

# Attachment A

Docusign Envelope ID: A8C27BC6-A53E-4A21-9C3F-9C2A1D25DD66



## 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

REVISED  
(v2)

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	
PA:	

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

## SPECIAL USE PERMIT APPLICATION

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

**Property/Site Address:** 1950 SE HWY 484 BELLEVIEV

**Property Dimensions:** See attached map of parcel

**Total Acreage:** 2.05 Acres M.O.L. (less than entire

parcel,

legal and

sketch to

be

delivered)

**Legal Description:** (Please attach a copy of the deed and location map.) **Parcel Zoning:** relevant portion is RC-1

**Parcel Account Number(s):** 41504-000-00

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

WD HOLT, LLC

NATCHO PROPERTIES, LLC

**Property Owner Name (please print)**

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

207 PETERSON DRIVE

4606 NE JACKSONVILLE ROAD

**Mailing Address**

**Mailing Address**

ELIZABETHTOWN, KY 42701

OCALA, FL 34479

**City, State, Zip Code**

**City, State, Zip Code**

(352) 598-2557

**Phone Number (include area code)**

**Phone Number (include area code)**

td@bluegrasstank.com

chad@chadswaterworks.com

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

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

**Signatures\***

**Signatures** (Fred N. Roberts, Jr. [Klein & Klein] as Agent  
fred@kleinandkleinpa.com)

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

### STAFF/OFFICE USE ONLY

<b>Project No.:</b> <u>1999 06 7833</u>	<b>Code Case No.:</b>	<b>Application No.:</b>
<b>Rcvd by:</b> <u>EM</u>	<b>Rcvd Date:</b> <u>2/5/25</u>	<b>FLUM/EC/RL</b> <b>AR No.:</b> <u>32457</u> <b>Rev:</b> <u>10/20/21</u>

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

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

# Attachment A

Docusign Envelope ID: 1BD7AB5B-24A9-4E2E-A2E2-6A79A8636702



## Marion County Board of County Commissioners

Growth Services ♦ Planning & Zoning APPLICATION COMPLETE

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

DATE COMPLETED 2/4/2025  
INITIALS EM

TENTATIVE MEETING DATES

P&Z PH 3/31/2025  
BCC/P&Z PH 4/14 & 4/15/25

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	
PA:	

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

## SPECIAL USE PERMIT APPLICATION

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

**Property/Site Address:** 1950 SE HWY 484 BELLEVIEV

**Property Dimensions:** See attached map of parcel

**Total Acreage:** 2.05 Acres M.O.L. (less than

entire

parcel,

legal and

sketch to

be

delivered)

**Legal Description:** (Please attach a copy of the deed and location map.) **Parcel Zoning:** relevant portion is RC-1

**Parcel Account Number(s):** 41504-000-00

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

WD HOLT, LLC

Fred N. Roberts, Jr. (Klein & Klein, LLC)

