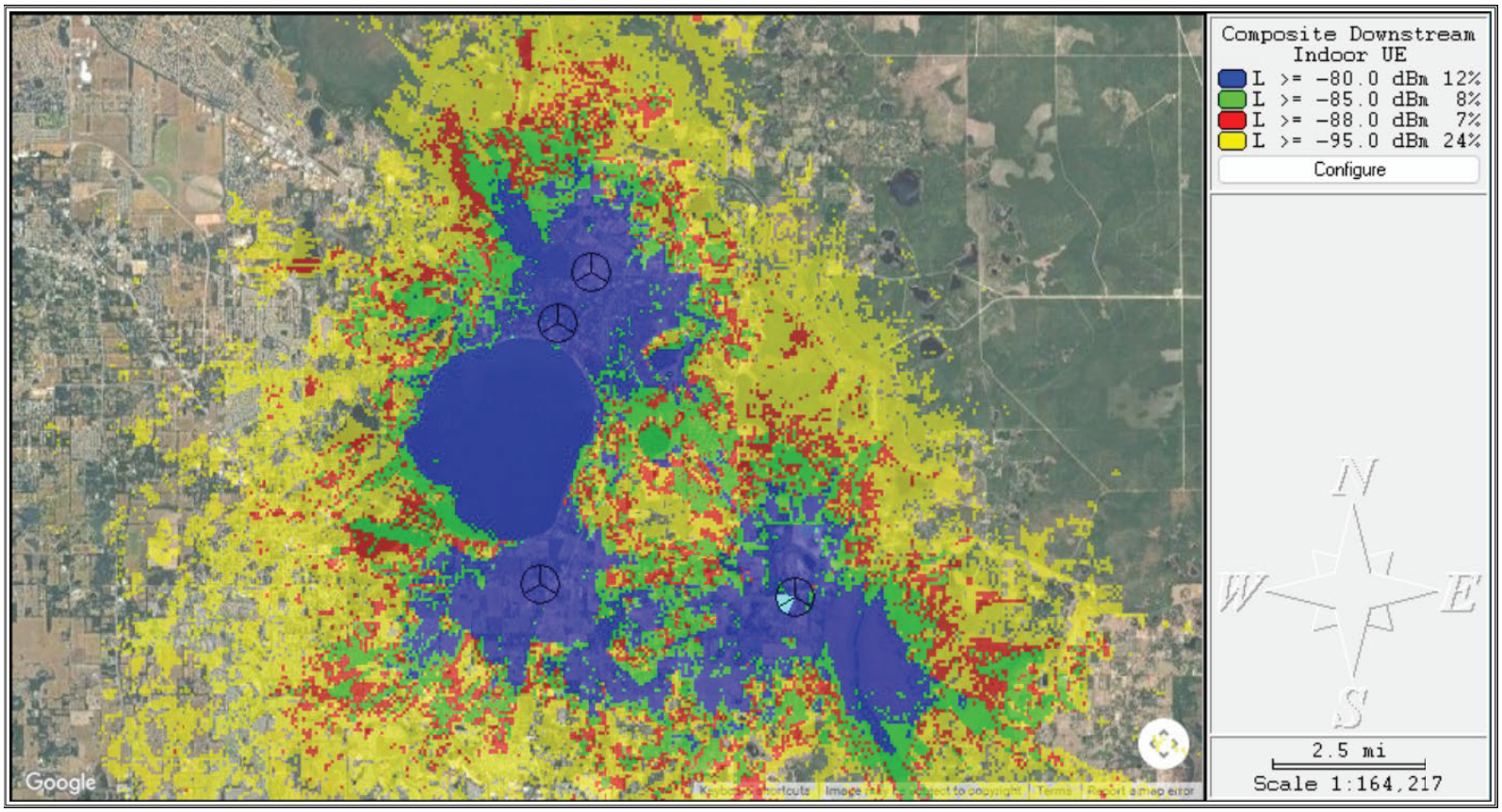
ATTACHMENT A

Outdoor Terminal – Existing Sites + FL303 – 1900 MHz



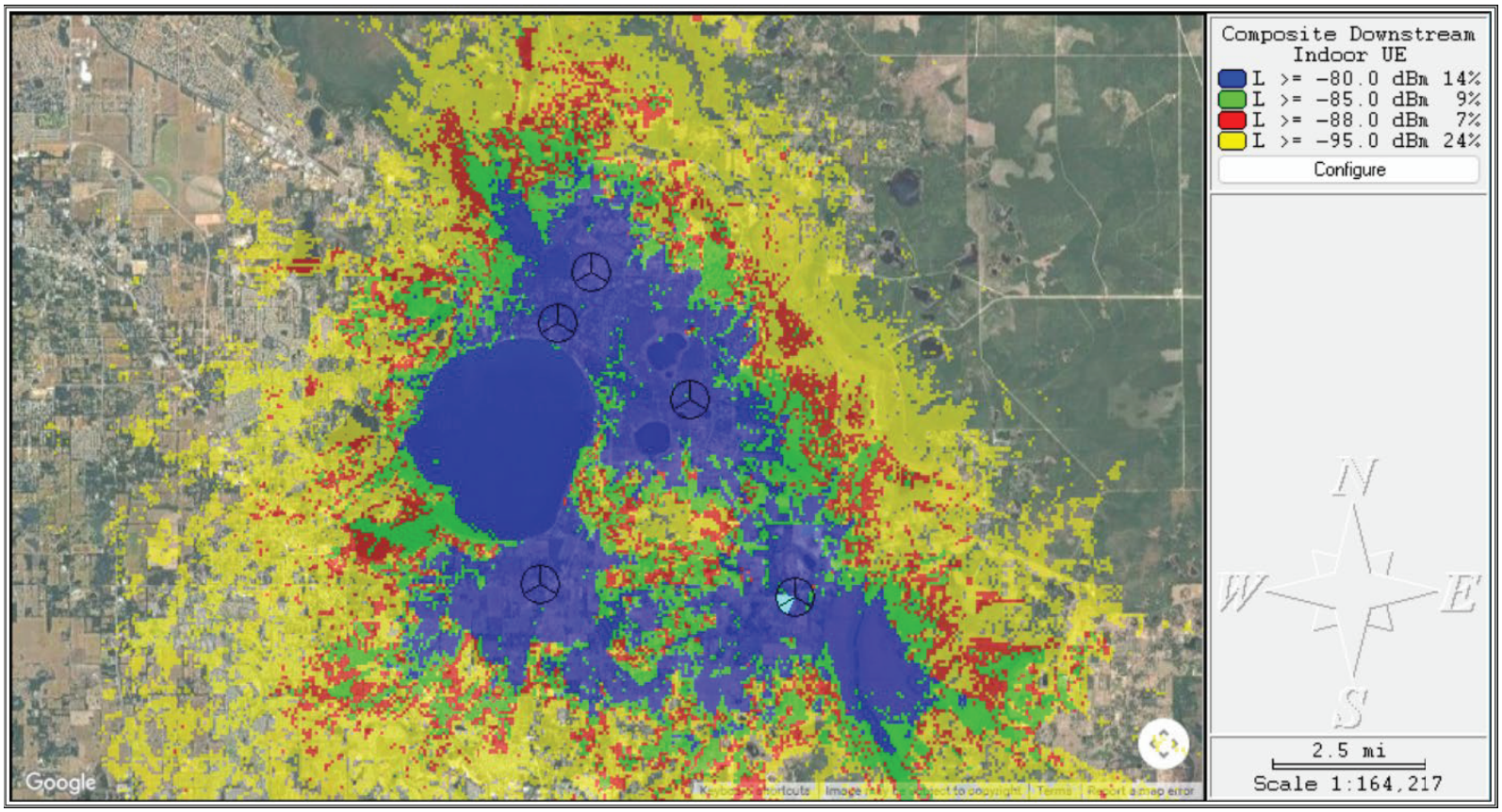
ATTACHMENT A

Indoor Terminal – Existing Sites – 1900 MHz



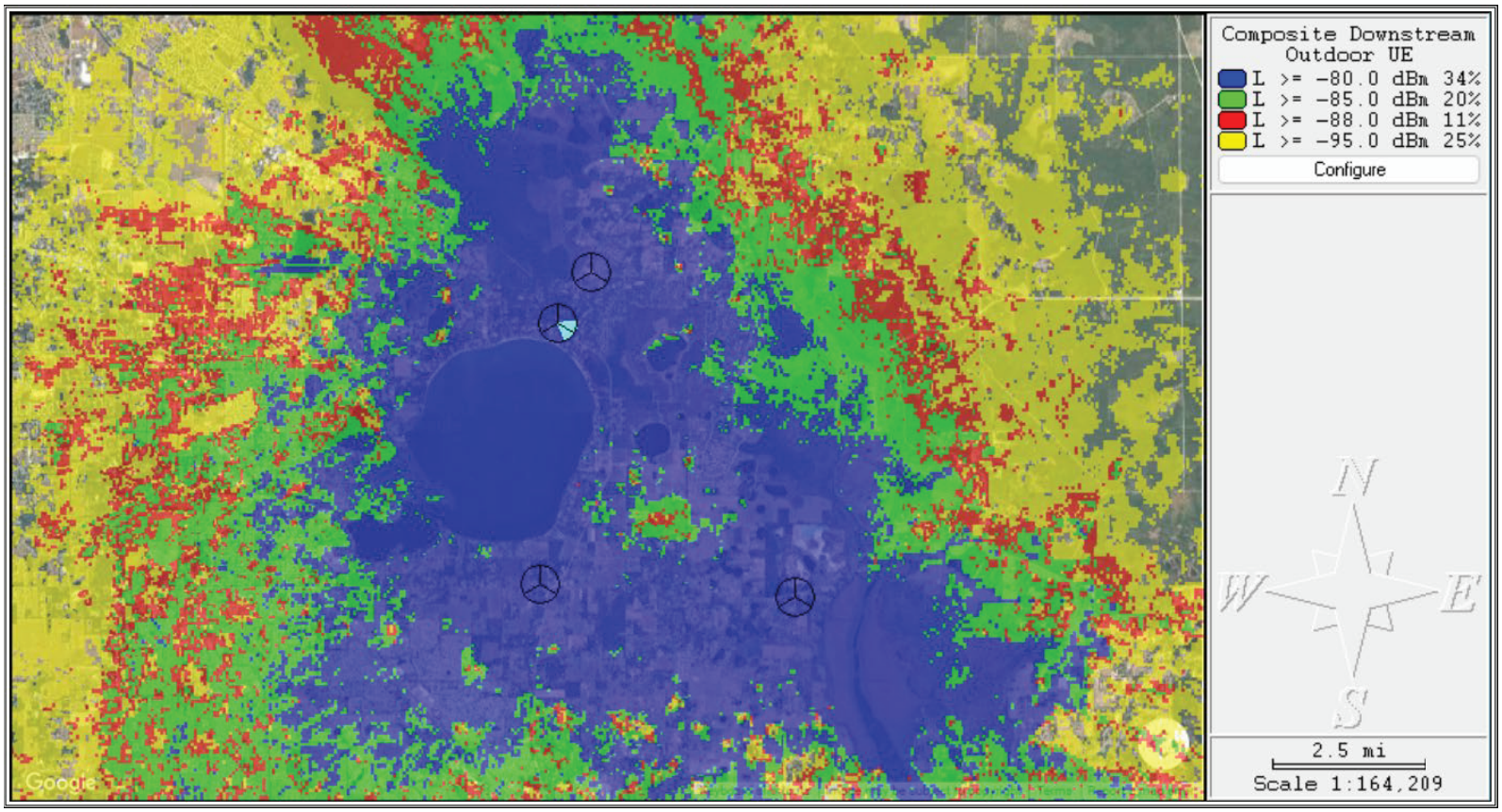
ATTACHMENT A

Indoor Terminal – Existing Sites + FL303 – 1900 MHz



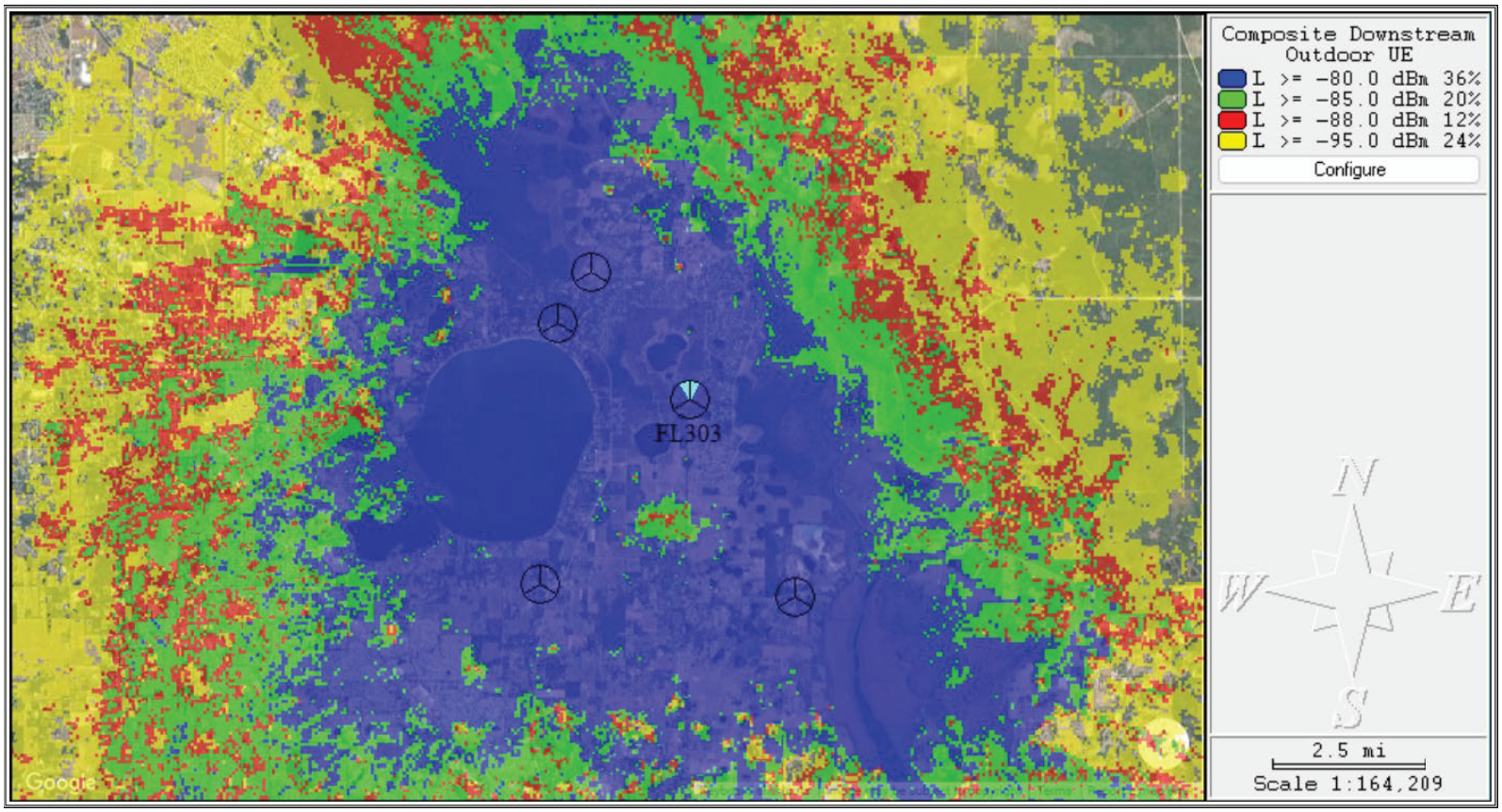
ATTACHMENT A

Outdoor Terminal – Existing Sites – 700 MHz



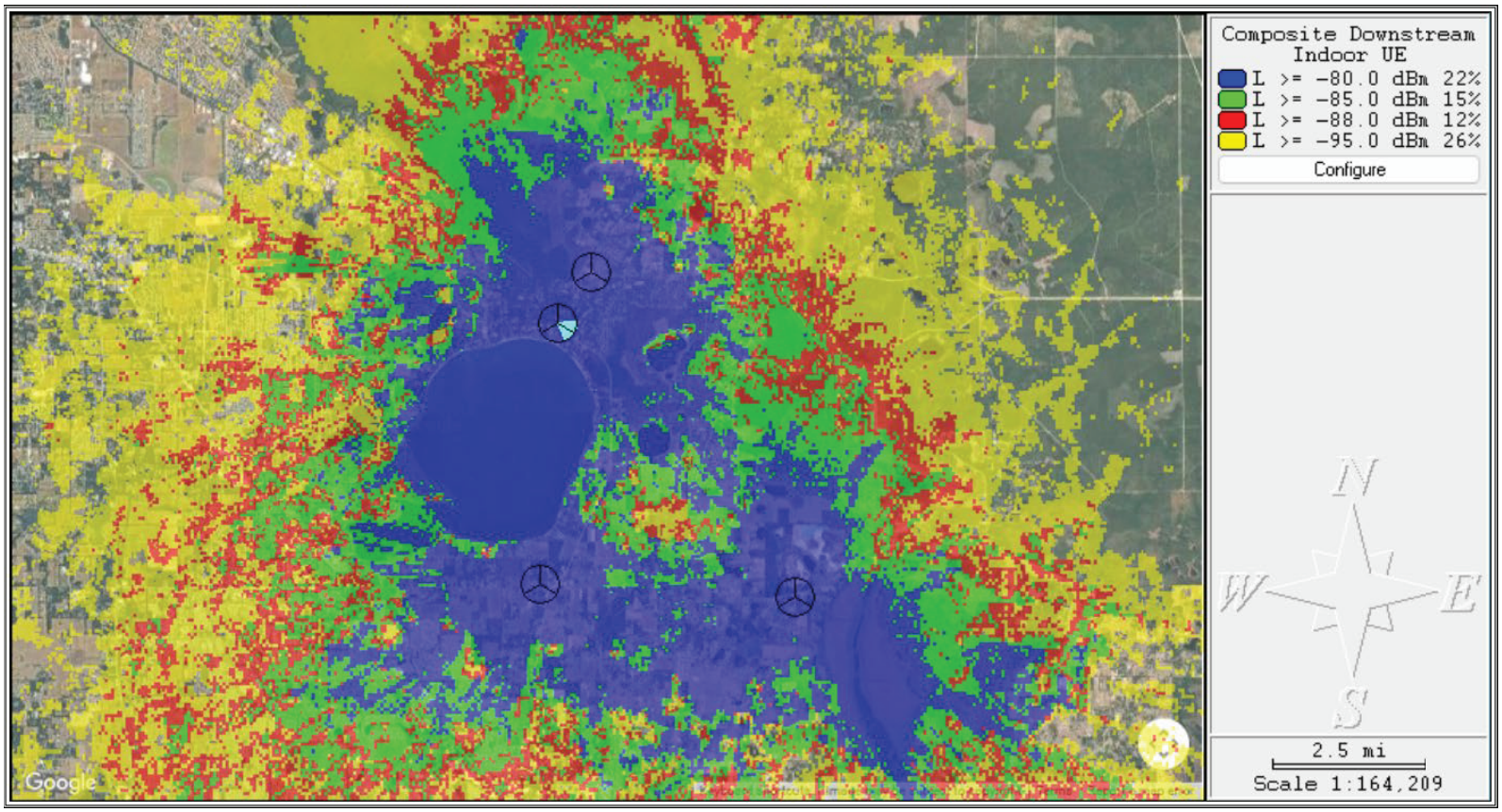
ATTACHMENT A

Outdoor Terminal – Existing Sites + FL303 – 700 MHz



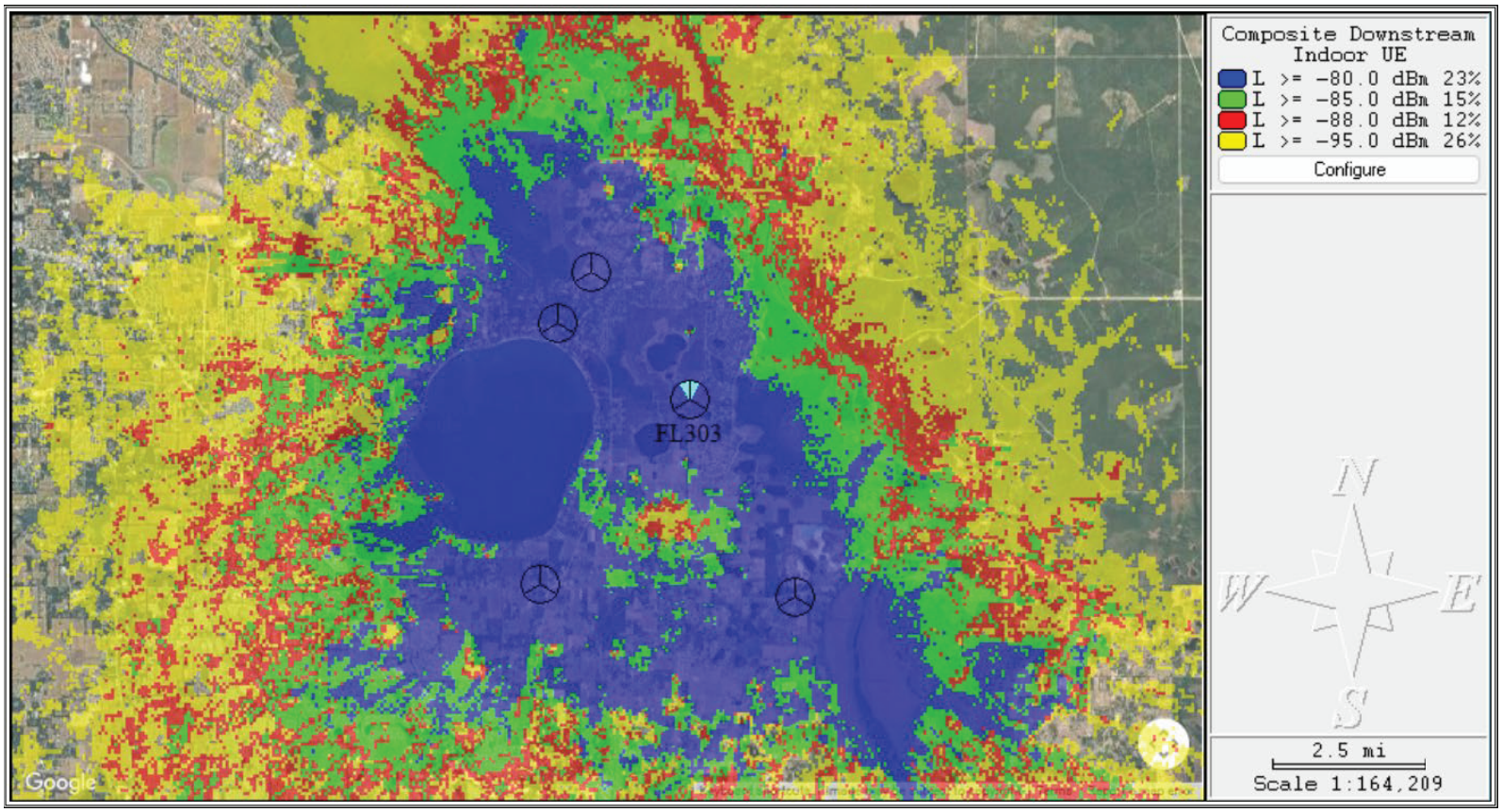
ATTACHMENT A

Indoor Terminal – Existing Sites – 700 MHz



ATTACHMENT A

Indoor Terminal – Existing Sites + FL303 – 700 MHz



ATTACHMENT A

Project Assumptions

- Frequency = 2.1 GHz/ 1.9 GHz/ 700 MHz
  - Estimated Propagation Model for 2.1 GHz/ 1.9 GHz/ 700 MHz, based on measurements for medium sized US city
- 1 arcsec (30m) GIS (terrain and clutter)
- WGS84 used for coordinates
- 2 Service classes: outdoor/indoor
  - User terminal antenna 0 dBi, 4 ft
  - Fading margin = 10.2 dB (outdoor) and 14.4 dB (indoor)
    - 95% area probability for fading considerations
    - Human body attenuation of 3 dB applied
    - 6 dB penetration attenuation for indoor terminals

ATTACHMENT A

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Docusign Envelope ID: 5F3C5D7A-F337-4BA8-8DAA-92EF7B85F970

ATTACHMENT A

Site Number: FL303
Site Name: East Lake Weir

SITE LEASE AGREEMENT

This Site Lease Agreement ("Agreement") is entered into on 10/28/2024, 2024, between Fig Lake Preserve, LLLP, a Florida limited liability limited partnership ("LESSOR") and Gulfstream Towers Holding Company, LLC, a Florida limited liability company ("LESSEE"). LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

For good and valuable consideration in the amount of $10.00, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Site. LESSOR is the owner of a parcel of land located at SE 135th Street (Silver Lake Road), Marion County, Florida, Parcel ID: 48512-000-00, as more particularly described in **Exhibit A** annexed hereto (the "Land"). LESSOR leases to LESSEE and LESSEE leases from LESSOR, a portion of the Land consisting of approximately 4,900 square feet (the "Site"), together with non-exclusive easement(s) for reasonable access, fall zone and utilities, as more particularly described in **Exhibit B** annexed hereto.

2. Use. The Site will be used by LESSEE for the construction, installation, operation, maintenance, repair, replacement or removal of, at its expense, a communication tower facility and uses incidental thereto, including, without limitation, monopole tower and foundation, antennas, cables, cabinets, shelters, utility equipment, conduit, back-up power sources (including generators and fuel storage tanks) and related fixtures ("Facilities") [for clarity, a monopole tower is the only type of tower that may be constructed, a lattice type tower may not be constructed on the Site]. LESSEE will use the Site and Facilities to sublease tower and ground space to wireless communication companies for their respective networks. LESSEE will have access to the Site 24 hours a day, 7 days a week, on foot or motor vehicle, over or along a non-exclusive access easement extending from the nearest public right-of-way to the Site. LESSEE'S non-exclusive utility easement(s) will provide for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along said easement(s) from the Site to a location determined by the servicing utility. LESSEE will provide LESSOR with a Florida licensed survey of the proposed Site and easements for LESSOR'S sole approval, said approval not to be unreasonably withheld, conditioned or delayed. LESSOR will have the right to relocate LESSEE'S access and utility easements or any part thereof, to an alternate location(s) on the Land; provided, however, that the relocation(s) will: (a) not result in any interruption of LESSEE'S access or utilities to the Site; (b) be LESSOR'S sole cost and expense and (c) be surveyed by LESSEE'S Florida licensed surveyor, at LESSEE'S expense, at which time LESSOR and LESSEE will execute an amendment to this Agreement evidencing the same, with LESSEE recording a memorandum of said Agreement in the Public Records of Marion County, Florida.

3. Term and Renewal. The initial term of this Agreement ("Initial Term") is 5 years and shall commence upon the date of execution by both Parties ("Commencement Date"). LESSEE shall have the right to extend this Agreement for 9 additional 5-year terms (each a "Renewal Term") on the same terms and conditions as set forth herein. This Agreement shall automatically renew for each successive Renewal Term unless LESSEE provides LESSOR written notice of the intention not to renew the Agreement at least 90 days prior to the expiration of the then current term.

4. Rent.

LESSOR agrees to provide to LESSEE certain documentation required by LESSEE in connection with the payment of rent, including without limitation; (a) documentation acceptable to LESSEE evidencing LESSOR's good and sufficient title to or interest in the Land; and (b) an IRS Form W-9 for any party to whom rent payments are to be made pursuant to this Agreement. Delivery of such documentation to LESSEE shall be a prerequisite for the payment of any rent by LESSEE and notwithstanding anything to

ATTACHMENT A

Site Number: FL303
Site Name: East Lake Weir

