



**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

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: See attached description

Property/Site Address: 14463 NE 250th Avenue
 Property Dimensions: _____ Total Acreage: 8.75 +/-
 Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: GU
 Parcel Account Number(s): 12082-001-00

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.

Marion County- County Administrator

Tillman & Associates Engineering, LLC

Property Owner Name (please print)

Applicant or Agent Name (please print)

412 SE 25th Avenue

1720 SE 16th Avenue, Bldg. 100

Mailing Address

Mailing Address

Ocala, FL 34471

Ocala, FL 34471

City, State, Zip Code

City, State, Zip Code

352-438-2300

352-387-4540

Phone Number (include area code)

Phone Number (include area code)

Permits@Tillmaneng.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.:	Code Case No.:	Application No.:
Rcvd by:	Rcvd Date: / / FLUM:	AR No.:
		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.

Description of proposed use for Special Use Permit for Salt Springs Water Plant

The relocation of the existing water treatment plant includes the following components: 1) drilling of two 12-in diameter potable water wells; 2) construction of above-ground well head piping with fencing around each well; 3) underground piping from the wells to the new water treatment plant; and 4) the water treatment plant will also be fenced and will include necessary piping, an access drive, two 10,000 gallon tanks, a standby generator, and a 200 square foot concrete building and overhang for electrical equipment, controls, testing equipment, and chemical storage.



February 26th, 2026

Marion County Growth Services
Chuck Varadin, Director
2710 E Silver Springs Boulevard
Ocala, FL 34471

RE: SPECIAL USE PERMIT SUBMITTAL – SALT SPRINGS WTP

Mr. Varadin:

Our office is requesting to submit a special use permit on parcel 12082-001-00 which is currently zoned GU (Government Use) for the purpose of constructing a water treatment plant on this parcel for Marion County (refer to description as noted with the application). Currently a water treatment plant is located on parcel 11679-004-00 which is owned by the US Government Forest Service. The allowance of this facility at this location will allow Marion County to better serve the citizens. This will also locate the facility in a conforming zoning classification and further away from Salt Springs itself.

Included in this application are the following documents:

- Executed special use application.
- Written Findings and Facts
- Deed (proof of ownership)
- Concept Plan
- Treatment Plant Design Packet
- Marion County Property Appraiser Card
- Map of existing and proposed WTP location
- Zoning Map
- Land Use Map

Should you have any other concerns or questions, please contact this office.

Sincerely,

Tillman & Associates Engineering, LLC

Civil Engineering · Environmental · GIS · Land Planning · Landscape Architecture

1720 SE 16th Ave., Bldg. 100 · Ocala, FL. 34471

Phone: 352.387.4540 Fax: 352.387.4545 Email: mail@tillmaneng.com Web: www.tillmaneng.com



Written Findings and Facts for SUP at Salt Springs - Water Plant Upgrade.

(1) Provisions 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. Access to Site will remain as existing from NE 250th Avenue.

(2) Provision for off-street parking and loading areas, where required, with particular attention to the items in 1.a. above and the economic, noise, glare, or odor effects of the Special Use Permit on adjoining properties and properties generally in the surrounding area. Ample parking is provided to comply with minimum requirements of all uses on site. Any noise, glare, or odor shall be mitigated to not have any adverse effect on adjacent properties.

(3) Provision for refuse and service areas, with particular reference to the items in 1.a. and 1.b. above. Maintenance shall occur on the facility as warranted. Any refuse product shall be disposed of according to required standards. This may include transport directly to Marion County Land Fill or Recycling Centers.

(4) Provision for utilities, with reference to locations, availability and compatibility. Clay Electric shall be the power provider. Septic and well are unnecessary at this time. Standby generator to be on site in case of power failure occurs.

(5) Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary. Proposed facility and equipment will be fenced and screened with existing vegetation to create an opaque screen to adjacent properties as required by Code. Project is located on property that has a fire station, law enforcement substation, and public park



(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. Minimal directional or information signage on site to be provided. Security lighting shall be compliant with Land Development Code requirements. This includes shielding if necessary. Location of project area provides ample distance to adjacent properties to not adversely affect the area and maintain compatibility.

