


**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

ZONING CHANGE APPLICATION

The undersigned hereby requests a Zoning Change in accordance with the Marion County Land Development Code, Articles 2 and 4, on the below described property and area from:
 B2 _____ to: RAC _____ for the intended use of: Self Storage Units

 Parcel ID Number(s): 1751-010-006

 Property/Site Address: NA

 Future Land Use Designation: RAC _____ Total Acreage: 1.03

Each 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) RGR Developer, LLC.	Applicant or Agent Name (print) Daniel Suarez de Puga
Mailing Address 7849 SW 36th St.	Mailing Address 7849 SW 36th St.
City, State, Zip Miami, FL, 33155	City, State, Zip Miami, FL, 33155
Phone Number (include area code) 786-302-2343	Phone Number (include area code) 561-308-0548
E-Mail Address yohandryrivera@gmail.com	E-Mail Address suarezdepuga@gmail.com
Signature* 	Signature* <i>Daniel Suarez De Puga</i>
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Owner - Yohandry Rivera	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Applicant - Daniel Suarez de Puga

*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			
<i>Project No.:</i>	<i>Plan No.:</i>	<i>Code Case No.:</i>	
<i>Rcvd by:</i>	<i>Rcvd Date:</i> / /	<i>Time:</i>	<i>PZ Case No.:</i>

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 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.

Zoning Change Application Document Completeness Checklist

The County will not review a Zoning Change application unless the Applicant provides a signed and complete application, application fee payment, and all other required materials. All required materials and payment must be included with the application at the time of submission. Documents can be submitted on various page sizes, but must be legible on 8.5"x11" Letter paper with no resulting font size less than 12pt.

By signing this application on the first page, you acknowledge that **all** required materials and payments must be submitted in full and in accordance with the specified guidelines. Incomplete or inaccurate submissions may result in rejection and return without further review.

To help ensure your application is complete, you may contact a planner with the Growth Services Department at 352-438-2674.

A Zoning Change application is complete and sufficient for Growth Services review when an Applicant provides the following materials and information:

1. ☐ A signed and complete application form accompanied by payment of the application fee.
 - a. Note: To confirm the appropriate payment amount, see the fee schedule available on the Marion County Growth Services webpage. Payments may be made by **cash, check, or credit card¹**. **Make checks payable to: Marion County Board of County Commissioners.**
 - b. Note: Ensure the application is signed by the Owner(s) and Applicant/Agent or provide written authorization naming the Applicant/Agent to act on behalf of the Owner(s).
2. ☐ A Letter of Intent that describes:
 - a. The current use, zoning, and future land use designations of the subject property;
 - b. The rezoning request and the intended use;
 - c. Any concurrent applications (e.g., comprehensive plan amendment, special use permit, variance); and
 - d. Any proposed strategies to address potential land use compatibility/character conflicts with surrounding properties (e.g., modified buffers and landscaping, enhanced setbacks, building height step-downs, etc).
3. ☐ A copy of the most recent **recorded deed** conveying the property to the current owner.
 - a. If the property is owned by a Corporation or Trust, also provide a copy of the Corporation or Trust document showing the person signing as "Owner" is a manager/registered agent of the company.

¹ Payments using a credit card are subject to a surcharge service fee.

4. ☐ A certified legal description, including the acreage, accompanied with a boundary sketch signed by a Florida Licensed Professional Surveyor for the specific property proposed to be amended.
5. ☐ A location map that clearly:
 - a. Outlines the subject property; and
 - b. Shows the current zoning, future land use designation, and existing land uses for the subject property and all adjacent properties
6. ☐ One of the following: traffic statement, traffic assessment, or traffic study per LDC Sec. 6.11.3.
7. ☐ A Justification Statement that addresses:
 - a. Market demand and the necessity for the change;
 - b. Availability and potential need for improvements to public or private facilities and services;
 - c. Environmentally sensitive areas, natural and historic resources, and other resources in the County, if applicable;
 - d. Agricultural activities and rural character of the area, if applicable;
 - e. Consistency with the Urban Growth Boundary, if applicable;
 - f. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
 - g. Consistency with FLUE Policy 2.16 - Protection of Rural Areas & FLUE Policy 2.17 Conversion of Rural Lands, if applicable;
 - h. Compatibility with current uses and land uses in the surrounding area;
 - i. Water Supply and Alternative Water Supply needs; and
 - j. Concurrency.
8. ☐ (Optional) Any additional supporting documents, media, or information to support the application. Provide a written or typed itemized list detailing all supplemental attachments.