the contrary herein, LESSEE shall have no obligation to make any rent payments until such documentation has been supplied to LESSEE as provided herein.

Within 15 days of obtaining an interest in the Land or this Agreement, any assignee(s), transferee(s) or other successor(s) in interest to LESSOR shall provide LESSEE with the requested documentation in the manner set forth in the preceding paragraph. Delivery of such documentation to LESSEE by any assignee(s), transferee(s) or other successor(s) in interest to LESSOR shall be a prerequisite for the payment of any rent by LESSEE to such party and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any rent payments to any assignee(s), transferee(s) or other successor(s) in interest to LESSOR until such documentation has been supplied to LESSEE as provided herein. Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer.

5. Authority, Title and Quiet Enjoyment. LESSOR represents and warrants to LESSEE, as of the Commencement Date of this Agreement and throughout the Initial Term and each Renewal Term that; (a) LESSOR has full right, power and authority to enter into, execute and perform this Agreement and that no consent from any other person or entity is necessary; (b) LESSOR has good and unencumbered fee title to the Land, free and clear of any liens, judgments or impediments of title; (c) there are no covenants, easements or restrictions which would adversely affect or prevent the use of the Site by LESSEE; (d) the execution and performance of this Agreement will not violate any laws, ordinances, covenants, or the provisions of any other agreement binding on LESSOR; (e) LESSEE may obtain title insurance on its interest in the Site and LESSOR agrees to execute such documents as the title company may reasonably require in connection therewith; (f) LESSEE is entitled to access the Site at all times and to the quiet enjoyment of the Site so long as LESSEE is not in default beyond the expiration of any applicable grace or cure period; and (g) LESSOR shall not have unsupervised access to the Site or to the Facilities.

6. Assignment and Subleasing. LESSEE shall have the right to assign or otherwise transfer this Agreement upon written notice to LESSOR, provided, however, that the proposed assignee assumes all of LESSEE'S obligations herein and provides written confirmation of assumption to LESSOR. Upon such assignment and written assumption, LESSEE shall be relieved of all liabilities and obligations hereunder and LESSOR shall look solely to the assignee for performance under this Agreement.

LESSEE shall have the right to sublease the Site upon written notice to LESSOR. Any sublease that is entered into by LESSEE shall be subject to the provisions of this Agreement and shall be binding upon the successors, assigns, heirs and legal representatives of the respective Parties thereto.

LESSOR and LESSEE shall have the right, upon written notice to the other, to grant a security interest in this Agreement (in regard to LESSEE, the Facilities) and may collaterally assign this Agreement (in regard to LESSEE, the Facilities) to any mortgagees or holders of security interests, including their successors or assigns (collectively "Secured Parties"). In such event, LESSOR and LESSEE shall execute such consent to leasehold financing as may be required by Secured Parties.

7. Notices. All notices, requests, demands and other communications shall be in writing and are effective 3 days after deposit in the U.S. mail, certified and postage paid, or upon receipt if personally delivered or sent by overnight delivery via a nationally recognized courier to the address set forth below. LESSOR and LESSEE may from time to time designate any other address for this purpose by providing written notice to the other Party.

LESSOR: Fig Lake Preserve, LLLP
1011 SE 5th Street
Ocala, FL 34471

LESSEE: Gulfstream Towers
127 W. Fairbanks Avenue, #469
Winter Park, FL 3278

8. Improvements, Maintenance and Removal. LESSEE may, at its expense, make such improvements at the Site, as it deems necessary from time to time for the operation of the Facilities. LESSEE shall have the right to replace, repair, add or otherwise modify the Facilities or any portion thereof at any time during the term of this Agreement. LESSEE shall cause all construction to occur lien-free and in compliance with all applicable laws and ordinances. All improvements shall be at the discretion and option of LESSEE and LESSOR acknowledges that it will neither interfere with any aspects of construction nor attempt to direct construction personnel as to the method of installation of the Facilities. LESSEE'S Facilities shall remain the exclusive personal property of LESSEE and shall not be considered fixtures. LESSOR hereby waives any and all lien rights it may have, statutory or otherwise, concerning the Facilities and improvements or

any portion thereof. LESSEE shall have the right to remove the Facilities and improvements at any time during the term of this Agreement and upon expiration or termination thereof and the Site is restored.

LESSEE shall, at its expense, maintain the Facilities and any other improvements installed by LESSEE at the Site, in proper operating and reasonably safe condition; provided, however if any such repair or maintenance is required due to the acts of LESSOR, its agents, invitees, or employees, LESSOR shall reimburse LESSEE for the reasonable costs incurred by LESSEE to restore the damaged areas to the condition which existed immediately prior thereto.