(7) Provision for required yards and other green space. There is a significant distance between the proposed use and the public park facility. The proposed use is located adjacent to the Law Enforcement and Fire Rescue Stations. This offers safety and security from damage or vandalism for this proposed use.

(8) Provision for general compatibility with adjacent properties and other property in the surrounding area. As mentioned, this is being located on a public park facility that houses a law enforcement station and fire rescue station. The site area is ample distance from any residence. The amount of infrastructure proposed will not adversely affect the area. This use is needed to improve the efficiency and service level of water being provided to the public.

(9) Provision for meeting any special requirements required by the site analysis for the particular use involved. As a result of public input, and the suggestion of the Commissioners, the applicant is willing to consider any conditions that will both serve the project and the public to mitigate any issues.



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

12082-001-00

[GOOGLE Street View](#)

Prime Key: 1605504

[MAP IT+](#)

Current as of 12/4/2025

[Property Information](#)

[More Names](#)

MARION COUNTY
SHERIFFS SUB STATION
NORTHEAST DISTRICT ET AL
412 SE 25TH AVE
OCALA FL 34471-2687

[Taxes / Assessments:](#)

Map ID: 392

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 86

Acres: 8.75

[More Situs](#)Situs: 14463 NE 250TH AVE SALT
SPRINGS

[2025 Certified Value](#)

Land Just Value	\$190,575	
Buildings	\$858,345	
Miscellaneous	\$31,955	
Total Just Value	\$1,080,875	Ex Codes: 14
Total Assessed Value	\$1,080,875	
Exemptions	(\$1,080,875)	
Total Taxable	\$0	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$190,575	\$858,345	\$31,955	\$1,080,875	\$1,080,875	\$1,080,875	\$0
2024	\$190,575	\$820,464	\$32,634	\$1,043,673	\$1,043,673	\$1,043,673	\$0
2023	\$190,575	\$844,228	\$33,312	\$1,068,115	\$1,068,115	\$1,068,115	\$0

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4474/0068	06/2006	09 EASEMNT	0	U	V	\$100
1111/1685	04/1982	08 CORRECTIVE	0	U	V	\$100
1093/1557	12/1981	07 WARRANTY	0	U	V	\$52,811

[Property Description](#)

SEC 18 TWP 13 RGE 26
PART OF GOVT LOT 4 LYING S & W OF NLY ROW SR 316
LESS & EXCEPT THE FOLLOWING DESC PROPERTY:
COM AT NW COR OF JOSEPH M HERNANDEZ GRANT TH
S 09-22 W 1197.90 FT MOL T PT OF INTERSECTION OF
W BDY OF RANGE 25 TH N 00-35 E 1210 FT MOL TO PT

Attachment A Application Package

THAT IS N 85-57 W FROM POB TH S 85-57 E 185 FT
MOL TO POB.

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
8640		761.0	761.0	A1	381,150.00	SF							
Neighborhood 9909													
Mkt: 2 70													

Traverse

Building 1 of 3

COM01=R70U40L70D40.R15
UCN02=D4R8U4L8.L15U40R5
UCN03=U4R9D4L9.R65D15
UCN04=R4D7L4U7.



Building Characteristics

Structure	6 - PILASTERS	Year Built 1990
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%

Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	7/18/2024 by 181	Base Perimeter 220

Exterior Wall 24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	13.0	1.00	1990	0	2,800	M17 OFFICE	100 %	N Y
2	8.0	1.00	2007	0	32	UCN CANOPY UNFIN	100 %	N N
3	8.0	1.00	2007	0	36	UCN CANOPY UNFIN	100 %	N N
4	8.0	1.00	2007	0	28	UCN CANOPY UNFIN	100 %	N N