**Property Owner Name (please print)**

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

207 PETERSON DRIVE

40 SE 11TH AVENUE

**Mailing Address**

**Mailing Address**

ELIZABETHTOWN, KY 42701

Ocala, FL 34471

**City, State, Zip Code**

**City, State, Zip Code**

(352) 732-7750

**Phone Number (include area code)**

**Phone Number (include area code)**

fred@kleinandkleinpa.com

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

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

**Signatures\***

**Signatures**

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

### STAFF/OFFICE USE ONLY

**Project No.:** 1999 007833 **Code Case No.:**

**Application No.:**

**Rcvd by:** EM **Rcvd Date:** 1/29/25 **FLUM:** EC/RL **AR No.:** 32457 **Rev:** 10/20/21

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

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

## **FINDINGS OF FACT**

1. Ingress and egress to and from the Property will be provided from SE Hwy 484 in accordance with the attached Conceptual Plan and which corresponds to the currently existing improvements of the subject property identified under Marion County Parcel Identification Number 41504-000-00 (the “Parcel” or the “Property”).
2. Parking and loading areas will be addressed within the boundaries of the Property on those areas identified in the Conceptual Plan and which corresponds to the currently existing improvements on the Parcel.
3. Refuse and service areas shall be located within the boundaries of the Property and shall be screened from public view. Refuse and service areas are both already constructed as part of the currently existing improvements on the Parcel.
4. Required electrical utilities are currently available through SECO Energy and are provided along the relevant portion of SE Hwy 484. The Property and improvements are currently serviced by Marion County for water and sanitary sewer.
5. The Parcel is already improved. However, in connection with the proposed use, a 6' opaque privacy fence shall be installed along the portion of the west boundary shown on the Conceptual Plan. This will screen the rear parking (along with the proposed Designated Area) from view of the residential uses to the west.
6. Signage is currently located at the Northwest portion of the Property, adjacent to SE Hwy 484, and directly in front of the main building (the “Main Building”)
7. Green spaces shall be provided pursuant to Marion County Code, and shall not be impinged by the requested Special Use Permit. The location and size of those green spaces can be found in the Conceptual Plan and are as currently exist on the Parcel.
8. The intended use is not incompatible with surrounding uses. The Parcel is already fully developed. The requested Special Use Permit will simply allow for the outdoor storage within a designated 50' x 25' area (the “Designated Area”) of plumbing pipe and infiltrators on pipe racks (the “Materials”). The Designated Area is currently adjacent to the paved parking lot, and will offer an ideal location for organized storage of the Materials.
9. To the applicant’s knowledge, there are no special conditions necessary for the intended use beyond the special use permit itself.

## Attachment A

### KLEIN & KLEIN, LLC

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

Attorneys at Law  
40 SE 11<sup>th</sup> Avenue  
Ocala, Florida 34471

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

January 29, 2025

Marion County Growth Services  
Attn: Chris Rison  
2710 E. Silver Springs Blvd.  
Ocala, FL 34470

Re: Application for Rezoning – Legal Description

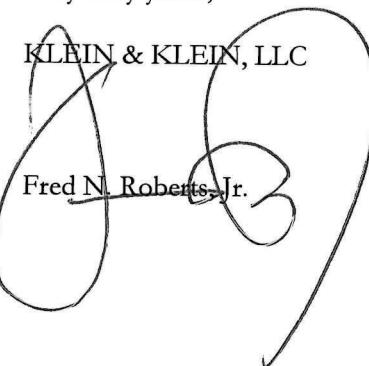
Dear Mr. Rison:

Pursuant to our telephone conference on January 27, 2025, we are submitting this letter contemporaneously with our applications for Rezoning and for Special Use Permit relating to a portion of that certain real property identified under Marion County Parcel Identification Number 41504-000-00. As discussed, the application for Rezoning is for less than the entire parcel and shall confirm only to the area which currently has a Future Land Use Designation of Employment Center (EC). A survey of the property has been ordered from Moorehead Engineering and, in connection with it, a sketch and legal description of the area subject to Rezoning being prepared. Moorehead Engineering has assured us that we will have that sketch and legal by Friday, February 7, 2025 (the “Sketch Deadline”). This will confirm that the applications submitted herewith are being delivered and deemed accepted for today’s deadline provided we are able to provide the sketch and legal description of the area subject to Rezoning on or before the Sketch Deadline. Immediately upon receipt thereof, we will deliver you both electronic and paper copies for use in connection with our applications.

As always, we appreciate your assistance. Please do not hesitate to contact me if you have any questions or if you would like to discuss further.

Very truly yours,

KLEIN & KLEIN, LLC  
Fred N. Roberts, Jr.



## Attachment A

### LETTER OF AUTHORIZATION (to Agencies Named Below)

Location:	Marion County, Florida
Subject Property Parcel Identification Numbers:	41504-000-00
Applicable Agencies:	1) MARION COUNTY 2) ST. JOHNS RIVER WATER MANAGEMENT DISTRICT 3) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 4) FLORIDA DEPARTMENT OF TRANSPORTATION 5) FLORIDA WILDLIFE COMMISSION
Property Owners:	WD HOLT LLC, a Kentucky limited liability company
Applicant/Authorized Party:	NATCHO PROPERTIES, LLC, a Florida limited liability company, or its successors or assigns
Authorized Agents:	1) KLEIN & KLEIN, LLC (Fred N. Roberts, Jr., Esq.)

**RICHARD E. DAVIS**, as Manager of **WD HOLT, LLC, a Kentucky limited liability company**, the owner of the real property identified under Marion County Parcel Identification Number **41504-000-00** (the “Property”), hereby authorizes and consents to Applicant/Authorized Party making applications for approvals and permitting relating to the Property, specifically including but without limitation the following requests/applications to which a copy of this consent may be attached: (i) rezoning of the Property; (ii) special use permits related to Applicant’s use of the Property, and (iii) such other permitting, applications or approvals with or before the Applicable Agencies in connection with Applicant’s intended use of the Property.