LESSEE, within 180 days of expiration or termination of this Agreement, will remove its Facilities and improvements (except footings) and will restore the Site to substantially the condition existing on the Commencement Date, except for ordinary wear and tear and casualty loss. If such time for removal causes LESSEE to remain on the Site after expiration or termination of this Agreement, LESSEE shall pay rent at the then existing monthly rate until such time as the removal of the Facilities are complete.

9. Government Approvals. LESSEE's ability to use the Site is contingent upon LESSEE obtaining all required zoning approvals, permits and other approvals (collectively " Approvals") that may be required by any governmental authority. LESSOR shall cooperate with LESSEE in its effort to obtain such Approvals and shall take no action which would adversely affect the status of the Land or Site with respect to the proposed use thereof by LESSEE. In the event that (a) any applications for such Approvals should be finally rejected; (b) any Approvals issued to LESSEE are canceled, expires, lapses, or is otherwise withdrawn or terminated by any governmental authority; (c) LESSEE determines that such Approvals may not be obtained in a timely manner; (d) LESSEE determines that the Site is no longer technically compatible for its use; or (e) LESSEE, in its sole discretion, determines that it will be unable to use the Site for its intended purposes, LESSEE shall have the right to terminate this Agreement by providing written notice to LESSOR. Upon such termination, this Agreement shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each Party to the other hereunder. All rent paid to said termination date shall be retained by LESSOR, unless such termination is due to LESSOR'S failure of proper ownership or authority, or such termination is a result of LESSOR'S default.

10. Interference. LESSEE will not install or allow any equipment to be installed that causes interference to any equipment of LESSOR which existed on the Land prior to the Commencement Date of this Agreement. In the event any after-installed equipment causes such interference, and after LESSOR has notified LESSEE in writing of such interference, LESSEE shall take all reasonable steps necessary to correct and eliminate the interference, including but not limited to, powering down such equipment and later powering up such equipment for intermittent testing. In no event will LESSOR be entitled to terminate this Agreement or relocate the equipment so long as LESSEE is making a good faith effort to remedy the interference issue. Likewise, LESSOR will not install or allow any equipment to be installed that causes interference to any then existing equipment of LESSEE or its sublessees. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Section and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance and/or the right to terminate this Agreement immediately upon written notice.

11. Utilities. LESSEE shall have the right to install utilities on the Site or improve the present utilities on the Land for its proposed use. LESSEE will pay for all utilities used by it at the Site. LESSOR agrees to cooperate with LESSEE in LESSEE'S efforts to obtain utilities from a location provided by the servicing utility, including signing any easement or other instrument reasonably required by the servicing utility at no cost to the LESSOR.

12. Default and Remedies. If either Party is in default under this Agreement for a period of (a) 15 days following receipt of notice from the non-defaulting Party with respect to a default which may be cured solely by the payment of money, or (b) 30 days following receipt of notice from the non-defaulting Party with respect to a default which may not be cured solely by the payment of money, then, in either event, the non-defaulting Party may pursue any remedies available to it against the defaulting Party under applicable law, including, but not limited to, the right to terminate this Agreement. If the non-monetary default may not reasonably be cured within a 30-day period, this Agreement may not be terminated if the defaulting Party commences action to cure the default within such 30-day period and thereafter continuously and diligently pursues the cure to completion.

Upon a default, the non-defaulting Party may at its option, but without obligation to do so, perform the defaulting Party's duty or obligation on the defaulting Party's behalf. The reasonable and actual costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party within 30 days following receipt of an invoice. In the event of a default by either Party with respect to a material provision of this Agreement, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate the Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the laws or judicial proceedings of the State of Florida. Notwithstanding the foregoing, if LESSOR does not pay LESSEE in full, within 30 days of its receipt of an invoice setting forth the amount due from LESSOR, LESSEE may offset the amount due against all fees due and owing to LESSOR until the full amount is fully reimbursed to LESSEE.

13. Indemnity. Each Party shall indemnify and hold the other harmless against any and all claims, damages, costs and expenses (including reasonable attorney's fees) resulting from or arising out of the ownership, use and/or occupancy of the Site by the indemnifying Party, its employees, agents, contractors, licensees, tenants and/or subtenants, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, agents, contractors, licensees, tenants and/or subtenants. LESSEE shall not be responsible to LESSOR, or any third party, for any claims, damages, costs or expenses (including fines and penalties) attributable to any pre-existing violations of applicable codes, statutes or other regulations governing the Land. The indemnity obligations under this Section will survive termination of this Agreement.

14. Insurance. LESSEE will maintain commercial general liability insurance, with limits of not less than $1,000,000 combined single limit per occurrence for bodily injury and property damage liability. Each Party hereby releases the other from liability and waives its right of recovery against the other (and their successors or assigns) for any loss or damage covered by their respective first party property insurance policies for all perils insured thereunder. In the event of such insured loss, neither Party's insurance company shall have a subrogated claim against the other.

15. Subordination and Non-Disturbance. This Agreement is subordinate to any mortgage or deed of trust now of record against the Site. However, within 60 days of full execution of this Agreement, LESSOR will obtain a non-disturbance agreement reasonably acceptable to LESSEE from the holder of any such mortgage or deed of trust, failing of which, LESSEE may terminate this Agreement by providing written notice to LESSOR.

16. Taxes. LESSEE will be responsible for payment of all personal property taxes, real property taxes or other fees and assessments directly attributed to and arising solely from its use of the Site during the term of this Agreement. LESSEE will pay LESSOR any such increase in personal property taxes, real property taxes or other fees and assessments within 60 days after receipt of satisfactory documentation indicating LESSEE'S share of such assessment and payment by LESSOR.

LESSOR will pay when due all other personal property taxes, real property taxes or other fees and assessments attributable to the Land, on which the Site is located. In the event that LESSOR fails to pay any such personal property taxes, real property taxes or other fees and assessments, LESSEE shall have the right, but not the obligation, to pay such owed amounts and deduct them from rent amounts due under this Agreement. If LESSOR receives notice of any personal property taxes, real property taxes or other fees and assessments against LESSOR, which may affect LESSEE and is directly attributable to LESSEE'S use of the Site, LESSOR shall provide timely notice of the assessment to LESSEE sufficient to allow LESSEE to consent to or challenge such assessment, whether in a court, administrative proceeding, or other venue, on behalf of LESSOR and/or LESSEE. Further, LESSOR shall provide to LESSEE any and all documentation associated with such assessment and shall execute any and all documents reasonably necessary to effectuate the intent of this Section.

17. Hazardous Substances. LESSOR represents that it has no knowledge of any substance, chemical or waste (collectively, "Hazardous Substance") on the Land that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. LESSOR and LESSEE will not introduce or use any such Hazardous Substance on the Land in violation of any applicable law. Each Party agrees to defend, indemnify and hold harmless the other from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability including, but not limited to,

damages, costs, expenses, assessments, penalties, fines, losses, judgments and reasonable attorney fees that the indemnitee may suffer or incur due to the existence of any Hazardous Substances on the Land or the migration of any Hazardous Substance to other land or the release of any Hazardous Substance into the environment, that relate to or arise from the indemnitor's activities on the Land. The indemnifications in this Section specifically include, without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any governmental authority. This Section shall survive the termination or expiration of this Agreement.

18. Rights Upon Sale. LESSOR may not, during the term of this Agreement (i) sell or otherwise transfer to a third party all or any portion of the Land or (ii) grant to a third party by easement or other legal instrument an interest in all or any portion of the Land, if such sale, transfer or grant is for the purpose of owning, leasing, licensing, operating, maintaining or managing communications facilities and/or the leases, licenses, agreements and easements used in connection therewith. Notwithstanding the foregoing, LESSOR may, during the term of this Agreement (i) sell or otherwise transfer to a third party all or any portion of the Land or (ii) grant to a third party by easement or other legal instrument an interest in all or any portion of the Land, with or without an assignment of this Agreement to such third party, provided that such sale or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE's rights hereunder. LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of this Agreement.

19. Right of First Refusal. If at any time during the term of this Agreement, LESSOR receives a bona fide written offer from a third party (the "Offer") to sell, assign, convey, lease, factor or otherwise transfer or create any interest in the current or future rent, this Agreement, the Site, or any portion thereof, which LESSOR desires to accept, LESSOR shall first give LESSEE written notice (including a copy of the proposed contract) of such Offer prior to becoming obligated under such Offer, with such notice giving LESSEE the right to acquire the interest described in the Offer on the terms set forth in the Offer. LESSEE shall have a period of thirty (30) days after receipt of LESSOR'S notice and terms to exercise LESSEE'S right of first refusal by notifying LESSOR in writing. If LESSEE has not exercised its right of first refusal in writing to LESSOR within such thirty (30) day period, the terms of the Offer will be deemed rejected.

20. Casualty. If the Site or Facilities are destroyed or damaged so as to, in LESSEE'S reasonable judgment, substantially and adversely affect the effective use of the Facilities, LESSEE may terminate this Agreement upon 15 days prior written notice to LESSOR and all rights and obligations of the Parties shall cease. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement.

21. Condemnation. In the event of a condemnation of all or any portion of the Site or Facilities so as to, in LESSEE'S reasonable judgment, substantially and adversely affect the effective use of the Facilities, LESSEE may terminate this Agreement within 15 days of the date the condemning authority takes title or possession, whichever occurs first. LESSEE may, on its own behalf, make a claim in any condemnation proceeding involving the Site for losses related to the Facilities, its relocation costs, its damages and its leasehold interest. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement.

22. Miscellaneous. (a) This Agreement shall be binding upon and inure to the benefit of the Parties, their respective heirs, successors, executors, administrators and assigns; (b) this Agreement is governed by the laws of the State of Florida; (c) Lessee may record a Memorandum of this Agreement in the form of **Exhibit C** annexed hereto; (d) this Agreement (including the Exhibits) constitutes the entire agreement between the Parties and supersedes all prior written and verbal agreements, representations, promises or understandings between the Parties. Any amendments to this Agreement must be in writing and executed by both Parties; (e) in the event any provision of this Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement; (f) the failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement

ATTACHMENT A

Site Number: FL303
Site Name: East Lake Weir

or to exercise any of its rights under the Agreement, shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, in law or in equity; (g) the prevailing Party in any action or proceeding in court or mutually agreed upon arbitration proceeding to enforce the terms of this Agreement is entitled to receive its reasonable attorneys' fees and other reasonable enforcement costs and expenses from the non-prevailing Party; (h) this Agreement is not and shall not be binding on either Party until and unless it is fully executed by both Parties; and (i) this Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument.

23. No Lien. Under Section 713.10, Florida Statutes, the interests of LESSOR in the Site shall not be subject to liens for any improvements made by or on behalf of LESSEE and it is specifically provided that neither LESSEE nor any one claiming by, through or under LESSEE, including, without limitation, contractors, subcontractors, materialmen, mechanics and/or laborers, shall have any right to file or place any mechanics' or materialmen's liens of any kind whatsoever upon the Site; and any such liens are hereby specifically prohibited. All parties with whom Tenant may deal are put on notice that LESSEE has no power to subject LESSOR'S interest to any mechanics' or materialmen's lien of any kind or character, and all such persons so dealing with LESSEE must look solely to the credit of LESSEE, and not to LESSOR'S said interest or assets.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

LESSOR:

Fig Lake Preserve, LLLP, a Florida limited liability limited partnership
By its General Partner(s):

Charles T. Collins

By: Signed by: Charles T. Collins
1B59269C399341A...
Charles T. Collins

DCF, Inc., a Florida corporation

By: Signed by: Winston Bailey
Winston C. Bailey, Jr., Director

LESSEE:

Gulfstream Towers Holding Company, LLC, a Florida limited liability company

By: Signed by: Michael Burkhead
198EADAC3D994CC...
Michael Burkhead, President

Attach:
Exhibit A – Description of Land
Exhibit B – Description of Site
Exhibit C – Memorandum of Site Lease Agreement

Docusign Envelope ID: 5F3C5D7A-F337-4BA8-8DAA-92EF7B85F970

Site Number: FL303
Site Name: East Lake Weir

EXHIBIT A

Description of Land

Land situated in the County of Marion, State of Florida, commonly described as follows:

Parcel 1:

The West 1/4 of Section 2, Township 17 South, Range 24 East.

Parcel 2:

All of Section 3, Township 17 South, Range 24 East; Commence at the Southeast corner of Government Lot 9, thence run North 00°07'13" East, 2661.32 feet, to the quarter-section corner on the East boundary, then run West along North boundary of Government Lot 9 to a point 1450 feet West of said quarter-section corner, then run South 00°07'13" West, 1861.63 feet to a concrete monument, thence run South 29°26'45" West, 87.57 feet to a concrete monumnet, thence run South 58°41'40" West, 596 feet on a radial to the 02° curvature of Dixie Highway, thence run in a Norhtwesterly direction parallel to and 298 feet from the center line of Dixie Highway to the West boundary of Government Lot 10, thence run South along the West boundary line of Government Lot 10 to the Southwest corner of Government Lot 10, thence run East along boundary line between Section 4 and 9 of Township 17 South, Range 24 East, to the Point of Beginning.

Parcel 4:

The West 3/4 of the Southeast 2/4 of the Northwest 1/4; and the East 1/2 of the Southwest 1/4 of the Northwest 1/4; and the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4; and the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, except the West 2 chains of the South 5 chains; All in Section 10, Township 17 South, Range 24 East, Marion County, Florida.

Parcel 5:

Northeast 1/4 and the East 3/4 of North 1/2 of Northwest 1/4 and the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, Section 10, Township 17 South, Range 24 East.

Except railroad right of way.

And Except right of way of State Road No. 441. (Dixie Highway)

And subject to easement of Ocklawaha Reclamation Farms for transmission lines in Deed Book 264, page 366 and Deed Book 271, page 5, of the Public Records of Marion County, Florida. Commence at the Northeast corner of Government Lot 9, Section 4, Township 17 South, Range 24 East; thence West 1450 feet; thence South 00°7'13" West, 1504 feet 6 inches to the Point of Beginning of the land hereby conveyed; thence South 00°7'13" West, 357.13 feet to a concrete marker; thence South 29°26'45" West, 87.57 feet to a concrete marker; thence South 58°41'40" West to the center line of U.S. Highway 441; thence Northwesterly along the center line of said U.S. Highway 441 to a point on said center line which is South 64°20' West of the Point of Beginning; thence North 64°20' East to the Point of Beginning, except right of way of U.S. Highway 441.

ATTACHMENT A

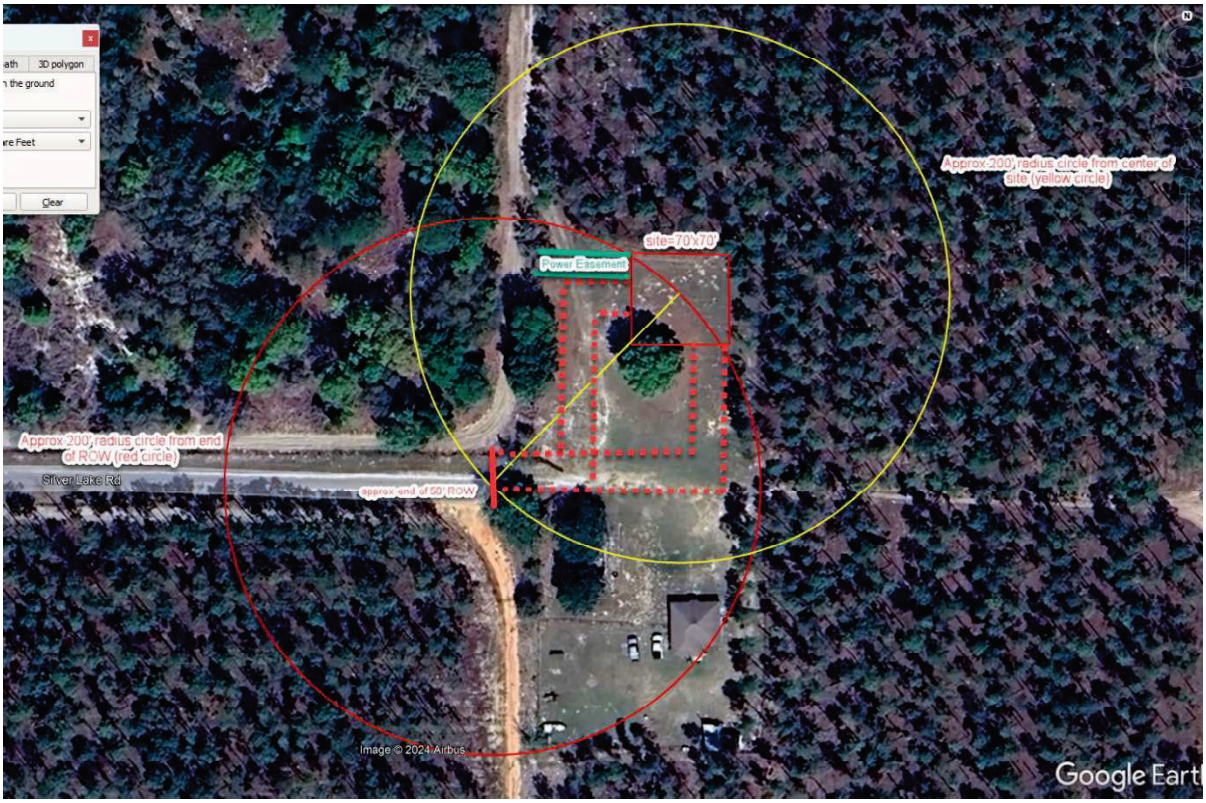
Site Number: FL303
Site Name: East Lake Weir

EXHIBIT B

Description of Site

Site situated in the County of Marion, State of Florida, commonly described as follows:

A (4,900sf) portion of the Land described in Exhibit A, plus easements for access, fall zone and utilities. Legal descriptions from survey to replace this Exhibit B.