ATTACHMENT A - Application Package



David Suarez de Puga
Ximenez Engineering, LLC
PE # 91044
1010 23rd Street N
Jacksonville Beach FL, 32250

To whom it may concern,

This Letter of Intent is submitted on behalf of RGR Developer, LLC to request a rezoning of the property address to be determined along State Road 41 (SR41), bearing Parcel ID 1751-010-006.

1. APPLICATION (See attached).

2. LETTER OF INTENT

A. Current Zoning

Current Use: The subject property is currently vacant undeveloped.

Current Zoning: The property is currently zoned B-2.

Future Land Use Designation: According to the Marion County GIS map - Comprehensive Plan, the property is designated as RAC.

B. Rezoning Request and Intended Use

Request: The applicant requests a rezoning of the Subject Property from B-2 to RAC to allow for the development of a modern, climate-controlled self-storage facility.

Intended Use: The proposed project includes the construction of three 1-story buildings designed for mini-warehouse/self-storage use, featuring an on-site leasing office and secure access. The project will provide low-traffic, high-quality storage solutions to the growing residential and commercial demand in the SR41 corridor.

C. No concurrent applications.

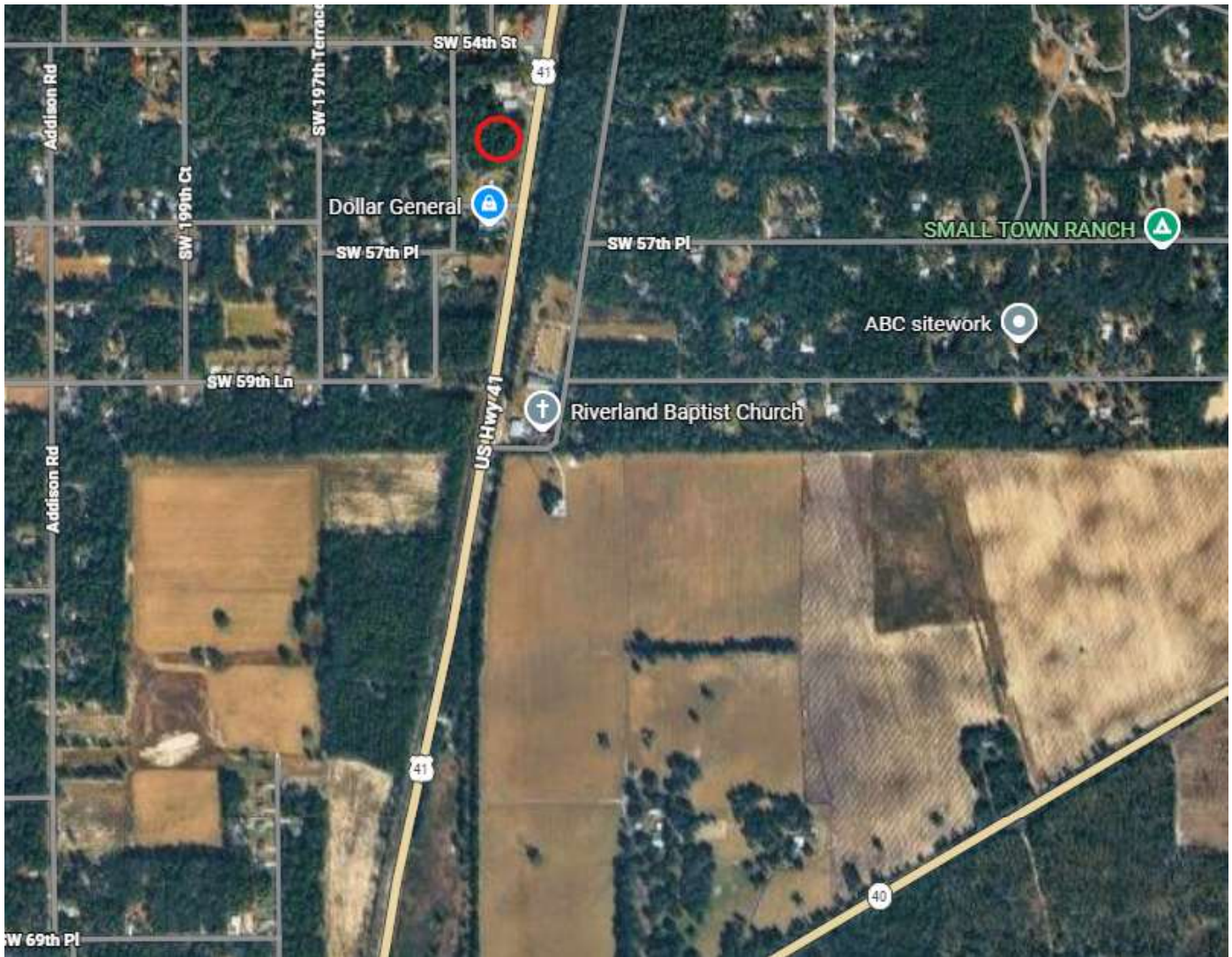
D. Land Use Compatibility and Character Strategies