RICHARD E. DAVIS, as Manager of  
WD HOLT, LLC, a Kentucky limited  
liability company

Address for Notice:

207 Peterson Dr.  
Elizabethtown, KY 42701

(Email): \_\_\_\_\_

State of Kentucky  
County of Hardin

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28, day of January, 2025, by RICHARD E. DAVIS, as Manager of WD HOLT, LLC, a Kentucky limited liability company, who is personally known to me or has produced \_\_\_\_\_ as identification.

Jared Waldeck NP  
NOTARY PUBLIC  
Commission No.: KYNP75573  
Commission Expires: 08/18/2027



# Marion County Florida - Interactive Map

A-6



Marion County Property Appraiser, Esri Community Maps  
 Contributors, Marion County Property Appraiser, FDEP, ©  
 OpenStreetMap, Microsoft, Esri, TomTom, Garmin,  
 SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,  
 EPA, NPS, US Census Bureau, USDA, USFWS, Marion

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

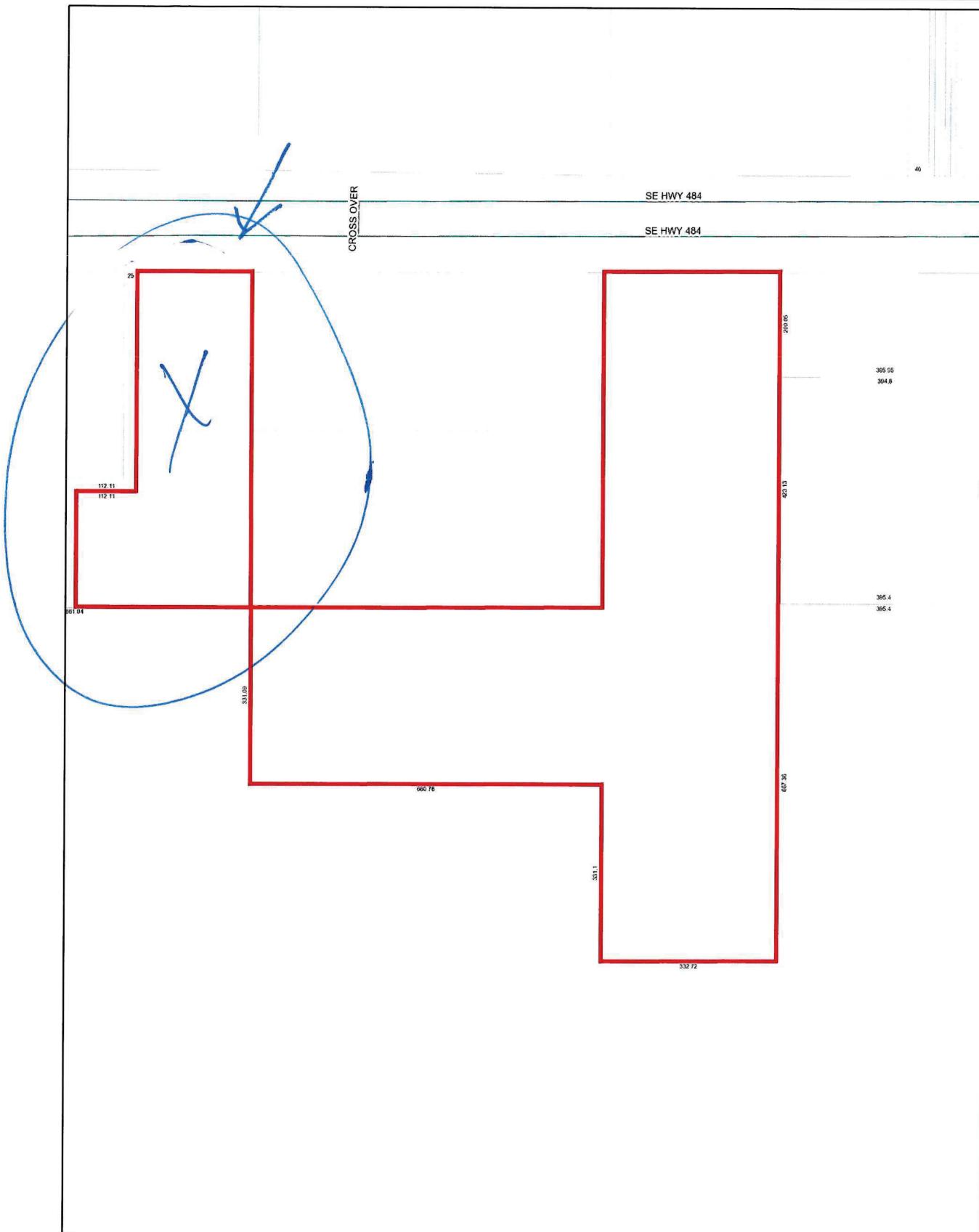
Marion County Board of County Commissioners