Docusign Envelope ID: 5F3C5D7A-F337-4BA8-8DAA-92EF7B85F970

Site Number: FL303
Site Name: East Lake Weir

EXHIBIT C

Prepared by, return to:
Gulfstream Towers
127 W. Fairbanks Avenue, #469
Winter Park, FL 32789

MEMORANDUM OF SITE LEASE AGREEMENT

This Memorandum of Site Lease Agreement ("Memorandum") is entered into between Fig Lake Preserve, LLLP, a Florida limited liability limited partnership ("LESSOR") and Gulfstream Towers Holding Company, LLC, a Florida limited liability company ("LESSEE"). LESSOR and LESSEE entered into a Site Lease Agreement ("Agreement") on _____, 2024, for the purpose of installing, operating and maintaining a communications tower facility and other improvements. The terms and conditions of which are set forth in the Agreement.

Such Agreement provides in part that LESSOR is the owner of a parcel of land ("Land") located in the County of Marion, State of Florida, which is described in **Exhibit A** annexed hereto, and LESSOR leases to LESSEE a portion of the Land (the "Site"), together with non-exclusive easement(s) for access, fall zone and utilities, which is described in **Exhibit B** annexed hereto. The initial term of the Agreement is 5 years, commencing on _____, 2024, and is subject to 9 additional 5-year terms by LESSEE.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the last date set forth below.

LESSOR:

Fig Lake Preserve, LLLP, a Florida limited liability limited partnership
By its General Partner(s):

Charles T. Collins

By: _____ Witness: _____
Charles T. Collins

Print Name: _____

DCF, Inc., a Florida corporation

By: _____ Witness: _____
Winston C. Bailey, Jr., Director

Print Name: _____

DO NOT EXECUTE, FOR EXHIBIT ONLY

LESSEE:

Gulfstream Towers Holding Company, LLC, a Florida limited liability company

By: _____ Witness: _____
Michael Burkhead, President

Print Name: _____

Attach:
Exhibit A – Description of Land
Exhibit B – Description of Site

CelPlan
Global Technology Solutions

February 2, 2026

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
Re: FL303 - 14607 East Highway 25, Ocklawaha, FL 32183

To Whom it May Concern:

I, Cristine Korowajczuk, RF engineer at CelPlan Technologies have analyzed the proposed location for tower FL303 and have determined that construction and placement of the tower (details indicated below) will not interfere with public safety communication and the usual and customary transmission or reception of radio, television, or other communication service.

FL303
14607 East Highway 25
Ocklawaha, FL 32183
Latitude 29°01'34.788" N / Longitude 82°53'15.247" W

Sincerely,

Cristine Korowajczuk
RF Engineer

SUBMITTAL SUMMARY REPORT
PL SUP-000732-2026

PLAN NAME:	East Lake Weir Tower	**LOCATION:**	16000 SE 135TH ST WEIRSDALE,
APPLICATION DATE:	05/04/2026	**PARCEL:**	48512-000-00
DESCRIPTION:	to build a 199' monopole communications tower and associated compound		

CONTACTS	NAME	COMPANY
Applicant	Mike Burkhead	Gulfstream Towers Holding Company, LLC.
Owner	Charles Collins	Fig Lake Preserve, LLLP

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	05/27/2026	06/10/2026	06/09/2026	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	06/10/2026	05/28/2026	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/10/2026	05/29/2026	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	06/10/2026	05/27/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Elizabeth Madeloni	06/10/2026	05/27/2026	Informational
Comments	The review will be conducted at the time of the reporting process.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/10/2026	05/29/2026	Informational
Comments	no comments			
OCE Property Management (Plans) (Office of the County Engineer)		06/10/2026	06/09/2026	Not Required
Comments	ROW is not a reviewer for this type of plan			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/10/2026	05/27/2026	Informational
Comments	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of building a 199' monopole communications tower and associated compound. Parcel # 48512-000-00 is currently zoned A-1 and is 1,398.64 acres in size. There are FEMA Flood Zones and County Flood Prone Areas on this site. Per the MCPA, this site currently has 8,267 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	06/10/2026	05/28/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/10/2026	05/29/2026	Informational
Comments	There are no traffic concerns with this request.			
Utilities (Plans) (Utilities)	Heather Proctor	06/10/2026	05/27/2026	Not Required
Comments	Parcel 48512-000-00 is within the Marion County Utilities service area but is currently outside of the connection distance requirements for public water and sewer. The construction of the proposed tower will generate no utility flows and will have no impact on Marion County Utilities infrastructure. Marion County Utilities has no additional comments at this time.			

260802SU Site and Area Photographs

Sign was posted and photos were taken on July 2nd, 2026

Figure 1

Sign #1 on SE 135th St (Close), Facing N



Figure 2

Sign #1 on SE 135th St (Far), Facing N



Figure 3

View from Sign #1 on SE 135th St, Facing E



Figure 4

View from Sign #1 on SE 135th St, Facing S



Figure 5

View from Sign #1 on SE 135th St, Facing W



Figure 6

Location of Proposed Monopole Tower, Facing N



Figure 7

Sign #2 on SE 135th St (Close), Facing N

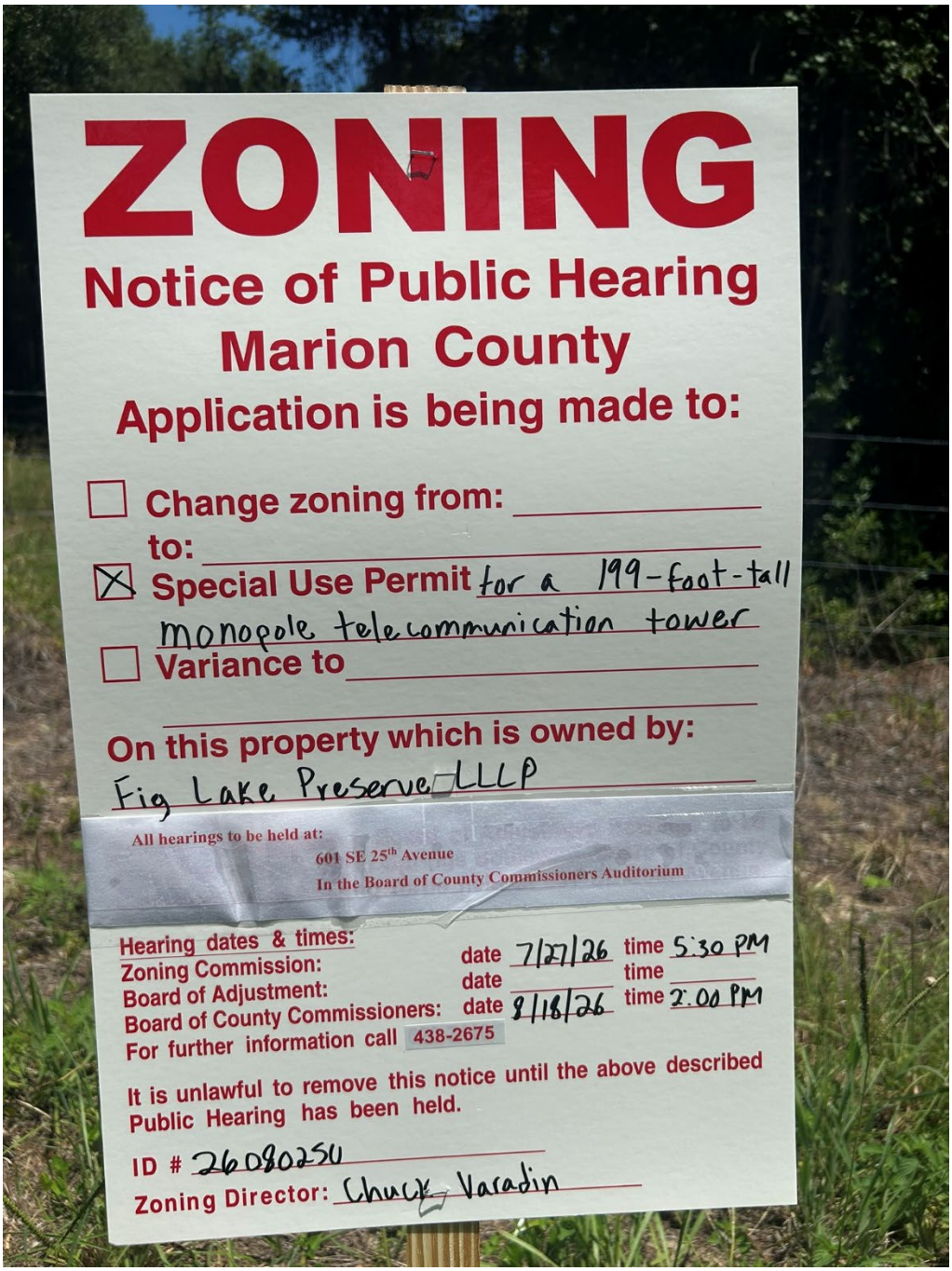


Figure 8

Sign #2 on SE 135th St (Far), Facing N



Figure 9

View from Sign #2 on SE 135th St, Facing E



Figure 10

View from Sign #2 on SE 135th St, Facing S



Figure 11

View from Sign #2 on SE 135th St, Facing W



Figure 12

Sign #3 on E Hwy 25 (Close), Facing E

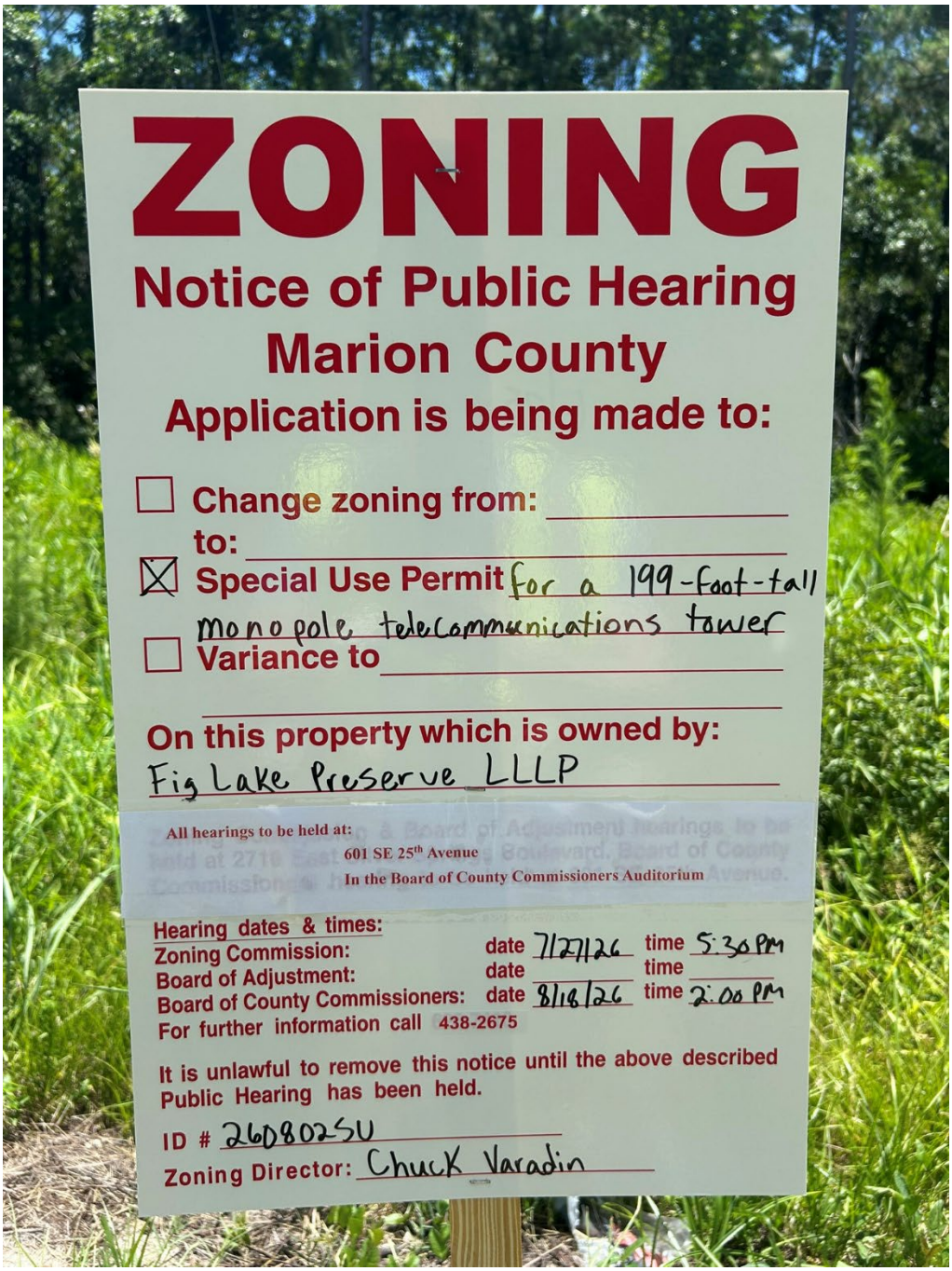


Figure 13

Sign #3 on E Hwy 25 (Far), Facing E



Figure 14

View from Sign #3 on E Hwy 25, Facing N



Figure 15

View from Sign #3 on E Hwy 25, Facing W



Figure 16

View from Sign #3 on E Hwy 25, Facing S



LOCATION MAP



VICINITY MAP



PREPARED FOR:

GULFSTREAM TOWERS

PROJECT DESCRIPTION:

RAW LAND NSB

SITE NAME:

EAST LAKE WEIR

SITE NUMBER:

FL303

PROJECT INFORMATION

SITE ADDRESS:	14607 E. HWY 25 OCKLAWAHA, FL 32183
LATITUDE: LONGITUDE:	29° 01' 34.788" (NAD 83) -81° 53' 15.247" (NAD 83)
ELEVATION:	94.10' NAVD 88 (TOWER CENTER)
PROPERTY OWNER:	FIG LAKE PRESERVE LLLP
PARCEL ID:	48512-000-00
PARCEL SIZE:	1,400-AC
ZONING:	A-1 (GENERAL AGRICULTURE)
FUTURE LAND USE:	RURAL LAND (1 DU/10 AC)
JURISDICTION:	MARION COUNTY
SURVEYOR:	ADVANCED LAND SURVEYING 371 BRIGHTWATERS DRIVE, COCOA BEACH, FL 32931
APPLICANT:	GULFSTREAM TOWERS, LLC 127 W. FAIRBANKS AVE, #469 WINTER PARK, FL 32789 PHONE: (407) 617-0167
ENGINEER:	ADRIAN D. ROZEN, PE FORESITE GROUP, LLC 10150 HIGHLAND MANOR DR #210 TAMPA, FL 33610 (770) 368-1399
POWER:	DUKE ENERGY
TELCO:	CENTURYLINK
DESIGN DATA:	
DESIGN CODE:	FLORIDA BUILDING CODE, 8TH EDITION (2023) (FBC) & TIA/EIA 222-H (TIA)
BASIC WIND SPEED: EXPOSURE CATEGORY: STRUCTURAL RISK CATEGORY:	131 MPH (PER FBC) C II