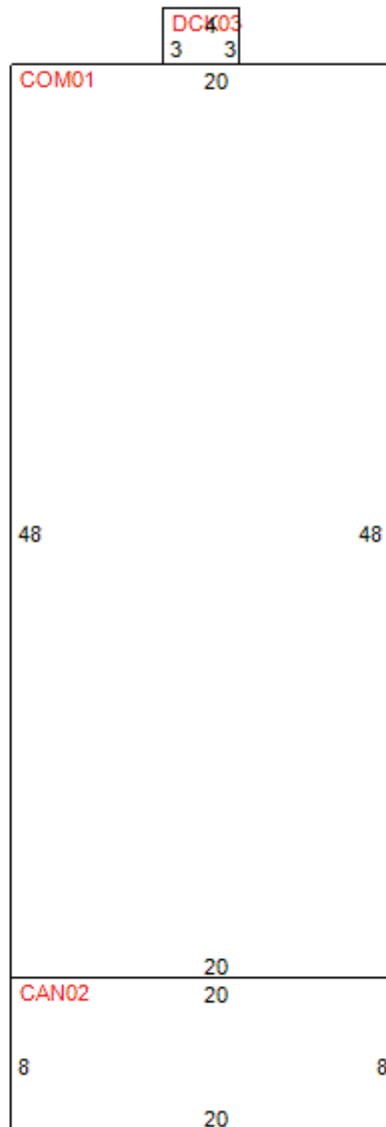
Section: 1

Elevator Shafts: 0	Aptments: 0	Kitchens: 1	4 Fixture Baths: 0	2 Fixture Baths: 2
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 5

Traverse

Building 2 of 3

COM01=U48R20D48L20.
 CAN02=R20D8L20U8.U48R8
 DCK03=U3R4D3L4.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 1990
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	300 - LOW	Obsolescence: Locational 0%
Inspected on	7/18/2024 by 181	Base Perimeter 136

Exterior Wall 24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.0	1.00	1990	0	960	C38 COMMUNITY CENTER	100 %	N Y
2	8.0	1.00	1990	0	160	CAN CANOPY-ATTACHD	100 %	N N
3	1.0	1.00	1990	0	12	DCK DECK-WOOD	100 %	N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 1	Extra Fixtures: 2

Traverse

Building 3 of 3

COM01=L25U6L40U74R41D9R19U14R35D85L12U5L18D5.
 CAN02=L2D6R21U6L1U5L18D5.L25U6L40U74R41
 CAN03=D9R19U14L19D5.L41

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	2.00	UT	99	1986	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1986	4	0.0	0.0
190 SEPTIC 1-5 BTH	2.00	UT	99	1990	2	0.0	0.0
159 PAV CONCRETE	5,144.00	SF	20	1992	3	0.0	0.0
144 PAVING ASPHALT	8,107.00	SF	5	1992	3	0.0	0.0
UOP PORCH-OPEN-UNF	384.00	SF	40	1985	2	16.0	24.0
244 TENNIS COURT	1.00	UT	15	1985	3	0.0	0.0
105 FENCE CHAIN LK	210.00	LF	20	2018	5	0.0	0.0
105 FENCE CHAIN LK	370.00	LF	20	1985	5	0.0	0.0
159 PAV CONCRETE	3,754.00	SF	20	2007	3	0.0	0.0
UDU UTILITY-UNFINS	100.00	SF	40	1999	1	10.0	10.0
048 SHED OPEN	272.00	SF	15	2018	3	17.0	16.0
159 PAV CONCRETE	3,646.00	SF	20	2018	3	0.0	0.0
184 RETAIN WALL	60.00	SF	50	2018	3	0.0	0.0
UDU UTILITY-UNFINS	128.00	SF	40	1985	1	16.0	8.0
UDC CARPORT-UNFIN	180.00	SF	40	2007	1	15.0	12.0
SLR SOLAR PANEL	2.00	UT	15	2023	3	0.0	0.0