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

## Attachment A

Last Updated 12/12/2024



1:2,257

Parcel 41504-000-00

Klein & Klein, LLC

1/27/2025  
Marion County Property Appraiser  
Marion County, FL

**DISCLAIMER:** This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

# Attachment A

1/29/25, 2:55 PM

Detail by Entity Name

DIVISION OF CORPORATIONS



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

## Detail by Entity Name

Florida Limited Liability Company

**NATCHO PROPERTIES, LLC**

### Filing Information

Document Number L25000024311  
FEI/EIN Number NONE  
Date Filed 01/13/2025  
Effective Date 01/13/2025  
State FL  
Status ACTIVE

### Principal Address

14490 SE 144TH PLACE  
WEIRSDALE, FL 32195

### Mailing Address

4606 NE JACKSONVILLE ROAD  
OCALA, FL 34479

### Registered Agent Name & Address

GREEN, EDWIN A, III  
1531 SE 36TH AVENUE  
OCALA, FL 34471

### Authorized Person(s) Detail

#### Name & Address

Title MGR

OPALESKI, CHAD  
3030 NW 21ST STREET  
OCALA, FL 34475

Title MGR

ROTHENBERGER, NATALIE  
3030 NW 21ST STREET  
OCALA, FL 34475

### Annual Reports

No Annual Reports Filed

A-8

# Attachment A

1/29/25, 2:54 PM

Detail by Entity Name

DIVISION OF CORPORATIONS



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

## Detail by Entity Name

Foreign Limited Liability Company

WD HOLT, LLC

### Filing Information

Document Number M23000007814  
FEI/EIN Number 46-4321104  
Date Filed 06/09/2023  
State KY  
Status ACTIVE

### Principal Address

207 PETERSON DRIVE  
ELIZABETHTOWN, KY 42701

### Mailing Address

207 PETERSON DRIVE  
ELIZABETHTOWN, KY 42701

### Registered Agent Name & Address

NORTHWEST REGISTERED AGENT LLC  
7901 4TH ST N, STE 300  
ST. PETERSBURG, FL 33702

### Authorized Person(s) Detail

#### Name & Address

Title MGR

DAVIS, RICHARD E  
207 PETERSON DRIVE  
ELIZABETHTOWN, KY 42701

### Annual Reports

Report Year Filed Date  
2024 01/29/2024

### Document Images

[01/29/2024 -- ANNUAL REPORT](#) View image in PDF format  
[06/09/2023 -- Foreign Limited](#) View image in PDF format

A-9

## Attachment A

Prepared By and Return to:  
Bruce D. Knapp, Esq.  
Latham, Luna, Eden & Beaudine, LLP  
201 S. Orange Ave., Suite 1400  
Orlando, FL 32801

Tax Parcel ID No's 41504-000-00  
41505-000-00  
41515-000-00

\*\*RE-RECORD SPECIAL WARRANTY DEED dated 07/13/2023,  
recorded on 07/20/2023, Book 8102, page 1270, Instrument #  
2023092400, MARION County, FL

Re-Recording to pay correct fees

### SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 12<sup>th</sup> day of July, 2023, by and between SOUTHEAST MILK, INC., a Florida not for Profit Corporation successor-by-merger to Florida Dairy Farmers Association, a Florida Agricultural Marketing Cooperative, whose mailing address is 1950 SE Hwy 484 Belieview, FL 34421, hereinafter called the "Grantor," to WD HOLT, LLC, a Kentucky limited liability company, whose mailing address is 207 Peterson Drive, Elizabethtown, KY 42701, hereinafter called the "Grantee":

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, receipt whereof is acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee and Grantee's successors and assigns, all that certain land situate in Marion County, State of Florida, more particularly described as follows (the "Land"):

See Exhibit A hereto incorporated herein by reference.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any; taxes and assessments for the year 2023 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

TO HAVE AND TO HOLD, for the use and benefit of Grantee and Grantee's successors and assigns, forever, in fee simple. Grantor hereby, for itself and its successors and assigns, covenants that Grantor is lawfully seized of the land in fee simple; that Grantor has good, right, and lawful authority to sell and convey the Land; and Grantor fully warrants the title to the Land and will defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

*[Signature page follows]*

Attachment A

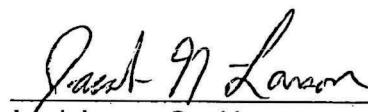
IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of the date first written above..