The applicant is committed to ensuring the proposed storage facility is compatible with surrounding land uses; residential R-1 to the West and agricultural A-1 to the East. We propose fencing and buffer on all property lines to mitigate potential impacts:

3. RECORDED DEED (See attached).

4. SIGNED AND SEALED SURVEY (See attached).

5. LOCATION MAP



6. TRAFFIC STATEMENT

Based on ITE 11th Edition data, it can be expected fewer than 2 peak hour trips for every 100 self storage units and a total of 7 daily average trips to the site.

7. JUSTIFICATION STATEMENT

We believe this proposal represents a logical use of the property, consistent with the growth trends on SR41 and compatible with the surrounding community. Thank you for your consideration.

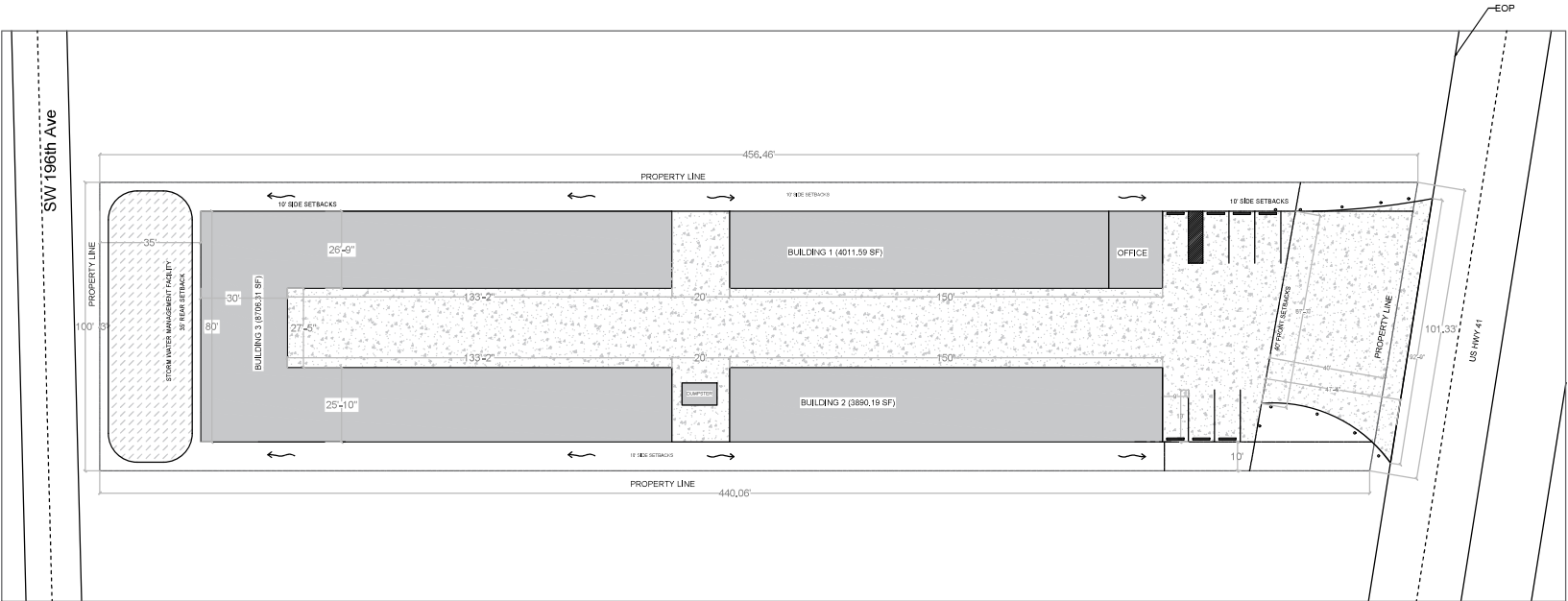
ATTACHMENT A - Application Package

SITE INFORMATION

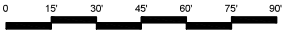
- PARCEL 1751-010-006
- VACANT COMMERCIAL (10)
- AREA 1.03 ACRE (44825 SF)