Appraiser Notes

BLDG#1 = SHERIFFS STATION
 BLDG#2 = SALT SPRINGS COMMUNITY CENTER (LOCATED BY PICKLEBALL COURT)
 BLDG#3 = MARION COUNTY FIRE STATION #15

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2022090233	9/9/2022	10/14/2022	DEMO OF OBSOLETE 2 STORY RESTROOM/CONCESSION BLDG RETAINING
2022082655	8/1/2022	6/26/2024	ADD A WATER SOFTENER SYSTEM W/COVERED OVERHANG & 4; OF 3000
2020060372	6/17/2020	9/29/2020	INSTALLATION OF DIESEL EXHAUST REMOVAL SYSTEM
2019061128	6/14/2019	9/11/2019	REMOVE EXISTING ROOF DOWN TO SHEATHING INSTALL MASTER RIB GA
2018061908	6/25/2018	10/8/2018	20 X 20 PARK PAVILION & SIDEWALKS AND 1 WATER FOUNTAIN
2014020620	2/6/2014	3/12/2014	OPEN SHED OVER FUEL TANK
2008020207	2/2/2008	2/29/2012	DRIVEWAY
M062009	6/1/2007	11/1/2007	SHUTTERS
M120678	12/1/2006	7/1/2007	SHERIFF OFF REMODEL
M081945	8/1/2006	1/1/2007	UDU
M010923	1/1/2006	2/1/2007	NEW FIRE STATION #15
MC05093	12/1/1985	8/1/1986	OFFICE

4.45

82-021743

Ret: BCC Records
O.R. BOOK 1111 PAGE 1685

This instrument was prepared by:
Steven H. Gray
GREEN, SIMMONS, GREEN,
HIGHTOWER & GRAY, P.A.
116 S.E. Ft. King Street
OCALA, FLORIDA 32670

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 14 day of April 1982, Between
JOHN S. RUDNIANYN, individually and as Trustee

of the County of Marion, State of Florida, grantor*, and
COUNTY OF MARION, a political subdivision of the State of Florida

whose post office address is P.O. BOX 1030, OCALA, FLORIDA,

of the County of Marion, State of Florida, grantee*.

Witnesseth. That said grantor, for and in consideration of the sum of TEN AND NO/100-----

----- Dollars,
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:

That part of Government Lot 4, in Section 18, Township 13 South, Range 26 East, Marion County, Florida, lying south and west of the northerly right-of-way line of State Road No. 316, LESS AND EXCEPT the following described property:

Commence at the NW corner of the Joseph M. Hernandez Grant, as established by the U. S. Government Dependent Re-Survey by George F. Rigby of 1928, thence run S.9°22'W. along the West boundary of said Grant 1,197.90 feet, more or less, to the Point of Intersection of said West boundary and the Range line dividing Range 25 East and Range 26 East, as established by the same survey, thence run N.0°35'E. along said Range line 1210 feet, more or less, to a point that is N.85°57'W. from the Point of Beginning, thence run S.85°57'E. 185 feet, more or less, to the Point of Beginning.

Grantor hereby warrants that the above property is not his homestead nor contiguous to any property claimed by him as homestead.
THIS IS A CORRECTIVE DEED, executed and recorded to correct the legal description in that certain Deed dated December 18, 1981, recorded in OR Book 1093, and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. page 1557, Marion County public records.
* "Grantor" and "grantee" are used for singular or plural, as context requires.

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:

Ann S. Gray
Bartha A. Alvarez

John S. Rudninyan (Seal)
JOHN S. RUDNIANYN, individually and as Trustee

RECORDED AND RETURNED
MAR 21 9 30 AM '82
MARION COUNTY, FLA.

