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

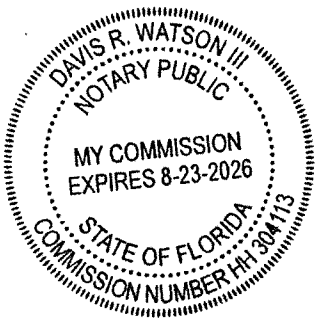
BY_____
ELIZABETH A. STEINER, as Manager

BY_____
WARD B. STEINER, as Manager

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:

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

Title	MGR
Name	STEINER, ELIZABETH
Address	3921 SE 20TH STREET
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