PRE AND POST CONDITION

- PROPOSED STORAGE UNIT
- TOTAL AREA 44825 SF
- PERVIOUS 12116.2 SF
- IMPERVIOUS 32648.8 SF
- %ISR 64%



SITE PLAN



ATTACHMENT A - Application Package

After Recording Return to:

Giselle Breto
Best Practices Title, LLC
1607 Ponce de Leon Blvd
Suite 203
Coral Gables, FL 33134

This Instrument Prepared by:

Giselle Breto
Best Practices Title, LLC
1607 Ponce de Leon Blvd
Suite 203
Coral Gables, FL 33134
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
1751-010-006
File No.: 20241283

WARRANTY DEED

This Warranty Deed, Made the 27th day of May, 2024, by **Ivette A. Rivera-Vazquez, a single woman**, whose post office address is: **PO Box 9353, Carolina, PR 00988**, hereinafter called the "Grantor", to **Ariday Ramos, Yohandry Rivera, and Darien Garcia Martinez**, whose post office address is: **7849 SW 36 Street, Miami, FL 33155**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Marion County, Florida**, to wit:

Lot 6, Block 10, Rainbow Acres, Inc., according plat thereof recorded in Plat Book G, Page 95C, of the Public Records of Marion County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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, 2023, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

File No.: 20241283

Page 1 of 2

ATTACHMENT A - Application Package

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Debra J. Joyal
Witness 1 Signature

Ivette A. Rivera-Vazquez
Ivette A. Rivera-Vazquez

Witness 1 Printed Name and Post Office Address:

Debra J. Joyal
P.O. Box 1004
Gotha, FL 34734

Santo Dovi
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

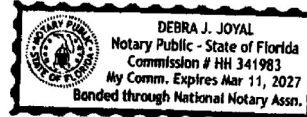
SANTO DOVI
105 W. MAIN ST.
INVERNESS, FL 34450