STATE OF FLORIDA
COUNTY OF MARION

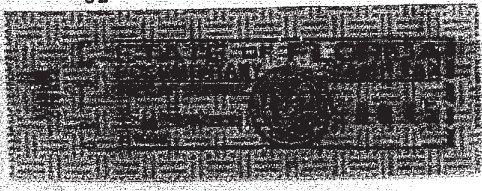
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
JOHN S. RUDNIANYN, individually and as Trustee

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 14 day of April

19 82

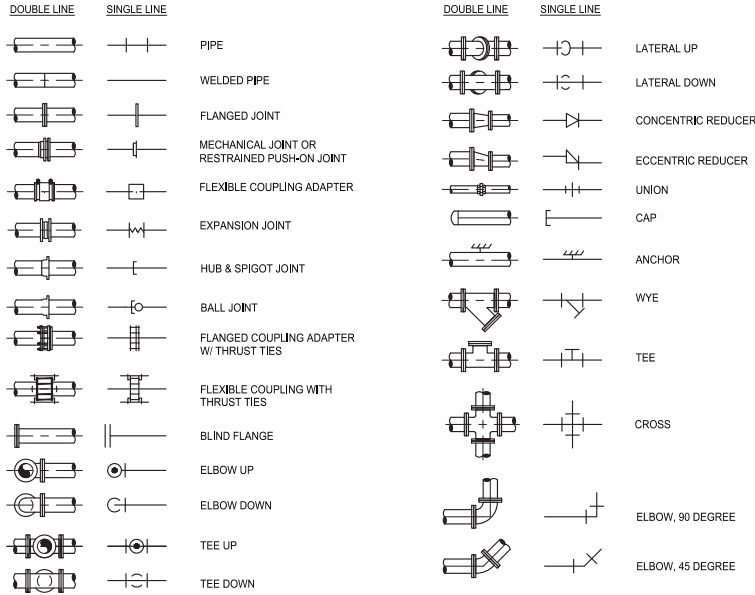
Bartha A. Alvarez
Notary Public

Notary Public, State of Florida at Large
My Commission Expires Aug. 27, 1985

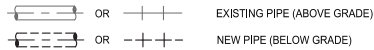


MECHANICAL LEGEND

PIPING SYMBOLS



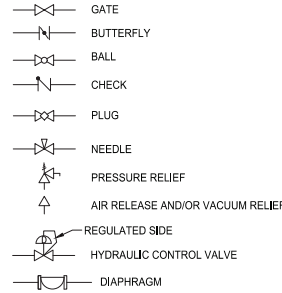
NOTE:
EXISTING PIPE, EQUIPMENT, AND OTHER FEATURES ARE SHOWN IN THE DRAWINGS AS LIGHT-LINED AND/OR SCREENED, PROPOSED PIPE, EQUIPMENT AND OTHER FEATURES ARE SHOWN IN THE DRAWINGS AS HEAVY-LINED, ABOVE GRADE PIPE AND EQUIPMENT ARE SHOWN IN DRAWINGS AS SOLID-LINED, BELOW GRADE PIPE AND EQUIPMENT ARE SHOWN IN DRAWINGS AS DASHED-LINED. SEE BELOW EXAMPLES:



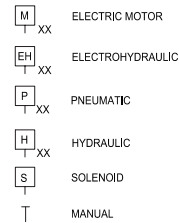
PIPE SCHEDULE

ABBREVIATION	FLOW STREAM IDENTIFICATION	PIPE/DUCT MATERIAL	PIPE MATERIAL ABBREV	SPECIFICATION NUMBER	PIPE LINING	NORMAL MAX OPERATING PRESSURE (PSIG)	FIELD TEST PRESSURE (PSIG)	EXPOSED PIPE PAINT SYSTEM	COLOR CODE	SPECIFIC NOTES	RESTRAINT SYSTEM NOTES
WM-1	WATER MAIN	POLYVINYL CHLORIDE (AWWA C900)	PVC	15291	N/A	75	150	N/A	BLUE	(A)(B)(C)	(3)
WM-2	WATER MAIN	HDPE (DR11)	HDPE	15146	N/A	75	150	N/A	BLUE	(B)	(2)
WM-3	WATER MAIN	DUCTILE IRON (AWWA C151)	DI	15155	EPOXY	75	150	BLUE	BLUE	(A)	(1)
WM-4	WATER MAIN	STAINLESS STEEL	SST	15276	N/A	75	150	N/A	BLUE	N/A	(1)

