



**Marion County  
Board of County Commissioners**

Growth Management ♦ Zoning

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

**APPLICATION FOR REZONING**

Application No.: 32369

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article Five, Zoning, on the below described property and area, from R-3 Residential

to M-1 Light Industrial, for the intended use of:

Light Industrial Use

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

**Parcel account number(s):** R9030-072701

**Property dimensions:** 736.74' x 260.77' **Total acreage:** 2.77

**Directions:** On the corner of Oak RD and Cypress RD

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

BamCore-Florida LLC

**Property owner name (please print)**

310 Cypress RD

**Mailing address**

Ocala, FL 34472

**City, state, zip code**

707-608-9746

**Phone number (please include area code)**

Toby Stults

**Applicant or agent name (please print)**

310 Cypress RD

**Mailing address**

Ocala, FL 34472

**City, state, zip code**

707-608-9746

**Phone number (please include area code)**

**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 \$400, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

\*\*\*\*\*

FOR OFFICE USE ONLY

RECEIVED BY: UKB DATE: 1/14/25 ZONING MAP NO.: 254

Rev. 08/2012

AR: 32369

Proj: 2025010027

"Meeting Needs by Exceeding Expectations"

Land Use: Commerce  
District (CD)

## Attachment A



January 13, 2025

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

Subject: Application for Rezoning for BamCore-Florida LLC; Parcel R9030-0727-01

Dear Commissioners:

Enclosed is the Application for Rezoning of BamCore-Florida LLC's ("BamCore") Parcel R9030-0727-01 (the "Parcel") from R-3 Residential to M-1 Light Industrial.. BamCore's property (the "Property") consists of three contiguous parcels: (i) the Parcel; (ii) Parcel R9030-0726-26, which is classified as M-2 Heavy Industrial; and (iii) Parcel R9030-0726-32, which is classified as M-2 Heavy Industrial. BamCore operates a manufacturing plant on the Property and intends to utilize the Parcel in support of such operations, which is not feasible with the current R-3 classification.

Also enclosed with the Application are the following supporting documents:

1. Check in the amount of \$1,000.00 made payable to Marion County Board of Commissioners
2. Copy of the recorded Warranty Deed, which confirms that BamCore-Florida LLC is the owner of the Property, including the Parcel,
3. Detail by Entity Name, which shows that Toby Stults is an Authorized Person for BamCore
4. Copy of the Marion County Property Appraiser Record Card
5. Aerial/location maps of the Property, including the Parcel

We appreciate your time and attention and look forward to the upcoming meetings to consider our Application.

Sincerely,

Elizabeth Thornton  
Senior Staff Accountant

**Attachment A**

Prepared by: Gina Preston, an employee of  
Brick City Title Insurance Agency, Inc.

Record and Return to:  
Brick City Title Insurance Agency, Inc.  
521 NE 25th Avenue  
Ocala, FL 34470

File No.: 19-5021  
Parcel ID: 9030-0726-26  
Property: 310 Cypress Road, Ocala, FL 34472

**WARRANTY DEED**

This Warranty Deed made this 21<sup>th</sup> day of September, 2019, by and between **Lewis & Clark Industrial LLC, a Florida Limited Liability Company**, hereinafter called the Grantor; and **BamCore-Florida LLC, a Florida Limited Liability Company**, hereinafter called the Grantee, whose mailing address is **5900 Pruitt Avenue, Windsor, CA 95492**.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of **Marion**, State of **Florida**, to wit:

**Lots 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 and 41, Block 726, Silver Springs Shores Unit No. 30, as per plat thereof, recorded in Plat Book J, Pages 257 through 262, Public Records of Marion County, Florida.**

**AND**

**Lots 1, 2, 3 and 4, Block 727 of Silver Springs Shores Unit 30, s per plat thereof, recorded in Plat Book J, Pages 257 through 262, Public Records of Marion County, Florida.**

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.