State of Florida
County of Orange

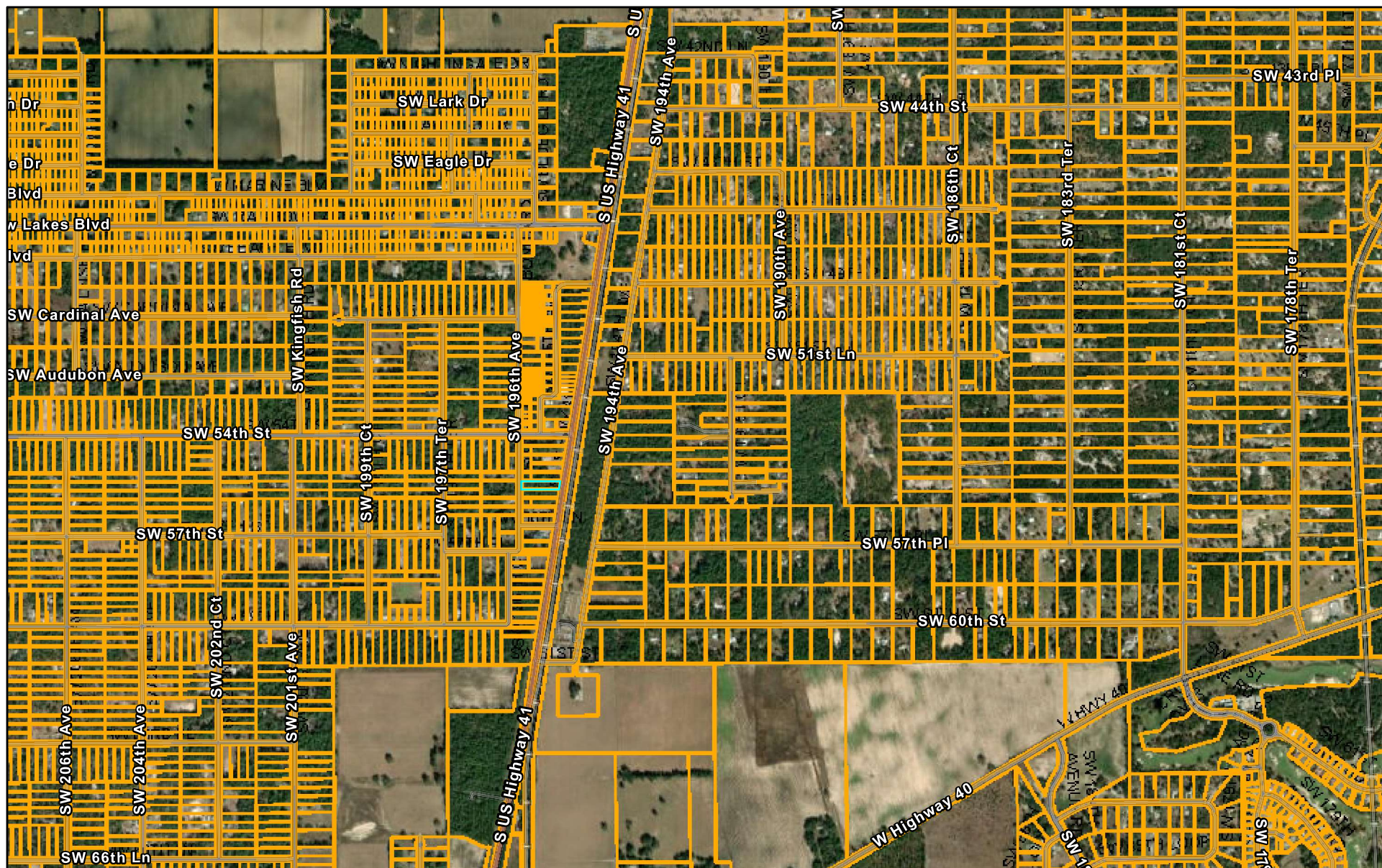
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of April, 2024 by Ivette A. Rivera-Vazquez. He/She/They is/are ☐ Personally Known OR ☒ Produced drivers license(s) as Identification.

Debra J. Joyal
Notary Public Signature
Printed Name: Debra J. Joyal
My Commission Expires: 03-11-2027

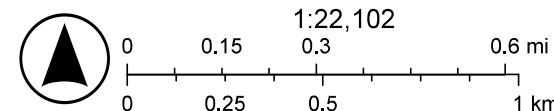
(SEAL)



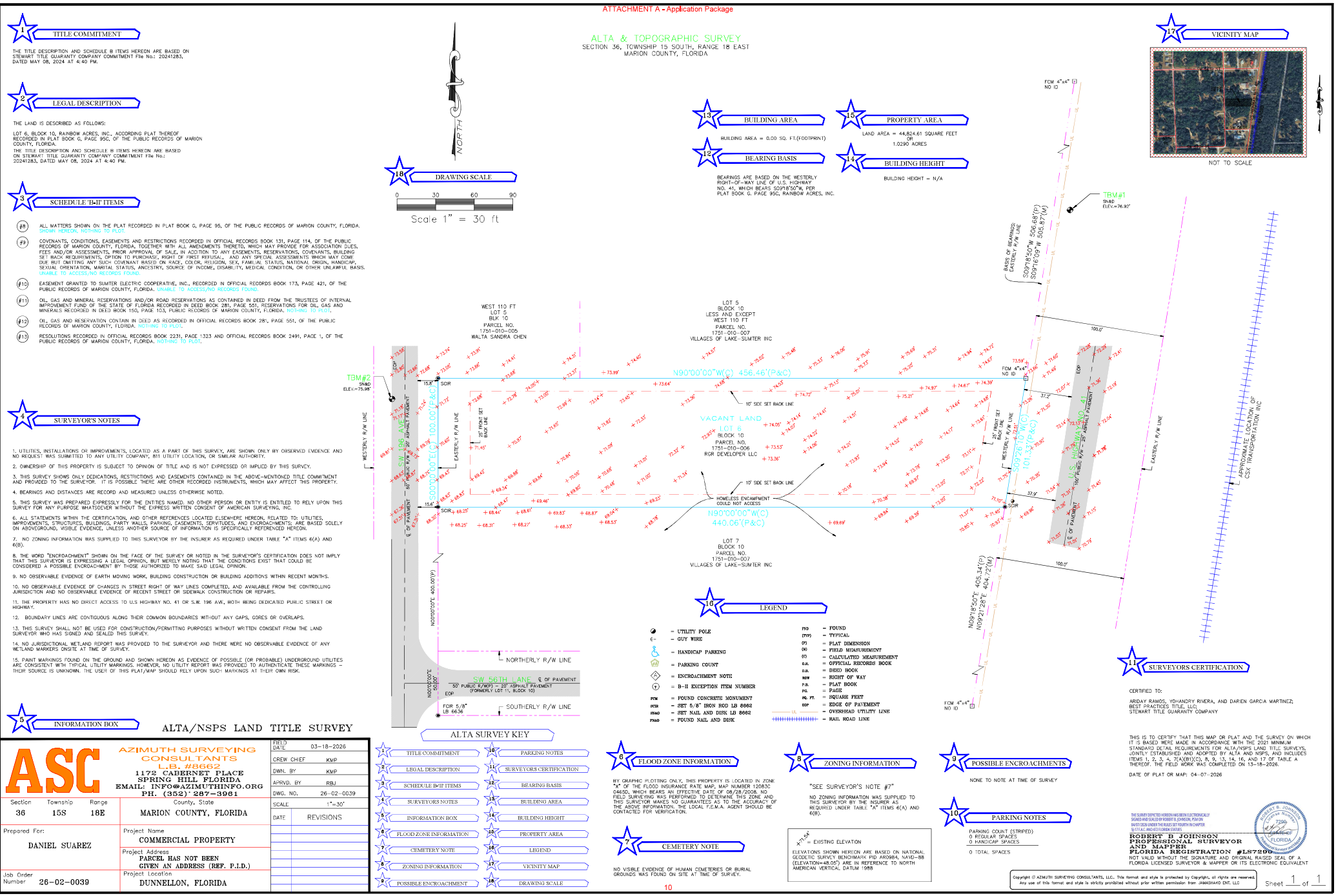
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