VALVE SYMBOLS

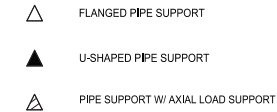


ACTUATOR SYMBOLS

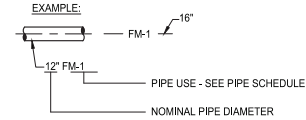


NOTE:
ON LOSS OF PRIMARY POWER
(PNEUMATIC, ELECTRICAL OR HYDRAULIC)
XX: FO = FAIL OPEN
FC = FAIL CLOSED
FLP = FAIL TO LAST POSITION

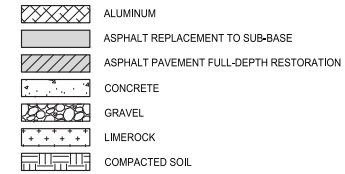
PIPE SUPPORT SYMBOLS



PIPING DESIGNATION



HATCH LEGEND



RESTRAINT SYSTEM NOTES:
 (1) RESTRAIN AT FITTINGS AND VALVES.
 (2) RESTRAIN ALL JOINTS, FITTINGS, VALVES, ETC. INCLUDING NEW TO EXISTING.
 (3) RESTRAIN JOINTS, FITTINGS, VALVES, ETC. IN ACCORDANCE WITH RESTRAINED JOINT SCHEDULE. REFER TO DETAIL

SPECIFIC NOTES:
 (A) DISINFECT PIPING PER SECTION 1514.1.
 (B) LINING/PIPE SHALL BEAR ANSIN/NSF 61 STAMP OR MEET FLORIDA ADMINISTRATIVE CODE 62-655.320(3)(B).
 (C) APPLY ABOVE GRADE PAINT SYSTEM ONLY TO PIPING EXPOSED TO SUNLIGHT.

JonesEdmunds
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS	DATE	DESCRIPTION
	12/17/25	

SALT SPRINGS WTP
 SALT SPRINGS, MARION COUNTY, FL
**MECHANICAL LEGEND
 AND PIPE SCHEDULE**

DATE: 12/17/25
 DRAWN BY: WCM
 CHKD. BY: SPM
 JOB NO.:

APPROVED BY:
 SEAN P. MENARD
 P.E. #88647



SHT. M1

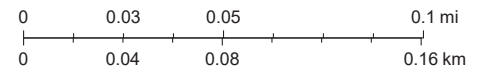
ArcGIS Web Map



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- | | | |
|-------------------------------|-----------------------------------|---------------|
| Marion County | Medium Residential (1 - 4 du/ac) | Streets |
| Parcels | Commercial (0 - 8 du/ac; FAR 1.0) | Aerial 2024 |
| Future Land Use | Public (N/A; FAR 1.0) | Red: Band_1 |
| Rural Land (1 du/10 ac) | Preservation (N/A; N/A) | Green: Band_2 |
| Low Residential (0 - 1 du/ac) | | Blue: Band_3 |