Attachment A

AND the Grantor hereby covenants with the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

[Signature]  
WITNESS

Lewis & Clark Industrial LLC, a Florida  
Limited Liability Company

[Signature]  
WITNESS

By: [Signature]  
Tom Scott, Sole Manager and Member

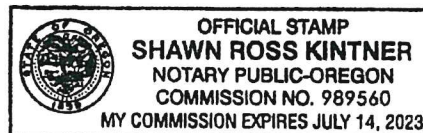
STATE OF Oregon  
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 27 day of September, 2019 by Tom Scott, Sole Manager and Member of Lewis & Clark Industrial LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally known: \_\_\_\_\_  
OR Produced Identification: X

Type of Identification Produced: ALDL



Certified A True Copy  
of 2 page document  
this 27 day of Dec 2021  
GREGORY C. HARRELL  
Clerk of Court and Comptroller  
By [Signature] D.C.

## Attachment A

1/7/25, 8:57 AM

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

BAMCORE-FLORIDA LLC

#### Filing Information

**Document Number** L19000161049  
**FEI/EIN Number** 84-2330373  
**Date Filed** 06/25/2019  
**State** FL  
**Status** ACTIVE  
**Last Event** REINSTATEMENT  
**Event Date Filed** 12/16/2024

#### Principal Address

310 CYPRESS ROAD  
OCALA, FL 34472

#### Mailing Address

310 CYPRESS RD  
OCALA, FL 34472

Changed: 04/18/2022

#### Registered Agent Name & Address

Thornton, Elizabeth R  
310 CYPRESS ROAD  
OCALA, FL 34472

Name Changed: 12/16/2024

#### Authorized Person(s) Detail

##### **Name & Address**

Title CFO

Stults, Toby  
310 CYPRESS ROAD  
OCALA, FL 34472

#### Annual Reports

Report Year	Filed Date
2023	01/20/2023

## Attachment A

1/7/25, 8:57 AM

Detail by Entity Name

2023                      05/15/2023  
2024                      12/16/2024

### **Document Images**

<a href="#">12/16/2024 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/15/2023 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/20/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/25/2019 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

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

2024 Property Record Card  
Real Estate

9030-0727-01

Prime Key: 2459654

[Beta MAP IT+](#)

Current as of 8/1/2024

[Property Information](#)BAMCORE FLORIDA LLC  
310 CYPRESS RD  
OCALA FL 34472-3102[Taxes / Assessments:](#)

Map ID: 254

[Millage:](#) 7011 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 00

Acres: 2.77

[2023 Certified Value](#)

Land Just Value	\$31,372		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$31,372		
Total Assessed Value	\$26,545	Impact	(\$4,827)
Exemptions	\$0	<a href="#">Ex Codes:</a>	
Total Taxable	\$26,545		
School Taxable	\$31,372		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$31,372	\$0	\$0	\$31,372	\$26,545	\$0	\$26,545
2022	\$24,132	\$0	\$0	\$24,132	\$24,132	\$0	\$24,132
2021	\$24,132	\$0	\$0	\$24,132	\$24,132	\$0	\$24,132

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7057/1921</a>	09/2019	07 WARRANTY	8 ALLOCATED	Q	V	\$950,000
<a href="#">5759/1225</a>	10/2012	05 QUIT CLAIM	0	U	V	\$100
<a href="#">5759/1222</a>	10/2012	05 QUIT CLAIM	0	U	V	\$100
<a href="#">5710/1027</a>	07/2012	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$525,000
<a href="#">5252/0902</a>	08/2009	70 OTHER	0	U	V	\$100
<a href="#">4904/1486</a>	09/2007	08 CORRECTIVE	0	U	V	\$100
<a href="#">4776/1078</a>	12/2006	05 QUIT CLAIM	0	U	V	\$100
<a href="#">3312/1095</a>	12/2002	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$45,000
<a href="#">2885/1159</a>	12/2000	07 WARRANTY	8 ALLOCATED	U	V	\$588,300

[Property Description](#)

SEC 22 TWP 16 RGE 23

## Attachment A

8/1/24, 11:49 AM

MCPA Property Record Card

PLAT BOOK J PAGE 257  
SILVER SPRINGS SHORES UNIT 30  
BLK 727 LOTS 1.2.3.4

Parent Parcel: 9030-0727-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GINF	0001	.0	.0	M1	120,661.00	SF							

Neighborhood 9911 - COMMERCIAL MARICAMP RD  
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
---------------	-------------	----------------	-------------