SHEET INDEX

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET	
Z-1	OVERALL SITE PLAN	0
Z-2	ENLARGED COMPOUND PLAN & TOWER ELEVATION	0
Z-3	FENCE DETAILS	0
Z-4	LANDSCAPE PLAN & PLANTING DETAILS	0
Z-5	SITE SIGNAGE	0

811 Know what's below. Call before you dig.

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FOR EMERGENCIES CALL: 911

GULFSTREAM TOWERS
LOCATED AT:
127 W. FAIRBANKS AVENUE, #469
WINTER PARK, FL 32789

FORESITE group
FL CA 26115
Foresite Group, Inc.
10150 Highland Manor Dr. Suite 210
Tampa, FL 33610
o | 813.549.3250
f | 813.621.3580
w | www.fg-inc.net

SEAL:

ADRIAN D. ROZEN LICENSE No. 57905 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Adrian D. Rozen, PE, on the date shown below. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2025.12.10 15:24:57-05'00'

PROJECT:

EAST LAKE WEIR
FL303

LOCATED AT:
14607 E. HWY 25
OCKLAWAHA, FL 32183

APPROVALS

CARRIER _____

LANDLORD _____

LEASING _____

CONSTRUCTION _____

REVISIONS	DATE

ISSUED FOR:	ZONING
PROJECT MANAGER:	MWM
DRAWING BY:	KLL
DATE:	12/10/2025
TITLE:	TITLE SHEET
SHEET NUMBER:	T-1
JOB/FILE NUMBER:	412.033

Drawing name: C:\Users\mmerritt\AppData\Local\Temp\AcPublish_35968\FL303 - East Lake Weir.dwg T-1(ZD) Dec 10, 2025 2:47pm by: mmerritt

	ZONING DISTRICT[1]	TOWER CODE[2]	PROVIDED ON PLANS
	REQUIRED SETBACK	REQUIRED SETBACK	PROPOSED SETBACK
FRONT	25'	199'	±209'
REAR	25'	199'	±7,656'[3]
SIDE	25'	199'	±1,284'[3]

1. ZONING DISTRICT SETBACKS TAKEN FROM MARION COUNTY, FL LAND DEVELOPMENT CODE SEC.4.2.3. – GENERAL AGRICULTURE (A–1) CLASSIFICATION
2. TOWER CODE SETBACKS TAKEN FROM TABLE 4.3–2 TOWER LOCATIONAL REQUIREMENTS (BELOW)
3. IF SHOWN TO BE A SHORTER DISTANCE, MEASUREMENT LISTED IS TAKEN FROM CORNER OF PARENT PARCEL BOUNDARY OR CORNER OF PUBLIC RIGHT OF WAY (NOT PERPENDICULAR TO CLOSEST BOUNDARY).

FROM MARION COUNTY, FL LAND DEVELOPMENT CODE SEC.4.3.25. – TELECOMMUNICATIONS TOWER AND ANTENNAS:

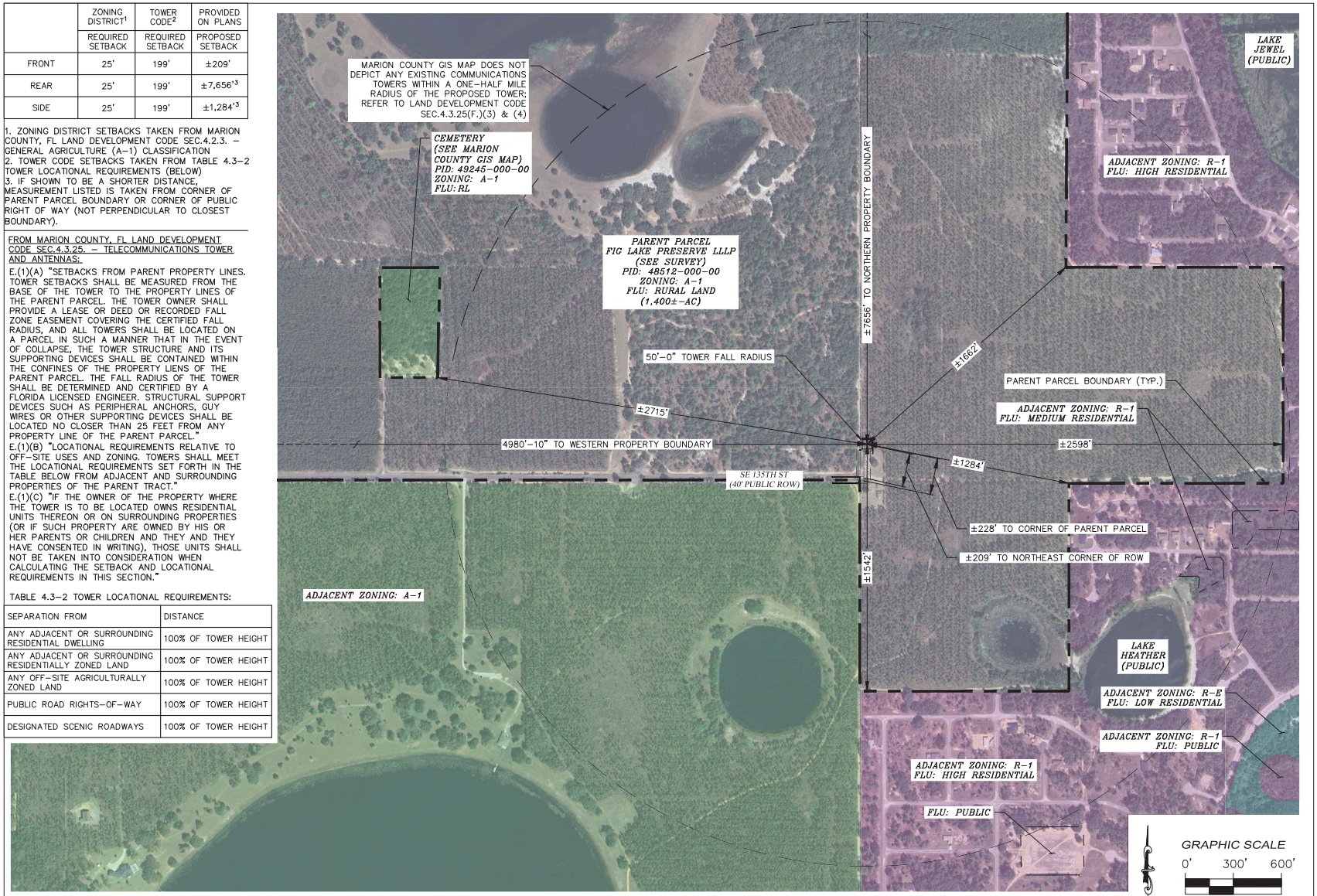
E.(1)(A) "SETBACKS FROM PARENT PROPERTY LINES. TOWER SETBACKS SHALL BE MEASURED FROM THE BASE OF THE TOWER TO THE PROPERTY LINES OF THE PARENT PARCEL. THE TOWER OWNER SHALL PROVIDE A LEASE OR DEED OR RECORDED FALL ZONE EASEMENT COVERING THE CERTIFIED FALL RADIUS, AND ALL TOWERS SHALL BE LOCATED ON A PARCEL IN SUCH A MANNER THAT IN THE EVENT OF COLLAPSE, THE TOWER STRUCTURE AND ITS SUPPORTING DEVICES SHALL BE CONTAINED WITHIN THE CONFINES OF THE PROPERTY LIENS OF THE PARENT PARCEL. THE FALL RADIUS OF THE TOWER SHALL BE DETERMINED AND CERTIFIED BY A FLORIDA LICENSED ENGINEER. STRUCTURAL SUPPORT DEVICES SUCH AS PERIPHERAL ANCHORS, GUY WIRES OR OTHER SUPPORTING DEVICES SHALL BE LOCATED NO CLOSER THAN 25 FEET FROM ANY PROPERTY LINE OF THE PARENT PARCEL."

E.(1)(B) "LOCATIONAL REQUIREMENTS RELATIVE TO OFF–SITE USES AND ZONING. TOWERS SHALL MEET THE LOCATIONAL REQUIREMENTS SET FORTH IN THE TABLE BELOW FROM ADJACENT AND SURROUNDING PROPERTIES OF THE PARENT TRACT."

E.(1)(C) "IF THE OWNER OF THE PROPERTY WHERE THE TOWER IS TO BE LOCATED OWNS RESIDENTIAL UNITS THEREON OR ON SURROUNDING PROPERTIES (OR IF SUCH PROPERTY ARE OWNED BY HIS OR HER PARENTS OR CHILDREN AND THEY AND THEY HAVE CONSENTED IN WRITING), THOSE UNITS SHALL NOT BE TAKEN INTO CONSIDERATION WHEN CALCULATING THE SETBACK AND LOCATIONAL REQUIREMENTS IN THIS SECTION."

TABLE 4.3–2 TOWER LOCATIONAL REQUIREMENTS:

SEPARATION FROM	DISTANCE
ANY ADJACENT OR SURROUNDING RESIDENTIAL DWELLING	100% OF TOWER HEIGHT
ANY ADJACENT OR SURROUNDING RESIDENTIALLY ZONED LAND	100% OF TOWER HEIGHT
ANY OFF–SITE AGRICULTURALLY ZONED LAND	100% OF TOWER HEIGHT
PUBLIC ROAD RIGHTS–OF–WAY	100% OF TOWER HEIGHT
DESIGNATED SCENIC ROADWAYS	100% OF TOWER HEIGHT



OVERALL SITE PLAN

GULFSTREAM TOWERS
LOCATED AT:
127 W. FAIRBANKS AVENUE, #469
WINTER PARK, FL 32789

FORESITE group
FL CA 26115
Foresite Group, Inc.
10150 Highland Manor Dr. Suite 210
Tampa, FL 33610
o | 813.549.3250
f | 813.621.3580
w | www.fg-inc.net

SEAL:

ADRIAN D. ROZEN LICENSE No. 87905 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Adrian D. Rozen, PE, on the date shown below. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2025.12.10 15:24:28-05'00'

PROJECT:

EAST LAKE WEIR FL303

LOCATED AT:
14607 E. HWY 25
OCKLAWAHA, FL 32183

APPROVALS
CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

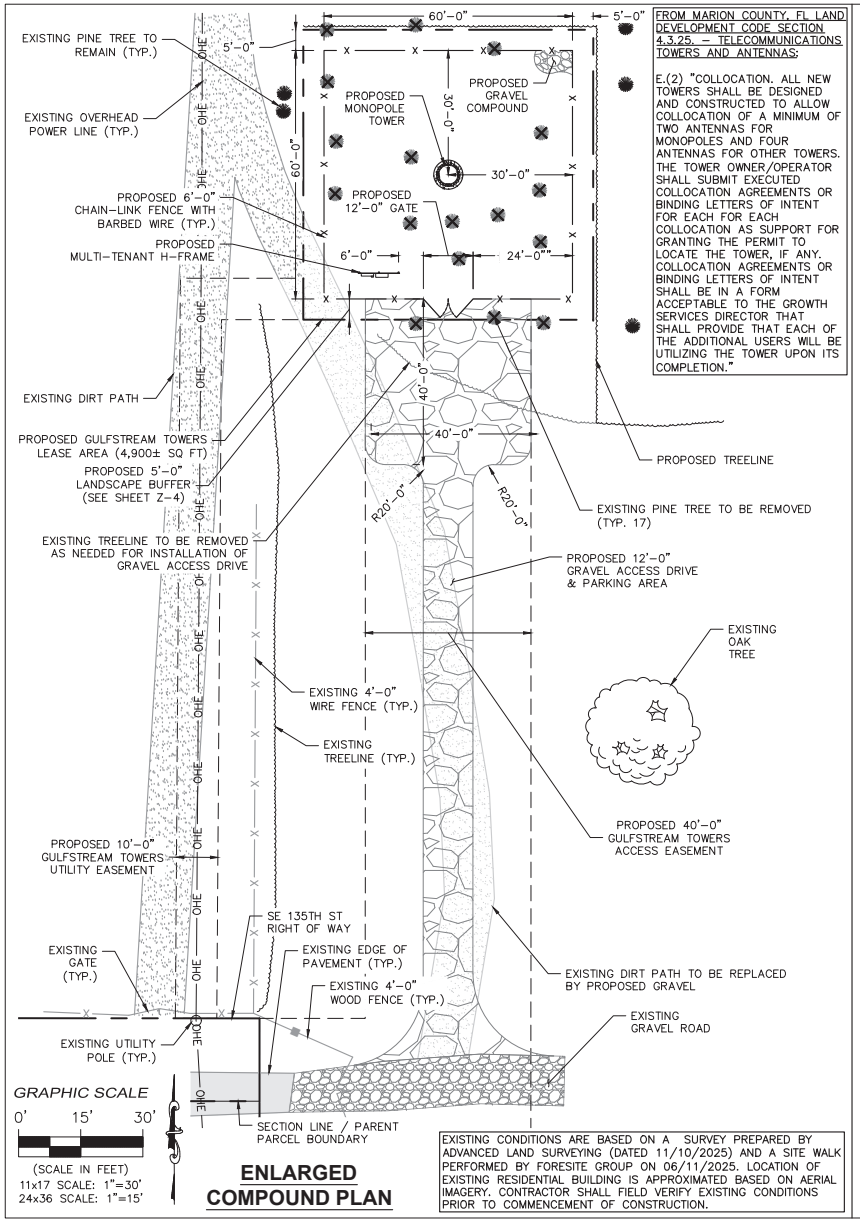
REVISIONS	DATE

ISSUED FOR:	ZONING
PROJECT MANAGER:	MWM
DRAWING BY:	KLL
DATE:	12/10/2025
TITLE:	

OVERALL SITE PLAN

SHEET NUMBER:	Z–1
JOB/FILE NUMBER:	412.033

Drawing name: C:\Users\mmerritt\AppData\Local\Temp\AcPublish_35968\FL303 – East Lake Weir.dwg Z–1 Dec 10, 2025 2:48pm by: mmerritt

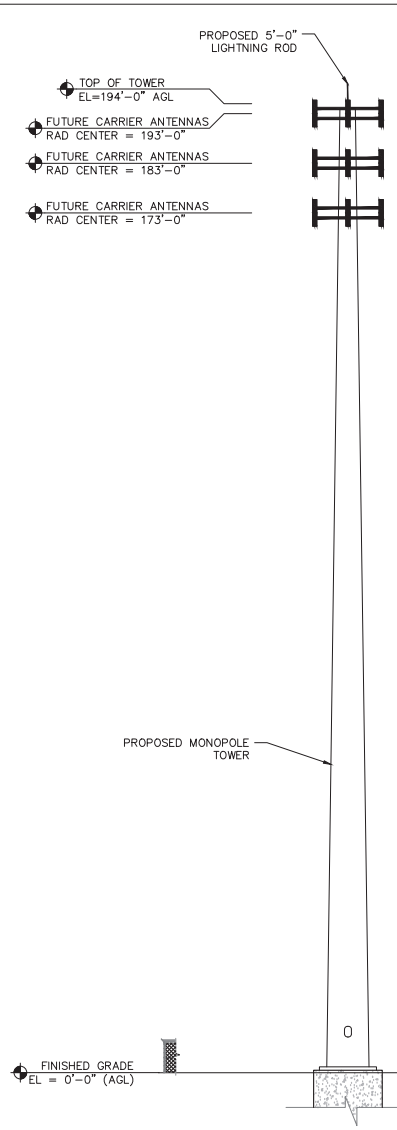


ENLARGED COMPOUND PLAN

FROM MARION COUNTY, FL LAND DEVELOPMENT CODE SECTION 4.3.25. – TELECOMMUNICATIONS TOWERS AND ANTENNAS:

E.(2) "COLLOCATION. ALL NEW TOWERS SHALL BE DESIGNED AND CONSTRUCTED TO ALLOW COLLOCATION OF A MINIMUM OF TWO ANTENNAS FOR MONOPOLES AND FOUR ANTENNAS FOR OTHER TOWERS. THE TOWER OWNER/OPERATOR SHALL SUBMIT EXECUTED COLLOCATION AGREEMENTS OR BINDING LETTERS OF INTENT FOR EACH FOR EACH COLLOCATION AS SUPPORT FOR GRANTING THE PERMIT TO LOCATE THE TOWER, IF ANY. COLLOCATION AGREEMENTS OR BINDING LETTERS OF INTENT SHALL BE IN A FORM ACCEPTABLE TO THE GROWTH SERVICES DIRECTOR THAT SHALL PROVIDE THAT EACH OF THE ADDITIONAL USERS WILL BE UTILIZING THE TOWER UPON ITS COMPLETION."

