



**Marion County
Board of County Commissioners**

Growth Services ■ Planning & Zoning

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

APPLICATION FOR REZONING

Application No.: _____

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from A1 (General Agriculture)

to B2 (Community business), for the intended use of:

Office and auxiliary buildings

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

Parcel account number(s): 41200-012-00

Property dimensions: Please see attached legal description **Total acreage:** 32.9 acres

Directions: 12644 SW 16th Ave, Ocala, FL 34473

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

SUMTER ELECTRIC COOPERATIVE, INC.

Property owner name (please print)

P.O. BOX 301

Mailing address

SUMTERVILLE, FL 33585-0301

City, state, zip code

(353) 569-9519

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 \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: _____ DATE: _____ ZONING MAP NO.: _____

Rev. 01/11/2021

SUMTER ELECTRIC COOPERATIVE, INC.

Applicant or agent name (please print)

P.O. BOX 301

Mailing address

SUMTERVILLE, FL 33585-0301

City, state, zip code

(353) 569-9519

Phone number (please include area code)

Victoria Diaz

Signature

Digitally signed by Victoria Diaz
DN: C=US, E=vdiaz@bowman.com,
O=Bowman Consulting,
OU="Melbourne, FL", CN=Victoria Diaz
Contact info: vdiaz@bowman.com/
321-265-7455
Date: 2025.01.08 15:10:21-05'00'

LETTER OF AUTHORIZATION

Date: Wednesday, January 8, 2025

RE: SECO Energy Development, Ocala FL

1. Marion County Parcel 41200-012-00
2. Marion County Parcel 41200-020-01
3. Marion County Parcel 41200-020-00

TO WHOM IT MAY CONCERN:

Please be advised by this correspondence that Bowman Consulting and Project Management Advisors Inc. are authorized to act as Applicant/Agent on behalf of Sumter Electric Cooperative, Inc. for the purpose of making application submittals for permits and negotiating conditions for the above-referenced parcels.

Sumter Electric Cooperative, Inc

Print Name of the company



Signature

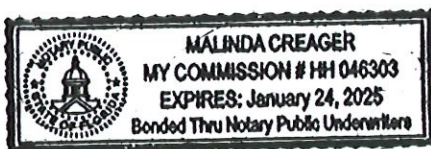
Curtis Wynn

Print Name

STATE OF Florida

COUNTY OF Sumter

Sworn to and subscribed before me, the undersigned Notary Public, this 13th day of January 2025.




Notary Public

Malinda Creager
Printed Name

Prepared by and return to:

Scott A. Gerken/mal
Attorney at Law
Stone & Gerken, P.A.
632 East Fifth Avenue
Mount Dora, FL 32757
352-887-1700
File Number: SECO-24005
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11th day of December, 2024 between Southern Hills, Limited, an Iowa corporation, registered to do business in the State of Florida as Southern Hills Limited Inc., an Iowa corporation, whose post office address is 12644 SW 16th Avenue, Ocala, FL 34473, grantor, and Sumter Electric Cooperative, Inc., a Florida not for profit corporation, whose post office address is P.O. Box 301, Sumterville, FL 33585-0301, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 the South 1/2 of the North 1/2 of the SE 1/4 lying East of right of way of I-75, in Section 1, Township 17 South, Range 21 East, Marion County, Florida, EXCEPT right of way of County Road 475-A.

TOGETHER WITH a 2006 EXPR mobile home, VIN#'s GAFL535A90778EX21 and GAFL535B90778EX21, situated thereon.

Parcel Identification Number: 41200-012-00

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 grantor hereby covenants with said 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 said land; that the grantor hereby fully 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 accruing subsequent to **December 31, 2024**.

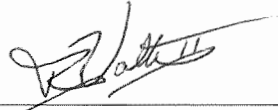
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Southern Hills, Limited, an Iowa corporation

Joe F. Priest
Witness Name: JOSEF PRIEST
Witness Address: 9023 SW 190 Ave Rd
Dunnellon, FL 34432

By: 
Richard Lee Walters, II, President

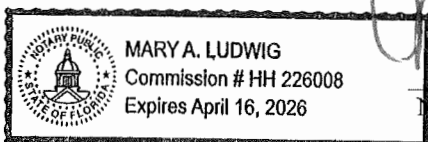
(Corporate Seal)

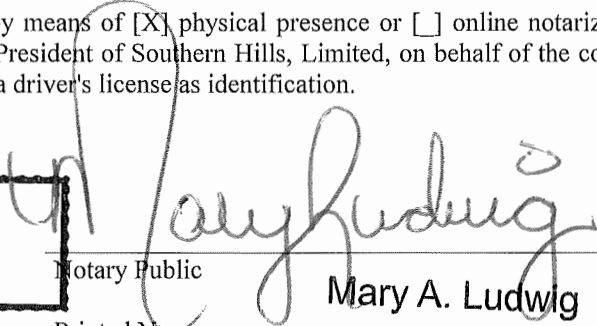
Mary A. Ludwig
Witness Name: Mary A. Ludwig
Witness Address: 632 East Fifth Avenue
Mt. Dora, FL 32757

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of December, 2024 by Richard Lee Walters, II, President of Southern Hills, Limited, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Mary A. Ludwig

My Commission Expires: April 16 2026