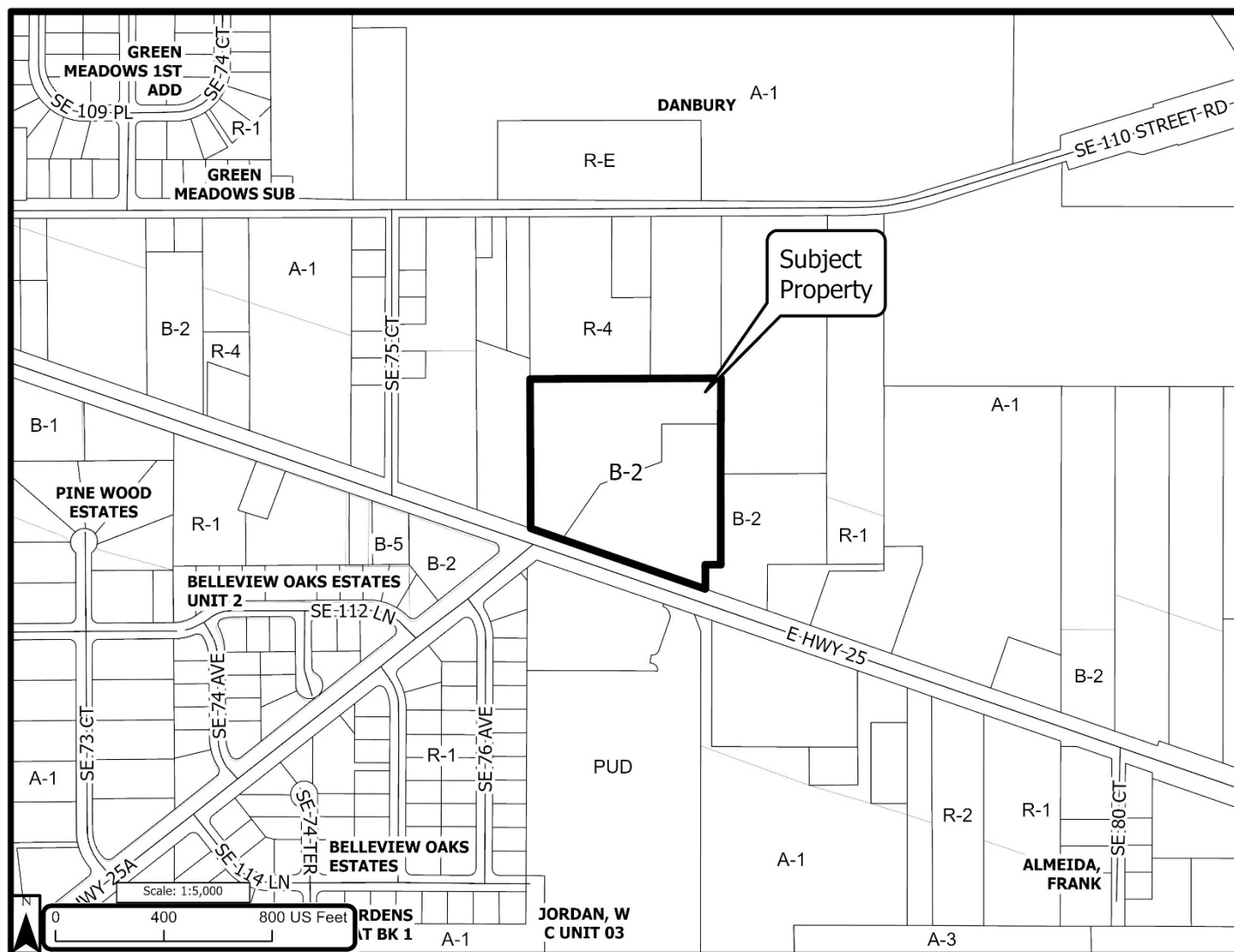
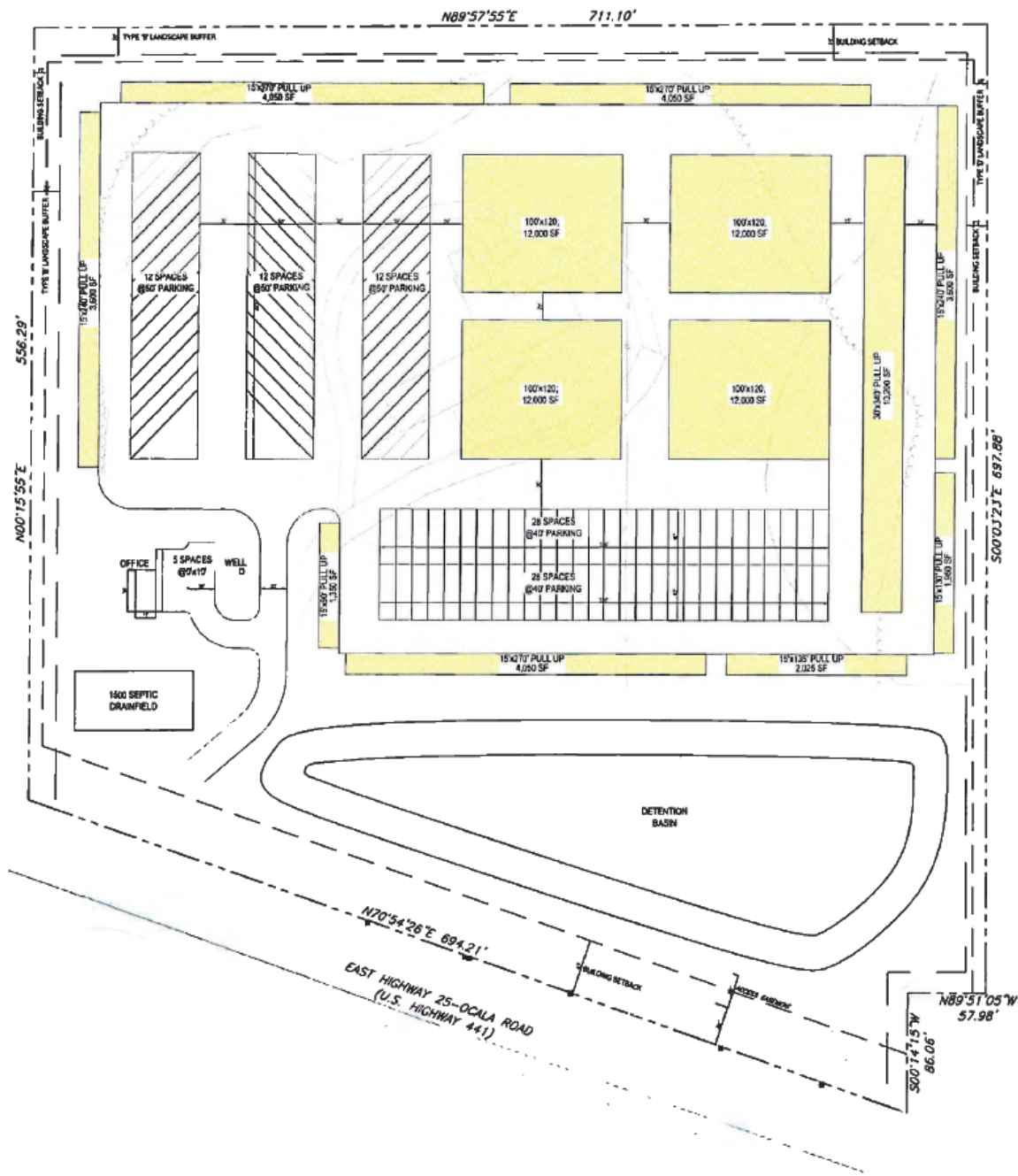