EXISTING CONDITIONS ARE BASED ON A SURVEY PREPARED BY ADVANCED LAND SURVEYING (DATED 11/10/2025) AND A SITE WALK PERFORMED BY FORESITE GROUP ON 06/11/2025. LOCATION OF EXISTING RESIDENTIAL BUILDING IS APPROXIMATED BASED ON AERIAL IMAGERY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.



TOWER ELEVATION

NOT TO SCALE

FROM MARION COUNTY, FL LAND DEVELOPMENT CODE SECTION 4.3.25. – TELECOMMUNICATIONS TOWERS AND ANTENNAS:

E.(5) "LIGHTING. TOWERS SHALL NOT BE ARTIFICIALLY LIGHTED EXCEPT AS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA) OR OTHER APPLICABLE AUTHORITY. IF LIGHTING IS REQUIRED, THE COUNTY SHALL REVIEW THE AVAILABLE LIGHTING ALTERNATIVES AND APPROVE THE DESIGN THAT WILL CAUSE THE LEAST DISTURBANCE TO THE SURROUNDING VIEWS, INCLUDING BUT NOT LIMITED TO INSTALLATION OF BOTTOM SHIELDING ON ALL LIGHTS."

E.(6) "COLOR. TOWERS SHALL EITHER MAINTAIN A GALVANIZED STEEL FINISH, OR CONCRETE, OR BE PAINTED A COLOR SO AS TO REDUCE VISUAL OBTRUSIVENESS, SUBJECT TO ANY APPLICABLE STANDARDS OF THE FAA, EXCEPT FOR CAMOUFLAGE TOWERS. THE WIRING CONDUIT AND COAXIAL CABLE SHALL BE DESIGNED OR PAINTED TO REDUCE VISUAL OBTRUSIVENESS."

GULFSTREAM TOWERS
LOCATED AT:
127 W. FAIRBANKS AVENUE, #469
WINTER PARK, FL 32789

FORESITE group
FL CA 26115
Foresite Group, Inc.
10150 Highland Manor Dr. Suite 210
Tampa, FL 33610
o | 813.549.3250
f | 813.621.3580
w | www.fg-inc.net

SEAL:

ADRIAN D. ROZEN LICENSE No. 57905 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PROJECT:

EAST LAKE WEIR
FL303

LOCATED AT:
14607 E. HWY 25
OCKLAWAHA, FL 32183

APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS	DATE

ISSUED FOR:	ZONING
PROJECT MANAGER:	MWM
DRAWING BY:	KLL
DATE:	12/10/2025
TITLE:	

ENLARGED COMPOUND PLAN & TOWER ELEVATION

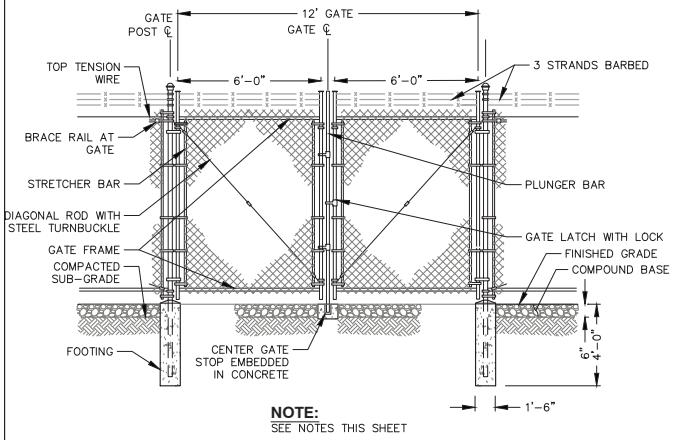
SHEET NUMBER:	Z-2
JOB/FILE NUMBER:	412.033

Drawing name: C:\Users\mmerritt\AppData\Local\Temp\AcPublish_35968\FL303 - East Lake Weir.dwg Z-2 Dec 10, 2025 2:48pm by: mmerritt

FENCE NOTES:
(INSTALL FENCING PER ASTM F–567, SWING GATES PER ASTM F– 900)

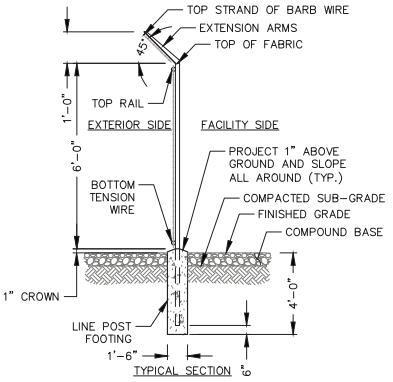
1. GATE POST: 3½" DIA. SCHEDULE 40 PER ASTM–F 1083.
2. CORNER AND TERMINAL OR PULL POST: 3" DIA. SCHEDULE 40 PER ASTM–F 1083.
3. LINE POST: 2" DIA. SCHEDULE 40 PIPE PER ASTM–F 1083.
4. GATE FRAME: 1½" DIA. SCHEDULE 40 PIPE PER ASTM–F 1083.
5. TOP RAIL AND BRACE RAIL: 1½" DIA. SCHEDULE 40 PIPE PER ASTM–F 1083.
6. FABRIC: 9 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM–A392.
7. TIE WIRE: MINIMUM 9 GA. GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAXIMUM 24" INTERVALS.
8. TENSION WIRE: 6 GA. GALVANIZED STEEL.
9. GALVANIZED WOVEN WIRE TRIPLE STRAND 12–½" GA. TWISTED WIRE TO MATCH WITH FABRIC 14 GA., 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
10. GATE LATCH: 1–⅜" O.D. PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYED ALIKE FOR ALL SITES IN A GIVEN MTA.
11. COMPLY WITH ANY LOCAL ORDINANCES REQUIRING PERMITS FOR PLACEMENT OF BARBED WIRE.
12. WARNING SIGNS USING THE INTERNATIONAL SYMBOL OF ELECTRICAL SHOCK HAZARD SHALL BE FURNISHED AND INSTALLED ON THE EXTERIOR OF ALL SIDES OF THE MAIN PERIMETER FENCE AND THE GATE. ADDITIONALLY, SIGNS SHALL BE FURNISHED AND INSTALLED THAT STATE "NO TRESPASSING" IN ENGLISH. THE SIGNS SHALL BE IMPERVIOUS TO WEATHERING AND BE MOUNTED TO AVOID EASE OF REMOVAL BY VANDALS.
13. INSTALL DUCKBILL TYPE GATE HOLDBACKS TO PREVENT UNINTENTIONAL GATE SWING.

TYPICAL WOVEN WIRE FENCING NOTES
NOT TO SCALE



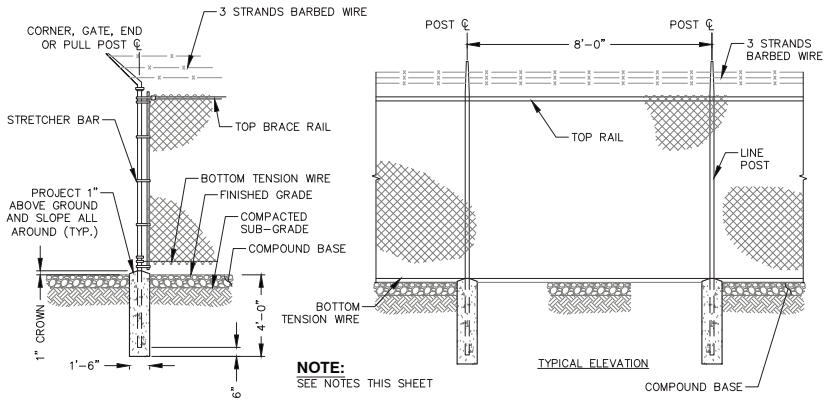
NOTE:
SEE NOTES THIS SHEET

DOUBLE SWING GATE DETAIL
NOT TO SCALE



NOTE:
SEE NOTES THIS SHEET

WOVEN WIRE FENCE DETAIL
NOT TO SCALE



NOTE:
SEE NOTES THIS SHEET

FROM MARION COUNTY, FL LAND DEVELOPMENT CODE SECTION 4.3.25. – TELECOMMUNICATIONS TOWERS AND ANTENNAS:

E.(10) "SECURITY FENCING. TOWERS SHALL BE ENCLOSED BY SECURITY FENCING NOT LESS THAN SIX FEET IN HEIGHT AND SHALL ALSO BE EQUIPPED WITH AN APPROPRIATE ANTI–CLIMBING DEVICE; PROVIDED, HOWEVER, THAT THE BOARD MAY WAIVE SUCH REQUIREMENTS, AS IT DEEMS APPROPRIATE."

WOVEN WIRE CORNER, GATE, END OR PULL POST DETAIL
NOT TO SCALE

GULFSTREAM TOWERS
LOCATED AT:
127 W. FAIRBANKS AVENUE, #469
WINTER PARK, FL 32789

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PROJECT:

EAST LAKE WEIR
FL303

LOCATED AT:
14607 E. HWY 25
OCKLAWAHA, FL 32183

APPROVALS
CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS	DATE

ISSUED FOR:	ZONING
PROJECT MANAGER:	MWM
DRAWING BY:	KLL
DATE:	12/10/2025
TITLE:	

FENCE DETAILS

SHEET NUMBER:	Z–3
JOB/FILE NUMBER:	412.033

Drawing name: C:\Users\mmerritt\AppData\Local\Temp\AcPublish_35968\FL303 – East Lake Weir.dwg Z–3 Dec 10, 2025 2:48pm by: mmerritt

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO DRAWINGS.

2. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE

3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.

4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.

5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED

6. PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.

7. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.

8. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.

9. UNDERGROUND UTILITIES SHALL BE LOCATED AND MARKED BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.

10. IF DRAINAGE IS NOT SUFFICIENT NOTIFY OWNER'S REPRESENTATIVE IN WRITING BEFORE INSTALLING PLANTS, OTHERWISE, CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE GUARANTEE AND LIVABILITY OF THE PLANT.

11. PROVIDE TRENCH EDGING, 7" WIDE AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.

12. PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH SHALL BE PINE STRAW UNLESS OTHERWISE NOTED.

13. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.

14. FRONDS OR LEAVES: MUST BE OF MEDIUM FOLIAGE, ALL GOOD LEAVES, MAXIMUM OF 10% CHLOROSIS ALLOWED, WITH NO EXTREME SUCCULENCE.

15. ROOT SYSTEM: ROOTS MUST BE STURDILY ESTABLISHED IN BALL THAT HAS BEEN TIGHTLY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED.

16. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.

17. WHERE WIRE BASKETS ARE USED ON TREES OR SHRUBS, CUT WIRE BACK TO BASE OF ROOT BALL AND REMOVE FROM PLANTING.

18. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.

19. CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM

FROM MARION COUNTY, FL LAND DEVELOPMENT CODE SECTION 4.3.25. – TELECOMMUNICATIONS TOWERS AND ANTENNAS:

E.(4) "LANDSCAPING AND BUFFERS. LANDSCAPING OF TOWER ELECTRICAL CONTROL EQUIPMENT FACILITIES SHALL APPLY TO THOSE SITES WHICH ARE ADJACENT TO OR WITHIN 330 FEET (STRAIGHT LINE DISTANCE) OF A RESIDENCE OR DEVELOPMENT. A PLANTING AREA A MINIMUM OF FOUR FEET WIDE, AROUND THE OUTSIDE PERIMETER OF THE FENCE ARE THE TOWER COMPOUND SHALL BE ESTABLISHED. THE AREA SHALL BE PLANTED WITH A HEDGE OF NATIVE OR ORNAMENTAL EVERGREEN SHRUBS AT LEAST 30 INCHES IN HEIGHT AT PLANTING AND CAPABLE OF GROWING TO AT LEAST 40 INCHES IN HEIGHT WITHIN THE FIRST GROWING SEASON. PLANTS SHALL BE MULCHED USING TWO INCHES OF MATERIAL. A DRIP OR LOW VOLUME/PRESSURE IRRIGATION SYSTEM OR OTHER ALTERNATIVE MEANS OF INSURING HEARTY GROWTH OF VEGETATION SHALL BE UTILIZED. THESE PLANT MATERIALS SHALL BE DESIGNED AND PLACED TO EFFECTIVELY SCREEN THE VIEW OF THE TOWER COMPOUND FROM ADJACENT PROPERTY. ORNAMENTAL TREES MAY BE INCLUDED IN THE DESIGN TO ACHIEVE THIS GOAL. LANDSCAPE BUFFERING ON THE PARENT PARCEL SHALL BE INSTALLED ALONG THE PORTION OF THE PARENT PARCEL BOUNDARIES BETWEEN THE TOWER AND OFF-SITE RESIDENTIALLY ZONED PROPERTY AS NECESSARY TO BUFFER RESIDENTIAL PROPERTY WHEN VEGETATIVE BUFFERS ARE NON-EXISTENT OR PROVIDE INSUFFICIENT SCREENING. PLANT MATERIALS SHALL BE DESIGNED AND PLACED TO SCREEN THE VIEW OF THE TOWER COMPOUND. ORNAMENTAL TREES MAY BE INCLUDED IN THE DESIGN TO ACHIEVE THIS GOAL. EXISTING MATURE TREE GROWTH AND NATURAL LAND FORMS ON THE PROPERTY SHALL BE PROTECTED AND PRESERVED TO THE MAXIMUM EXTENT POSSIBLE. NEW TREES SHALL BE A MINIMUM OF TWO INCHES DBH AND SHALL BE CONTAINER GROWN. SHRUBS SHALL BE A MINIMUM OF 18–24 INCHES IN HEIGHT. PLANTS SHALL BE MULCHED USING TWO INCHES OF MATERIAL. ALL PLANT MATERIAL SHALL BE MAINTAINED IN PERPETUITY FOLLOWING FINAL INSPECTION AND APPROVAL. REPLACEMENTS SHALL BE MADE ANNUALLY AND COORDINATED WITH THE GROWTH SERVICES DIRECTOR OR HIS DESIGNEE. THE BOARD MAY REQUIRE A GREATER BUFFER WHERE APPROPRIATE OR WAIVE OR MODIFY ANY OR ALL OF THESE REQUIREMENTS IF THE FOALS OF THE THIS SECTION WOULD BE BETTER SERVED THEREBY."

WATERING SCHEDULE:

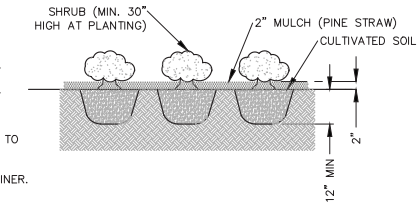
THE PROPOSED TREES AND SHRUBS SHALL BE MANUALLY WATERED (E.G., WATER TRUCK) UNTIL ALL PLANTINGS ARE ESTABLISHED OR UNTIL THE RAINY SEASON (WHICHEVER OCCURS FIRST; MINIMUM OF 6 MONTHS). WATERING SHALL BE ADJUSTED AS NEEDED BASED ON WEATHER CONDITIONS TO MAINTAIN MINIMUM MOISTURE REQUIREMENTS AND AVOID OVERWATERING.

– TREES: WATERING SCHEDULE SHALL BE EVERY 10–14 DAYS, WITH ENOUGH WATER AS REQUIRED TO MOISTEN SOIL TO A DEPTH OF 18 INCHES. WATER AROUND DRIP LINE – DO NOT WATER AROUND THE TRUNK.