Signed, sealed, and delivered in the presence of:

SOUTHEAST MILK, INC.,  
a Florida not for Profit Corporation



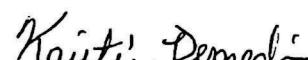
\_\_\_\_\_  
First Witness Signature



\_\_\_\_\_  
Jacob Larson, President



\_\_\_\_\_  
Printed Name



\_\_\_\_\_  
Second Witness Signature



\_\_\_\_\_  
Printed Name

STATE OF FLORIDA

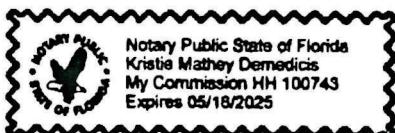
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 13th day of July, 2023 by Jacob Larson, President of Southeast Milk, Inc., a Florida not for Profit Corporation, who has produced \_\_\_\_\_ as identification or is personally known to me to be the person therein.

My commission expires: 05/14/2025



\_\_\_\_\_  
NOTARY PUBLIC, State of Florida



Attachment A

**Exhibit A**  
**Legal Description**

PARCEL 1:

THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE NORTH 445 FEET OF THE WEST 445 FEET AND EXCEPT THE WEST 332.89 FEET AND EXCEPT ROAD RIGHT OF WAY.

PARCEL 2:

THE NORTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

PARCEL 3:

THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

PARCEL 4:

THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST, LYING SOUTH OF COUNTY ROAD 484, MARION COUNTY, FLORIDA.

## Attachment A

### DESCRIPTION:

PER OFFICIAL RECORDS BOOK 8103, PAGES 589-591, M.C.R.

### PARCEL 1 (SUBJECT PROPERTY)

THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE NORTH 445 FEET OF THE WEST 445 AND EXCEPT THE WEST 332.89 FEET AND EXCEPT ROAD RIGHT OF WAY.

### BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST; THENCE S00°09'30"W A DISTANCE OF 33.88 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 484 (WIDTH VARIES); THENCE N89°44'54"E ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 419.66 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY S89°20'30"E A DISTANCE OF 25.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY N89°55'19"E A DISTANCE OF 216.19 FEET; THENCE DEPARTING SAID RIGHT OF WAY N00°04'20"E A DISTANCE OF 959.58 FEET; THENCE N89°53'13"E A DISTANCE OF 329.00 FEET; THENCE S00°09'53"W A DISTANCE OF 217.14 FEET; THENCE S89°52'16"W A DISTANCE OF 112.07 FEET; THENCE S00°09'30"W A DISTANCE OF 411.56 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 484 AND THE POINT OF BEGINNING.

### DESCRIPTION:

#### CROSS ACCESS EASEMENT "A"

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST; THENCE S00°09'30"W A DISTANCE OF 33.88 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 484 (WIDTH VARIES); THENCE N89°44'54"E ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 419.66 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY S89°20'30"E A DISTANCE OF 25.24 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY N89°55'19"E, A DISTANCE OF 216.19 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 20' WIDE CROSS ACCESS EASEMENT; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY S01°23'54"E, A DISTANCE OF 193.89 FEET; THENCE S00°05'37"W, A DISTANCE OF 64.86 FEET TO THE POINT OF TERMINUS.

### DESCRIPTION:

#### CROSS ACCESS EASEMENT "B"

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST; THENCE S00°09'30"W A DISTANCE OF 33.88 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 484 (WIDTH VARIES); THENCE N89°44'54"E ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 419.66 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY S89°20'30"E A DISTANCE OF 25.24 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY N89°55'19"E, A DISTANCE OF 433.60 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 20' WIDE CROSS ACCESS EASEMENT; THENCE DEPARTING SAID NORTH BOUNDARY S00°25'57"W, A DISTANCE OF 134.90 FEET; THENCE N89°27'12"W, A DISTANCE OF 208.21 FEET TO THE POINT OF TERMINUS.

