



**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 – 2025

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:

A-1, A-3 to: R-1 for the intended use of: Residential Development

Parcel ID Number(s): 39278-003-00

Property/Site Address: No address assigned

Future Land Use Designation: MR **Total Acreage:** 31.13 +/-

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) Backhoe Boys LLC | Applicant or Agent Name (print) Tillman & Associates Engineering, LLC |
| Mailing Address 5025 SE 36th Avenue Road | Mailing Address 1720 SE 16th Avenue, Bldg 100 |
| City, State, Zip Ocala, FL 34479 | City, State, Zip Ocala, FL 34471 |
| Phone Number (include area code) 352-861-4563 | Phone Number (include area code) 352-387-4540 |
| E-Mail Address stan@salsersconstruction.com | E-Mail Address Permits@Tillmaneng.com |
| Signature* | Signature* |
| Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Stan Salsers, Mgr. Backhoe Boys, LLC | Printed Name and Title of Authorized Signer (for corporate, trust & other entities) |

*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 | | |
|------------------------------|---------------------------------|-----------------------|
| Project No.: | Application Request No.: | Code Case No.: |
| Rcvd by: | Rcvd Date: / / | Time: |
| | | PZ Case No.: |

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 – 2025

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, a pre-application meeting is highly recommended. You may contact the Growth Services Development Review Coordinator at 352-438-2683 to schedule a pre-application meeting.

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: *SEE INTRO LETTER*
 - 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. *PROVIDED*

Empowering Marion for Success

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. *PROVIDED*
5. A location map that clearly: *PROVIDED*
 - 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. *PROVIDED*
7. A Justification Statement that addresses: *SEE INTRO LETTER*
 - 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. *PROPOSED CONCEPT PLAN PROVIDED*

ATTACHMENT A
Tillman & Associates
ENGINEERING, L.L.C. #

March 3, 2026

Marion County Growth Services
2710 East Silver Springs Blvd
Ocala, FL 34470

RE: Backhoe Boys LLC rezoning request on parcel 39278-003-00 n.k.a. Peanut Park

Dear Mr. Chuck Varadin,

Our client is seeking to rezone a portion of parcel 39278-003-00 (approximately 31.13 acres +/-) from A-1 (General Agriculture) and A-3 (Residential Agriculture Estates) to R-1 Single Family Residential zoning. The property currently has land use designations of commercial and medium residential. In 2004 under case 040411Z a portion was rezoned to A-3. In 2017 under case 170603Z, a portion was approved to be rezoned to B-2 (Community Business). The adjacent property to the east is currently zoned R-1 with MR land use. It appears that much of that land is already developed with single family homesites. To the north and south there are residential uses within an A-1 zoning. The entrance from SE 92nd Loop will remain B-2 for future commercial development. The developer intends to develop under the R-1 standards as required by the Marion County Land Development Code. Waivers as allowed may be considered of course. This is also located within the Urban Growth Boundary. The purpose of this request is to allow for residential development to occur that provides detached single-family homes for the constant growth in Marion County. This site is located with adjacent to the Marion County Beltway Bypass that allows access to Ocala and southern Marion County. Citizens employed within the City of Ocala, Belleview, or the Villages will find this location to be desirable and within proximity of employment. Commercial uses to accommodate their needs are nearby in the City of Belleview. Central water and sewer to be provided by the City of Belleview.

Included in this packet are the following items:

- A signed application
- A copy of the recorded deed as proof of ownership
- Sun Biz document
- A certified legal description with a boundary sketch
- Proposed Concept plan with location map
- Zoning Map
- Land Use Map
- Urban Growth Boundary Map
- Approved Traffic Assessment or Methodology (to be provided once County approves)
- Marion County Property Appraiser Card

Sincerely,

Tillman & Associates Engineering, LLC

ATTACHMENT A

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

39278-003-00

Prime Key: 2845392

[MAP IT+](#)

Current as of 1/6/2026

Property Information

BACKHOE BOYS LLC
5025 NE 36TH AVENUE RD
OCALA FL 34479-1898

Taxes / Assessments:

Map ID: 255

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 10

Acres: 36.73

2025 Certified Value

| | | | |
|----------------------|-----------|-------------------|-------------|
| Land Just Value | \$283,283 | | |
| Buildings | \$0 | | |
| Miscellaneous | \$3,241 | Impact | |
| Total Just Value | \$286,524 | Land Class Value | (\$277,773) |
| Total Assessed Value | \$8,751 | Total Class Value | \$5,510 |
| Exemptions | \$0 | <u>Ex Codes:</u> | \$8,751 |
| Total Taxable | \$8,751 | | |

History of Assessed Values

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|-----------|--------------|------------|-------------|
| 2025 | \$283,283 | \$0 | \$3,241 | \$286,524 | \$8,751 | \$0 | \$8,751 |
| 2024 | \$283,283 | \$0 | \$3,241 | \$286,524 | \$8,751 | \$0 | \$8,751 |
| 2023 | \$283,283 | \$0 | \$3,241 | \$286,524 | \$8,907 | \$0 | \$8,907 |