– SHRUBS: INITIAL WATER SCHEDULE SHALL BE ENOUGH WATER AS REQUIRED TO KEEP TOP INCH OF SOIL MOIST, APPLIED EVERY 1–2 DAYS AFTER PLANTING, WHEREAFTER WATERING SHALL TAKE PLACE EVERY 5 DAYS TO KEEP THE ROOT BALL AND SURROUNDING SOIL DAMP TO MOIST.

PLANTING PROCEDURES:

1. LAY OUT BED.
2. ROTOTILL BED TO 12" DEPTH.
3. INSTALL PLANTS AND MULCH.
4. WATER THOROUGHLY.
5. IF UNABLE TO ROTOTILL DUE TO TREE ROOTS, HAND DIG HOLE (FOR EACH PLANT) 12" WIDE AND 6" DEEPER THAN CONTAINER.

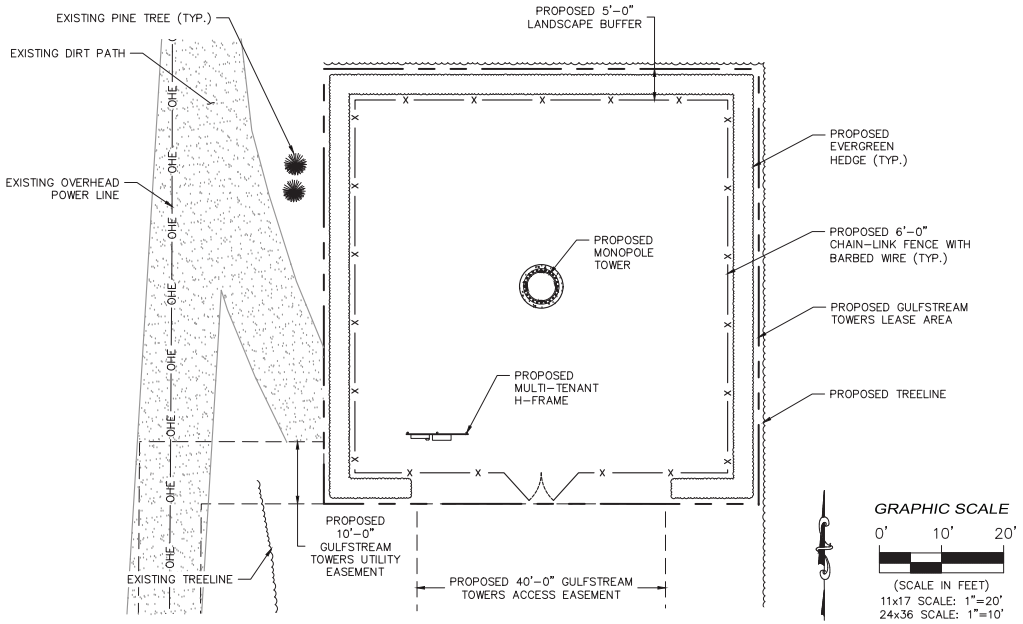


SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE SCHEDULE

DESCRIPTION	SPECIES	HEIGHT (MIN.)	QUANTITY	SIZE	COMMENTS
EVERGREEN HEDGE	WAX MYRTLE	30"	45 (PLANT 5 FEET O.C.)	3 GAL	HEAT/DROUGHT TOLERANT (MYRICA CERIFERA)

1. CONTRACTOR SHALL WARRANTY ALL PLANTINGS FOR ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR SHALL REPLACE ANY DEAD OR DISCOLORED TREES/SHRUBS WITHIN THE WARRANTY PERIOD.



GULFSTREAM TOWERS
LOCATED AT:
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PROJECT:

EAST LAKE WEIR
FL303

LOCATED AT:
14607 E. HWY 25
OCKLAWAHA, FL 32183

APPROVALS
CARRIER
LANDLORD
LEASING
CONSTRUCTION

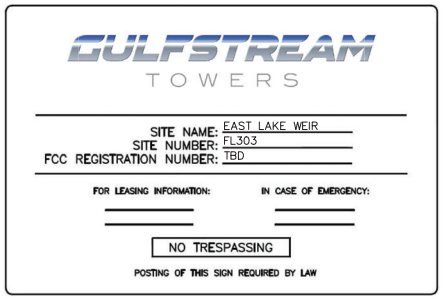
REVISIONS	DATE

ISSUED FOR:	ZONING
PROJECT MANAGER:	MWM
DRAWING BY:	KLL
DATE:	12/10/2025
TITLE:	

LANDSCAPING PLAN & PLANTING DETAILS

SHEET NUMBER:	Z–4
JOB/FILE NUMBER:	412.033

Drawing name: C:\Users\mmerritt\AppData\Local\Temp\AcPublish_35968\FL303 – East Lake Weir.dwg Z–4 Dec 10, 2025 2:48pm by: mmerritt



18"

24"

OWNER CONTACT SIGN

WHITE/GREEN BACKGROUND, BLACK/RED LETTERING.
MOUNTING LOCATION: GATE
QUANTITY: 2



8"

12"

FCC REGISTRATION SIGN

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE & BASE OF TOWER.
QUANTITY: 2



14"

10"

NOTICE RF SIGN (BLUE)

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE & CENTERLINE OF FENCING AROUND SITE. (QTY. 4)
WHERE ACCESS GATE INSTALLED (QTY. 5)



10"

14"

AUTHORIZED PERSONNEL SIGN

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE & BASE OF TOWER.
QUANTITY: 1
WHERE ACCESS GATE INSTALLED (QTY. 2)



10"

14"

DANGER NO TRESPASSING SIGN

WHITE/BLACK BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE & BASE OF TOWER.
QUANTITY: 1
WHERE ACCESS GATE INSTALLED (QTY. 2)



10"

14"

DANGER HIGH VOLTAGE SIGN

WHITE/BLACK BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE
QUANTITY: 1
WHERE ACCESS GATE INSTALLED (QTY. 2)

GULFSTREAM TOWERS
LOCATED AT:
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PROJECT:
EAST LAKE WEIR
FL303
LOCATED AT:
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OCKLAWAHA, FL 32183

APPROVALS
CARRIER
LANDLORD
LEASING
CONSTRUCTION

REVISIONS	DATE

ISSUED FOR:	ZONING
PROJECT MANAGER:	MWM
DRAWING BY:	KLL
DATE:	12/10/2025
TITLE:	

SITE SIGNAGE

SHEET NUMBER:	Z-5
JOB/FILE NUMBER:	412.033

Drawing name: C:\Users\mmerritt\AppData\Local\Temp\AcPublish_35968\FL303 - East Lake Weir.dwg Z-5 Dec 10, 2025 2:48pm by: mmerritt

SEE SHEET 2 OF 3 FOR PARENT TRACT DETAIL
SEE SHEET 3 OF 3 FOR COMPOUND DETAIL



VICINITY MAP
NEAR SE 135TH STREET, WEIRSDALE, FL 32195
(NOT TO SCALE)

LEGAL DESCRIPTION (AS PROVIDED BY CLIENT)

PARENT TRACT

SITUATED IN THE COUNTY OF MARION AND IN THE STATE OF FLORIDA:

PARCEL 1:
THE WEST 1/4 OF SECTION 2, TOWNSHIP 17 SOUTH, RANGE 24 EAST.

PARCEL 2:
ALL OF SECTION 3, TOWNSHIP 17 SOUTH, RANGE 24 EAST; COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 9, THENCE RUN NORTH 00°07'13" EAST, 2661.32 FEET, TO THE QUARTER-SECTION CORNER ON THE EAST BOUNDARY, THEN RUN WEST ALONG NORTH BOUNDARY OF GOVERNMENT LOT 9 TO A POINT 1450 FEET WEST OF SAID QUARTER-SECTION CORNER, THEN RUN SOUTH 00°07'13" WEST, 1861.63 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 29°26'45" WEST, 87.57 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 58°41'40" WEST, 596 FEET ON A RADIAL TO THE 02° CURVATURE OF DIXIE HIGHWAY, THENCE RUN IN A NORTHWESTERLY DIRECTION PARALLEL TO AND 298 FEET FROM THE CENTER LINE OF DIXIE HIGHWAY TO THE WEST BOUNDARY OF GOVERNMENT LOT 10, THENCE RUN SOUTH ALONG THE WEST BOUNDARY LINE OF GOVERNMENT LOT 10 TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 10, THENCE RUN EAST ALONG BOUNDARY LINE BETWEEN SECTION 4 AND 9 OF TOWNSHIP 17 SOUTH, RANGE 24 EAST, TO THE POINT OF BEGINNING.

PARCEL 4:
THE WEST 3/4 OF THE SOUTHEAST 2/4 OF THE NORTHWEST 1/4; AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, EXCEPT THE WEST 2 CHAINS OF THE SOUTH 5 CHAINS; ALL IN SECTION 10, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA.

PARCEL 5:
NORTHEAST 1/4 AND THE EAST 3/4 OF NORTH 1/2 OF NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 10, TOWNSHIP 17 SOUTH, RANGE 24 EAST.

EXCEPT RAILROAD RIGHT OF WAY.

AND EXCEPT RIGHT OF WAY OF STATE ROAD NO. 441. (DIXIE HIGHWAY) AND SUBJECT TO EASEMENT OF OCKLAWAHA RECLAMATION FARMS FOR TRANSMISSION LINES IN DEED BOOK 264, PAGE 366 AND DEED BOOK 271, PAGE 5, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 9, SECTION 4, TOWNSHIP 17 SOUTH, RANGE 24 EAST; THENCE WEST 1450 FEET; THENCE SOUTH 00°7'13" WEST, 1504 FEET 6 INCHES TO THE POINT OF BEGINNING OF THE LAND HEREBY CONVEYED; THENCE SOUTH 00°7'13" WEST, 357.13 FEET TO A CONCRETE MARKER; THENCE SOUTH 29°26'45" WEST, 87.57 FEET TO A CONCRETE MARKER; THENCE SOUTH 58°41'40" WEST TO THE CENTER LINE OF U.S. HIGHWAY 441; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID U.S. HIGHWAY 441 TO A POINT ON SAID CENTER LINE WHICH IS SOUTH 64°20' WEST OF THE POINT OF BEGINNING; THENCE NORTH 64°20' EAST TO THE POINT OF BEGINNING, EXCEPT RIGHT OF WAY OF U.S. HIGHWAY 441.

PARCEL 6:
THE NORTH 10 CHAINS OF THE EAST 4 CHAINS OF GOVERNMENT LOT 4 IN SECTION 9, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA.

PARCEL 7:
NW 1/4 OF NW 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA.

LEGAL DESCRIPTION (AS PROVIDED BY CLIENT)

PARCEL 8:
SOUTH 1/2 OF W 1/2 OF NW 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA

PARCEL 9:
NW 1/4 OF SW 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA.

PARCEL 10:
NORTH 1/2 OF NW 1/4 OF SE 1/4 OF NW 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA.

PARCEL 11:
THE EAST 1/2 OF SE 1/4 OF NW 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA.

PARCEL 12:
THE SOUTH 3/4 OF W 1/2 OF SE 1/4 OF NW 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA. TOGETHER WITH ALL OF THE GRANTORS' INTEREST IN AND TO: A NON-EXCLUSIVE EASEMENT OVER AND ACROSS THAT PART OF THE SOUTH 60 FEET OF THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, WHICH LIES WEST OF THE EXTENDED EASTERLY RIGHT OF WAY LINE OF MALAUKA TERRACE AS SAID MALAUKA IS DEPICTED ON THAT CERTAIN MAP OR PLAT UNRECORDED. GRANTORS DO NOT WARRANT THE TITLE TO THIS EASEMENT.

PARCEL 13:
BEGINNING AT A POINT 10 CHAINS NORTH AND 5 CHAINS EAST OF THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, THENCE NORTH 5 CHAINS, THENCE EAST 2 CHAINS, THENCE SOUTH 5 CHAINS, THENCE WEST 2 CHAINS TO THE POINT OF BEGINNING.

Tax ID: 48512-000-00

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 01-24070685-01T, DATED NOVEMBER 11, 2024 SCHEDULE B II

7 EASEMENT IN FAVOR OF OCKLAWAHA RECLAMATION FARMS, RECORDED 07/23/1946, AS BOOK 366, PAGE 264, OF THE MARION COUNTY RECORDS.

DOES NOT AFFECT AREA OF CONCERN

8 EASEMENT IN FAVOR OF OCKLAWAHA RECLAMATION FARMS, RECORDED 07/23/1946, AS BOOK 271, PAGE 5, OF THE MARION COUNTY RECORDS.

DOCUMENT PROVIDED ILLEGIBLE

9 EASEMENT IN FAVOR OF UNITED TELEPHONE COMPANY OF FLORIDA, RECORDED 06/07/1996, AS BOOK 2255, PAGE 1318, OF THE MARION COUNTY RECORDS.

DOES NOT AFFECT AREA OF CONCERN

SURVEYOR'S NOTES

1. THIS IS A BOUNDARY SURVEY OF THE GULFSTREAM TOWERS LEASE PARCEL AND ITS ACCESS AND UTILITY EASEMENT. THE PARENT TRACT INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
2. THE PROPOSED GULFSTREAM TOWERS LEASE PARCEL DEPICTED HEREON LIES ENTIRELY WITHIN THE DESCRIBED PARENT TRACT.
3. THE SURVEYOR HAS REVIEWED THE ALTA COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 01-24070685-01T, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED NOVEMBER 11, 2024. ALL PLOTTABLE MATTERS OF RECORD TITLE IDENTIFIED IN THAT COMMITMENT FOR TITLE INSURANCE THAT ARE PERTINENT TO THE GULFSTREAM TOWERS LEASE PARCEL, AND ITS ACCESS AND UTILITY EASEMENT, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED HEREON. THE SURVEYOR HAS RELIED SOLELY UPON THAT COMMITMENT WITH RESPECT TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. NO FURTHER RESEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THE SURVEYOR.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH RIGHT OF WAY LINE OF SE 135TH STREET, PER AN UNRECORDED SURVEY BY ROGERS ENGINEERING, LLC., DATED JULY 29, 2020, AS BEING SOUTH 89°56'52" EAST.
5. UNDERGROUND UTILITIES AND IMPROVEMENTS HAVE NOT BEEN LOCATED.
6. PARENT TRACT INTERIOR IMPROVEMENTS HAVE NOT BEEN LOCATED.
7. AFTER REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 12083C0770D, DATED AUGUST 28, 2008 THE PROPOSED LEASE PARCEL DEPICTED HEREON LIES IN ZONE "X" AND ZONE "A" (NO BASE FLOOD ELEVATION).
8. (D) DENOTES DESCRIPTION;(F) DENOTES FIELD MEASURED;(P) DENOTES PLAT; (C) DENOTES CALCULATED.
9. INCIDENTAL ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, IS TO THE THIRD ORDER OF ACCURACY, AND IS BASED ON MULTI FREQUENCY GNSS CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
10. ALL GEODETIC AND VERTICAL DATA, DEPICTED HEREON IS WITHIN THE 1A ACCURACY TOLERANCES AS SET FORTH BY THE F.A.A.
11. SITE BENCHMARK IS A SET IRON ROD AND RED CAP LB 6885 ELEVATION = 96.69' N.A.V.D. 1988 AS DEPICTED HEREON. ALL ELEVATIONS SHOWN HEREON ARE ABOVE MEAN SEA LEVEL (A.M.S.L.).
12. BASED UPON OUR FIELD WORK AND THE ALTA COMMITMENT FOR TITLE INSURANCE, THE GULFSTREAM TOWERS LEASE PARCEL HAS ACCESS TO SE 135TH STREET (A PUBLIC RIGHT-OF-WAY) BY MEANS OF THE GULFSTREAM TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DEPICTED HEREON. NO EASEMENTS OR OTHER RIGHTS OF THIRD PARTIES DISCLOSED BY THE ALTA COMMITMENT FOR TITLE INSURANCE WOULD PRECLUDE ACCESS OVER THE GULFSTREAM TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT FROM THE GULFSTREAM TOWERS LEASE PARCEL TO SE 135TH STREET (A PUBLIC RIGHT-OF-WAY).