# SILVER SPRINGS SHORES

## MARION COUNTY, FLORIDA

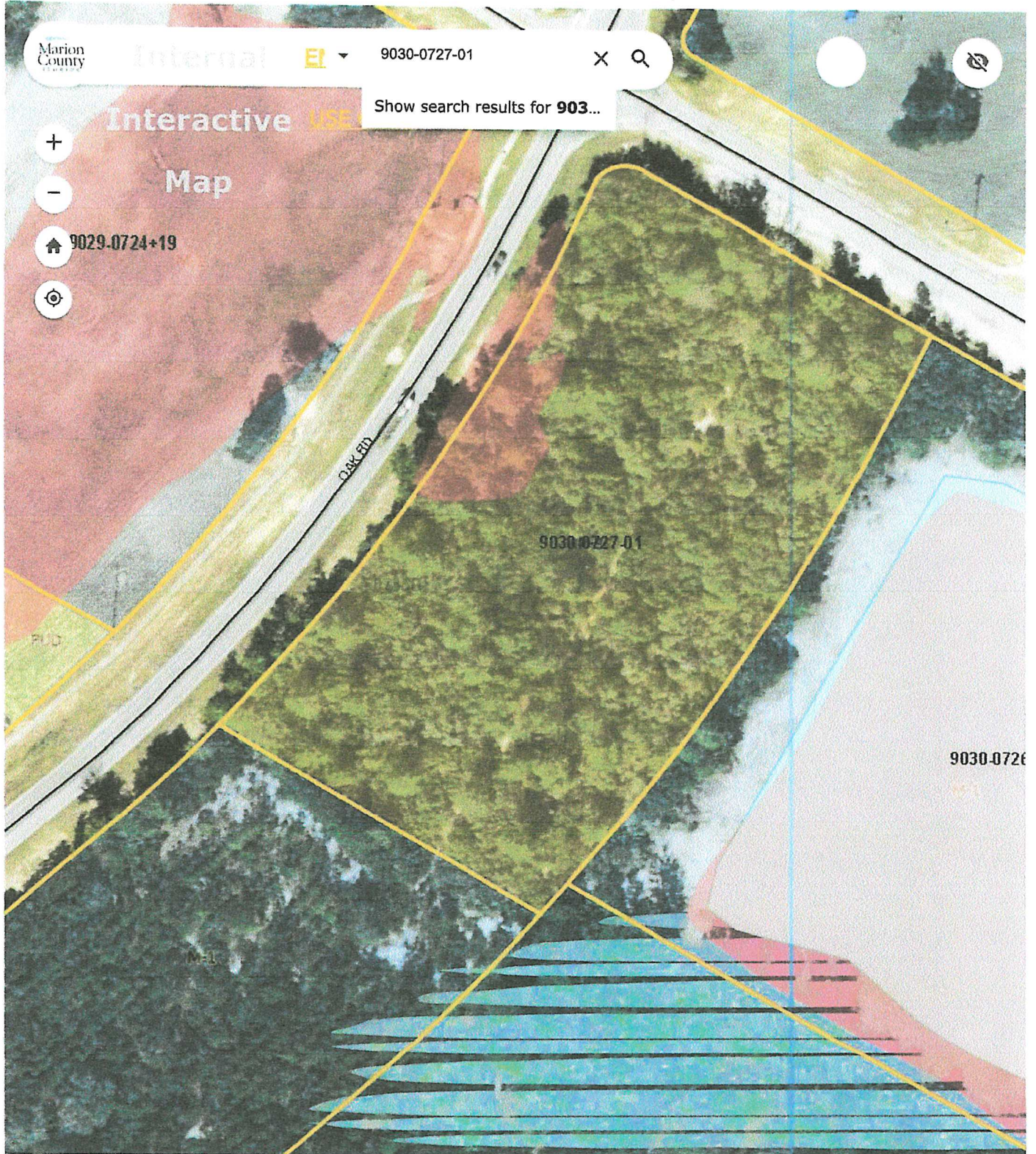
### UNIT NO. 30



# Attachment A

11/18/24, 8:27 AM

Internal Interactive Map



Still Zoned R-3

0 50 100ft

<

## Attachment A



## Attachment A

As of 2023 Traffic Report