Public Notification for: SPECIAL USE PERMIT
Marion County Growth Services Planning & Zoning (352) 438-2675

250802SU



First Public Hearing: Planning & Zoning Commission 07/28/2025 @ 5:30 p.m.	Owner(s):	Partners Self Storage, LLC c/o Joseph Stant
	Agent(s):	Klein & Klein, PLLC c/o Ethan A. White, Esq.
	Location:	7655 E HWY 25, Belleview, FL 34420
Second Public Hearing: Board of County Commissioners 08/19/2025 2:00 p.m.	Parcel(s):	39169-000-00 & 39169-003-00
	Zone(s):	B-2 (Community Business)
	Acre(s):	± 11 Total Acres
Public Hearing Location: 601 SE 25 th Avenue, Ocala, FL 34471 - McPherson Governmental Campus Auditorium		
Request Description: Special Use Permit to allow for outdoor storage of vehicles in a Community Business(B-2) zone.		
<i>You are receiving this notification because you own property that is located within 300' of the subject parcel(s)</i> 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 visual representation only and is not intended to be used as a legal or official representation of legal boundaries.		



SITE DATA

PARCEL ID# 2010-020-001 & 2010-020-002
PROJECT AREA 11.0 ACRES (479,312 SF)
PROPOSED USE SELF STORAGE UNITS

ZONING REQUIREMENTS - B-2 (COMMUNITY BUSINESS DISTRICT)

SITE SETBACKS

	MINIMUM	LANDSCAPE BUFFER
FRONT	60 FT	75'
SIDE	10 FT	WEST 20 FT / EAST 10 FT
REAR	20 FT	20 FT
BUILDING HEIGHT	30 FT	
LANDSCAPE BUFFER	VARIES	

BUILDINGS

AC STORAGE	48,000 SF
PULL UP STORAGE	24,000 SF
OFFICE	400 SF

PARKING

12'x10'	48 SPACES
12'x8'	30 SPACES
8'x10'	15 SPACES

SELF STORAGE PROJECT
7655 EAST HIGHWAY 25
CITY OF BELLEVUE, FL 34420
MARION COUNTY FLORIDA

CONCEPT 1

SCALE: NOTED
NOTES BY ETC
DRAWN BY ETC
CHECKED BY ETC

OWNER: J. CHATELAIN, P.E.
PROJECT REGISTRATION NUMBER: 90373

CHATELAIN
ENGINEERING

NO.	REVISIONS	DATE	BY

DATE 03/25
PROJECT NO. 26-24-100
SHEET NUMBER

C1