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIRK BRIAN MITCHELL USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KIRK MITCHELL CERTIFICATE No. 6885 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

Digitally signed by Kirk Mitchell
DN: c=US, o=Advanced Land Surveying and Mapping Inc, dnQualifier=A01410C0000018BB4E000CAAB1000084A05, cn=Kirk Mitchell
Date: 2025.11.19 08:17:09 -05'00'

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PERFORMED ON NOVEMBER 10, 2025, IS IN ACCORDANCE WITH THE TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE PURSUANT TO SECTION 472.023, FLORIDA STATUTES AND WAS PREPARED UNDER MY RESPONSIBLE CHARGE.

KIRK B.MITCHELL P.S.M. L.S.No.5682

CERTIFICATE OF AUTHORIZATION No. L.B.6885 HARD COPIES NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:
GULFSTREAM TOWERS
ITS AFFILIATES, SUBSIDIARIES AND LENDERS.

REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

ADVANCED LAND SURVEYING
AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

BOUNDARY SURVEY
PREPARED FOR
GULFSTREAM TOWERS
FL303 EAST LAKE WEIR
A PORTION OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST
MARION COUNTY, FLORIDA

DRAWN	S. PETRAROLI
FIELD DATE	NOVEMBER 10, 2025
FIELD BOOK	PRINT
SCALE	1" = 30'
PROJECT NO.	X
FILE NAME	FL303.DWG
SHEET	1 OF 3

SEE SHEET 1 OF 3 FOR SURVEY INFORMATION
SEE SHEET 3 OF 3 FOR COMPOUND DETAIL

LEGAL DESCRIPTIONS
(AS PREPARED BY SURVEYOR)

GULFSTREAM TOWERS
LEASE PARCEL

A PORTION OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE, SOUTH 89°59'16" EAST, A DISTANCE OF 45.53 FEET; THENCE NORTH 00°00'44" EAST, A DISTANCE OF 188.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°59'16" WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 00°00'44" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 89°59'16" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 00°00'44" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 89°59'16" WEST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.1125 ACRES OR 4900 SQUARE FEET, MORE OR LESS.

GULFSTREAM TOWERS
ACCESS EASEMENT

A 40 FEET WIDE ACCESS EASEMENT LYING 20 FEET LEFT AND RIGHT OF A CENTERLINE BEING PORTION OF SECTION 11, TOWNSHIP 17 SOUTH,RANGE 24 EAST, MARION COUNTY, FLORIDA, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE, SOUTH 89°59'16" EAST, A DISTANCE OF 45.53 FEET; THENCE NORTH 00°00'44" EAST, A DISTANCE OF 188.72 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

THE SIDELINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS SHAPE.

CONTAINING 0.2151 ACRES OR 9370 SQUARE FEET, MORE OR LESS.

GULFSTREAM TOWERS
UTILITY EASEMENT

A 10 FEET WIDE UTILITY EASEMENT LYING 5 FEET LEFT AND RIGHT OF A CENTERLINE BEING PORTION OF SECTIONS 10 AND 11, TOWNSHIP 17 SOUTH,RANGE 24 EAST, MARION COUNTY, FLORIDA, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE, ALONG THE WEST LINE OF SAID SECTION 11, NORTH 00°03'08" EAST, A DISTANCE OF 20.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SE 135TH STREET; THENCE, LEAVING SAID WEST LINE OF SECTION 11 AND ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89°56'52" WEST, A DISTANCE OF 15.32 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 00°23'27" EAST, A DISTANCE OF 173.71 FEET; THENCE SOUTH 89°59'16" EAST, A DISTANCE OF 24.69 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

THE SIDELINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS SHAPE.

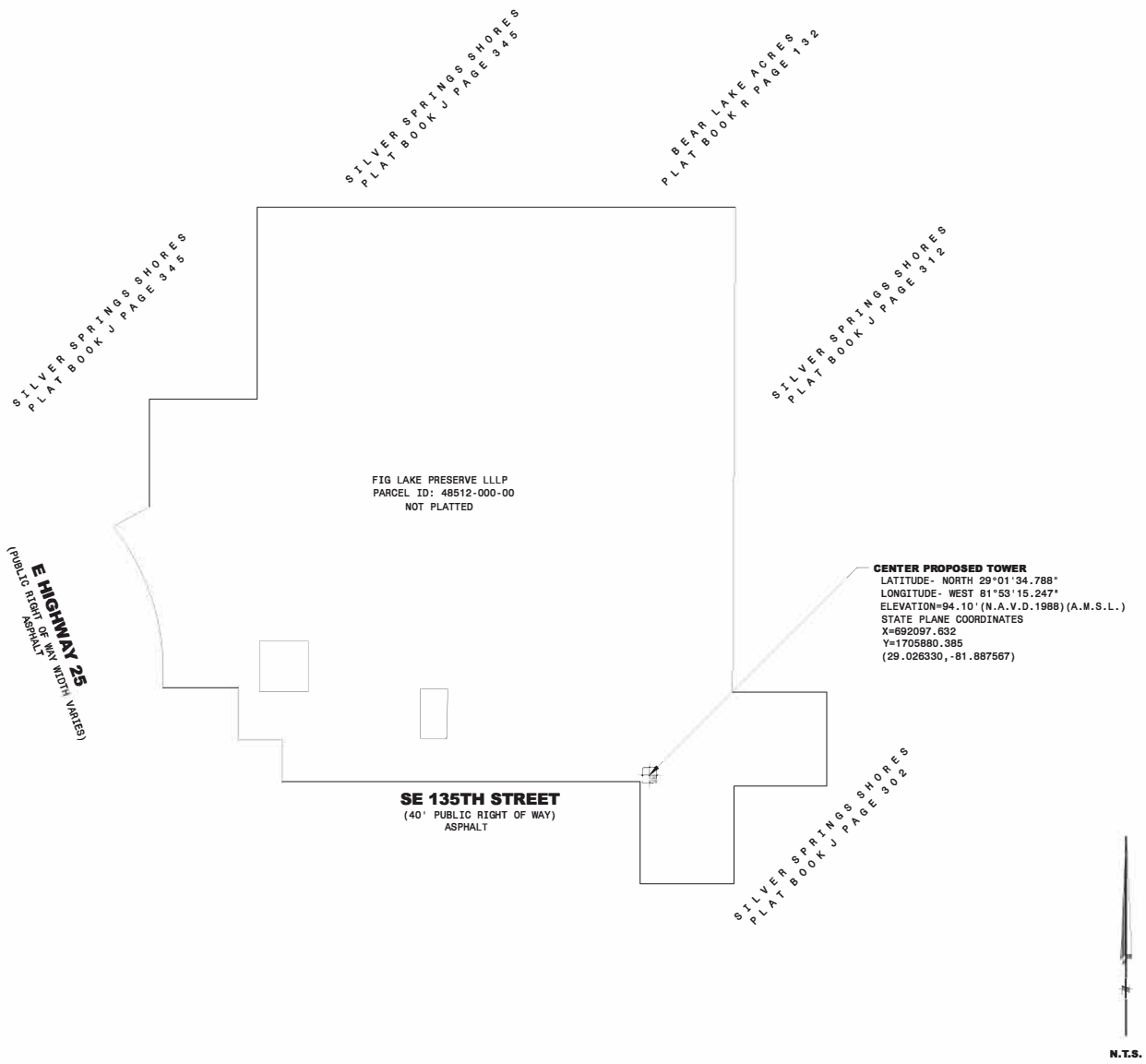
CONTAINING 0.0455 ACRES OR 1984 SQUARE FEET, MORE OR LESS.

GULFSTREAM TOWERS
50' FALL ZONE EASEMENT

A 50 FEET RADIUS FALL ZONE EASEMENT BEING PORTION OF SECTION 11, TOWNSHIP 17 SOUTH,RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE, SOUTH 89°59'16" EAST, A DISTANCE OF 45.53 FEET; THENCE NORTH 00°00'44" EAST, A DISTANCE OF 188.72 FEET; THENCE, CONTINUING, NORTH 00°00'44" EAST, A DISTANCE OF 35.00 FEET TO THE CENTER POINT OF THE SAID 50 FEET RADIUS FALL ZONE.

CONTAINING 0.1803 ACRES OR 7854 SQUARE FEET, MORE OR LESS.



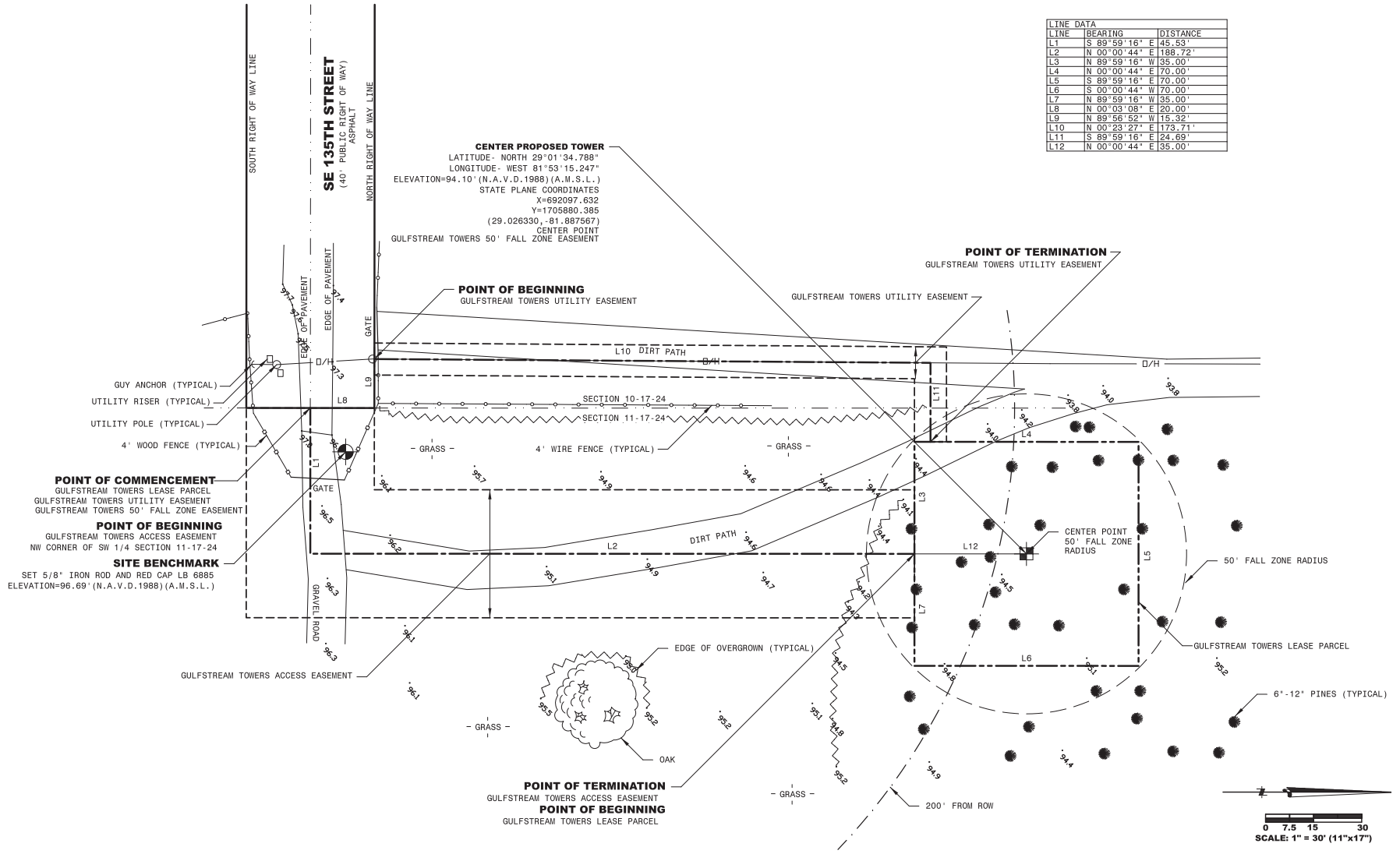
REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

ADVANCED LAND SURVEYING AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

BOUNDARY SURVEY
PREPARED FOR
GULFSTREAM TOWERS
FL303 EAST LAKE WEIR
A PORTION OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST
MARION COUNTY, FLORIDA

DRAWN	S. PETRAROLI
FIELD DATE	NOVEMBER 10, 2025
FIELD BOOK	PRINT
SCALE	N.T.S.
PROJECT NO.	X
FILE NAME	FL303.DWG
SHEET	2 OF 3

SEE SHEET 1 OF 3 FOR SURVEY INFORMATION
SEE SHEET 2 OF 3 FOR PARENT TRACT DETAIL



LINE DATA		
LINE	BEARING	DISTANCE
L1	S 89°59'16" E	45.53'
L2	N 00°00'44" E	188.72'
L3	N 89°59'16" W	35.00'
L4	N 00°00'44" E	70.00'
L5	S 89°59'16" E	70.00'
L6	S 00°00'44" W	70.00'
L7	N 89°59'16" W	35.00'
L8	N 00°03'08" E	20.00'
L9	N 89°56'52" W	15.32'
L10	N 00°23'27" E	173.71'
L11	S 89°59'16" E	24.69'
L12	N 00°00'44" E	35.00'

REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

ADVANCED LAND SURVEYING
AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

BOUNDARY SURVEY
PREPARED FOR
GULFSTREAM TOWERS
FL303 EAST LAKE WEIR
A PORTION OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST
MARION COUNTY, FLORIDA

DRAWN	S. PETRAROLI
FIELD DATE	NOVEMBER 10, 2025
FIELD BOOK	PRINT
SCALE	1" = 30'
PROJECT NO.	X
FILE NAME	FL303.DWG
SHEET	3 OF 3

June 9, 2026

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

Gulfstream Towers
2200 Winter Springs Blvd, #106-332
Oviedo, Florida 32765

Subject: **Fall Certification Letter**

Gulfstream Towers Designation: **Project Number:** **FL303**
Site Name: **East Lake Weir**

Engineering Firm Designation: **B+T Group Project Number:** **26-003358**

Site Data: **East Hwy 25, Ocklawaha, FL 32179**
199' Monopole Tower

To Whom it May Concern:

As Requested by Gulfstream Towers, B+T Group is pleased to submit this "Fall Certification Letter" for the 199' Monopole Tower to be constructed at the **FL303 East Lake Weir** site.

This tower will be designed in accordance with the TIA 222-H standard for Marion County, FL.
The tower will be designed to support antennas and transmission lines for three (3) wireless carriers. The design criteria are more particularly described as follows:

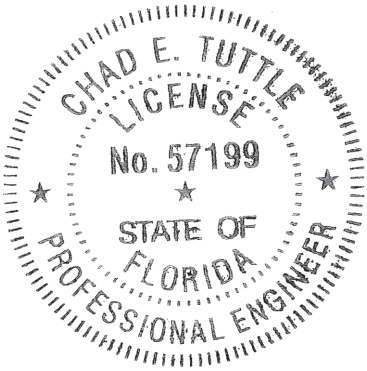
Design Wind Speed: FBC 8th Edition (2023), TIA 222-H, Basic Wind Speed 131 mph
Structure Class: II
Exposure Category: C
Topographic Category: 1

193'—Wireless Carrier 1
183'—Wireless Carrier 2
173'—Wireless Carrier 3

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

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

Letter prepared by: Angela Ashwood
Submitted by: B+T Engineering, Inc.
Chad E. Tuttle, P.E.



CHAD TUTTLE, P.E.
B&T ENGINEERING, INC
This Item has been digitally signed and sealed by Chad Tuttle 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.

6/9/2026

Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2026-23670 **Agenda Date:** 7/27/2026 **Agenda No.:** 4.1.

SUBJECT:
June 29, 2026

DESCRIPTION/BACKGROUND:
Minutes from the previous Planning and Zoning Commission Public Hearing

All records pertaining to notice to property owners, all correspondence and other related information pertaining to individual Zoning Change and Special Use Permit requests are located in the Planning and Zoning Department files for record purposes.

The Marion County Planning and Zoning Commission met on 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

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

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.

DRAFT

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. Concurs 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

DRAFT

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

Updated 6-30-26 kl