1:2,321



Marion County Property Appraiser, Marion County BOCC

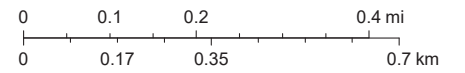
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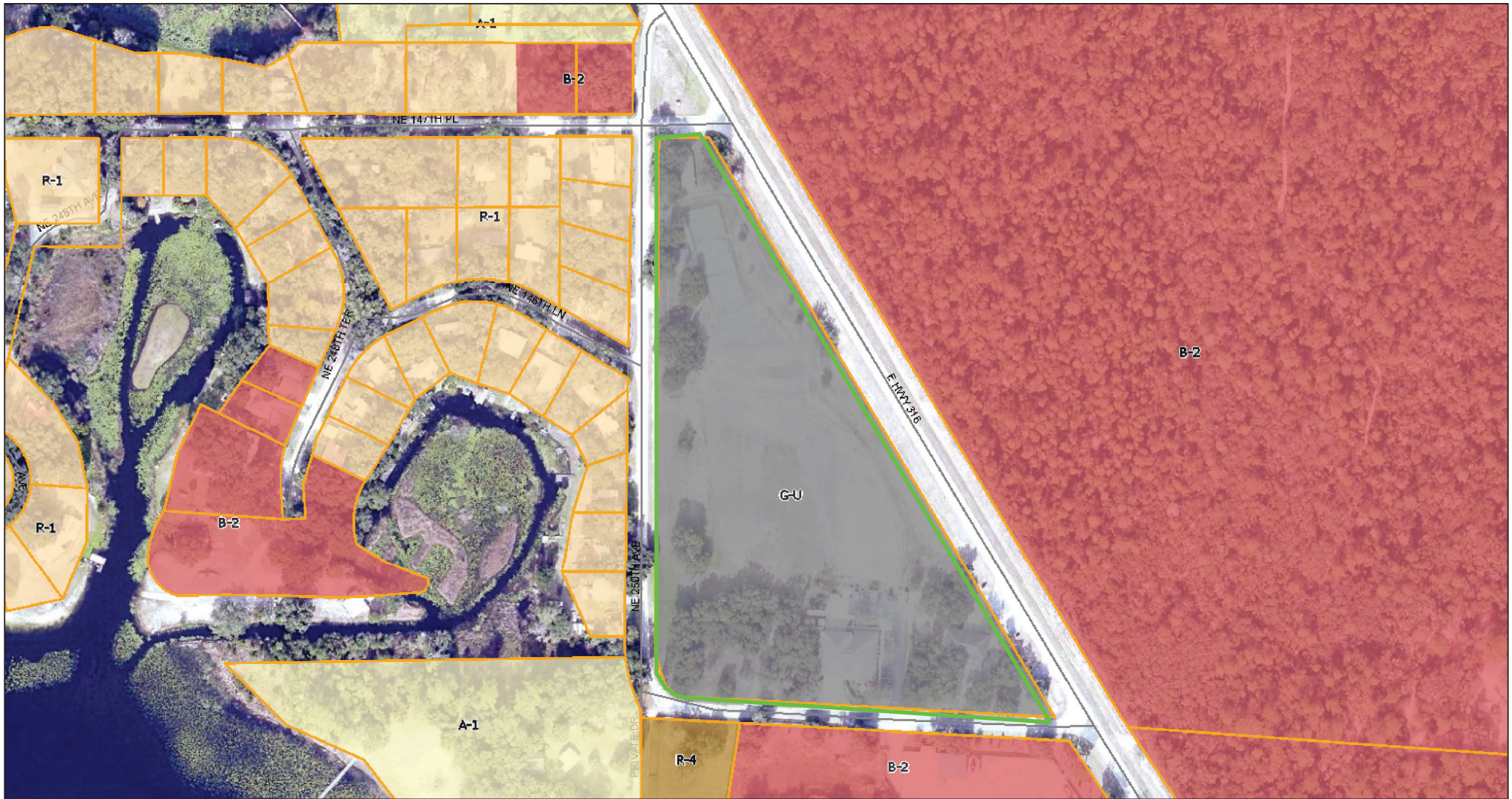
- Marion County
- Streets
- Green: Band_2
- Parcels
- Aerial 2024
- Blue: Band_3
- Red: Band_1

1:10,744



Marion County Property Appraiser, Marion County BOCC

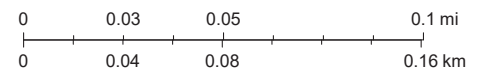
ArcGIS Web Map



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Marion County	Zoning Classification	G-U	Streets	Green: Band_2
Parcels	A-1	R-1	Aerial 2024	Blue: Band_3
	B-2	R-4	Red: Band_1	

1:2,321



Marion County Property Appraiser, Marion County BOCC