4/28/2026, 10:55:00 AM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Marion County BOCC, Marion



ATTACHMENT A - Application Package



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

1751-010-006

Prime Key: 2381621

[MAP IT+](#)

Current as of 4/28/2026

[Property Information](#)

RGR DEVELOPER LLC
7849 SW 36TH ST
MIAMI FL 33155-3503

[Taxes / Assessments:](#)

Map ID: 18

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 10

Acres: 1.03

[2025 Certified Value](#)

Land Just Value	\$89,734
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$89,734
Total Assessed Value	\$89,734
Exemptions	\$0
Total Taxable	\$89,734

[Ex Codes:](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$89,734	\$0	\$0	\$89,734	\$89,734	\$0	\$89,734
2024	\$89,734	\$0	\$0	\$89,734	\$35,343	\$0	\$35,343
2023	\$67,300	\$0	\$0	\$67,300	\$32,130	\$0	\$32,130

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8463/0189	09/2024	05 QUIT CLAIM	0	U	V	\$100
8318/0282	04/2024	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$100,000
1955/0066	08/1993	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$14,000

[Property Description](#)

SEC 36 TWP 15 RGE 18
PLAT BOOK G PAGE 095
RAINBOW ACRES UNIT 1
BLK 10 LOT 6

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	J
GCSF	1000	.0	.0	B2	44,867.00	SF							

ATTACHMENT A - Application Package

Neighborhood 9958
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	



DOCUMENT# L24000232071

Apr 25, 2025

Entity Name: RGR DEVELOPER, LLC**Secretary of State****5809637726CC****Current Principal Place of Business:**4229 W 7 LANE
HIALEAH, FL 33173**Current Mailing Address:**4229 W 7 LANE
HIALEAH, FL 33173 US**FEI Number:** 99-4383112**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**BLANCO, PA, GEORGINA
10261 SUNSET DR., SUITE C-101
MIAMI, FL 33173 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	Title	MGR
Name	RIVERA, YOHANDRY	Name	RAMOS, ARIDAY
Address	4229 W 7 LANE	Address	4229 W 7 LANE
City-State-Zip:	HIALEAH FL 33173	City-State-Zip:	HIALEAH FL 33173
Title	MGR		
Name	DARIEN GARCIA MARTINEZ		
Address	7010 NW 186 STREET #220A		
City-State-Zip:	HIALEAH FL 33015		

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: RIVERA , YOHANDRY

MGR

04/25/2025

Electronic Signature of Signing Authorized Person(s) Detail_____
Date