Property Transfer History

| Book/Page | Date | Instrument | Code | Q/U | V/I | Price |
|---------------------------|---------|---------------------|------------------------|-----|-----|-------------|
| 8732/0053 | 10/2025 | 06 SPECIAL WARRANTY | 4 V-APPRAISERS OPINION | Q | V | \$734,600 |
| 5738/1288 | 09/2012 | 43 R-O-W | 0 | U | V | \$100 |
| 5738/1281 | 08/2012 | 43 R-O-W | 0 | U | V | \$100 |
| 5354/1203 | 04/2010 | 43 R-O-W | 0 | U | V | \$100 |
| 5093/0948 | 09/2008 | 08 CORRECTIVE | 0 | U | V | \$100 |
| 5083/1259 | 08/2008 | 07 WARRANTY | 0 | U | V | \$100 |
| 3777/1274 | 07/2004 | 07 WARRANTY | 2 V-SALES VERIFICATION | Q | V | \$1,100,000 |
| 3351/0383 | 02/2003 | 07 WARRANTY | 2 V-SALES VERIFICATION | Q | V | \$795,000 |
| LESE/03YR | 09/2000 | LS LEASE | 0 | U | V | \$3,000 |
| 2064/0463 | 08/1994 | 64 SJDGMNT | 0 | U | V | \$100 |
| 2210/1644 | 06/1990 | 07 WARRANTY | 7 PORTIONUND INT | U | V | \$100 |
| 2210/1640 | 06/1990 | 07 WARRANTY | 7 PORTIONUND INT | U | V | \$100 |

Property Description

SEC 33 TWP 16 RGE 23

ATTACHMENT A

COM AT THE SW COR OF SEC 33 TH S 89-56-48 E 1029.03 FT TO THE POB
 TH N 00-45-03 E 462.76 FT TO POC OF CURVE CONCAVE SELY HAVING A
 RADIUS OF 11369 FT CENTRAL ANGLE OF 01-31-39 TH NELY ALG ARC OF
 SAID CURVE 303.096 FT CHORD BEARING & DISTANCE OF N 01-30-52 E
 303.08 FT TH S 87-43-18 E 303.84 FT TO POC OF NON TANGENT CURVE
 CONCAVE SELY HAVING A RADIUS OF 11113.10 FT CENTRAL ANGLE OF
 03-11-23 TH NELY ALG ARC OF SAID CURVE 618.68 FT CHORD BEARING &
 DISTANCE OF N 03-55-53 E 618.60 FT TH N 84-35-40 W 309.41 FT TO POC
 OF NON TANGENT CURVE SELY HAVING A RADIUS OF 11374.02 FT CENTRAL
 ANGLE OF 00-57-25 TH NELY ALG ARC OF SAID CURVE 189.96 FT CHORD
 BEARING & DISTANCE OF N 05-57-31 E 189.96 FT TH N 06-19-24 E 234.37 FT
 TH S 83-40-36 E 7 FT TH N 06-19-24 E 90.66 FT TH N 89-56-52 E 420.37 FT TH
 N 00-10-57 W 72.98 FT TH N 89-59-00 E 416.05 FT TH S 00-16-09 E 1982.78 FT
 TH S 89-41-10 W 428.55 FT TH N 89-56-47 W 531.48 FT TO THE POB

Parent Parcel: 39278-000-00

Land Data - Warning: Verify Zoning

| Use | CUse | Front | Depth | Zoning | Units | Type | Rate | Loc | Shp | Phy | Class | Value | Just Value |
|------|------|-------|-------|--------|------------|------|------|-----|-----|-----|-------|-------|------------|
| 1000 | 1000 | .0 | .0 | A3 | 31.13 | AC | | | | | | | |
| 1000 | 1000 | .0 | .0 | B2 | 243,936.00 | SF | | | | | | | |

Neighborhood 9994
Mkt: 2 70

Miscellaneous Improvements

| Type | Nbr | Units | Type | Life | Year In | Grade | Length | Width |
|-------------------|----------|-------|------|------|---------|-------|--------|-------|
| 114 FENCE BOARD | 382.00 | | LF | 10 | 2001 | 3 | 0.0 | 0.0 |
| 259 WELL 04-12IN | 1.00 | | UT | 99 | 2001 | 1 | 0.0 | 0.0 |
| 112 FENCE WIRE/BD | 1,450.00 | | LF | 10 | 2001 | 3 | 0.0 | 0.0 |

Appraiser Notes

ZONING CHANGE A1 & R1 TO A3 04.20.04

Planning and Building

** Permit Search **

| Permit Number | Date Issued | Date Completed | Description |
|---------------|-------------|----------------|-------------|
| | | | |
| | | | |



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
BACKHOE BOYS, LLC

Filing Information

Document Number L18000121823
FEI/EIN Number 83-0544703
Date Filed 05/15/2018
Effective Date 05/15/2018
State FL
Status ACTIVE

Principal Address

5025 NE 36TH AVE RD
OCALA, FL 34479

Mailing Address

5025 NE 36TH AVE RD
OCALA, FL 34479

Registered Agent Name & Address

SALSER, FLOYD S, III
5025 NE 36TH AVE RD
OCALA, FL 34479

Authorized Person(s) Detail

Name & Address

Title MGR

SALSER, FLOYD S, III
5025 NE 36TH AVE RD
OCALA, FL 34479

Title MGR

SALSER, NESHA L
5025 NE 36TH AVE RD
OCALA, FL 34479

Annual Reports

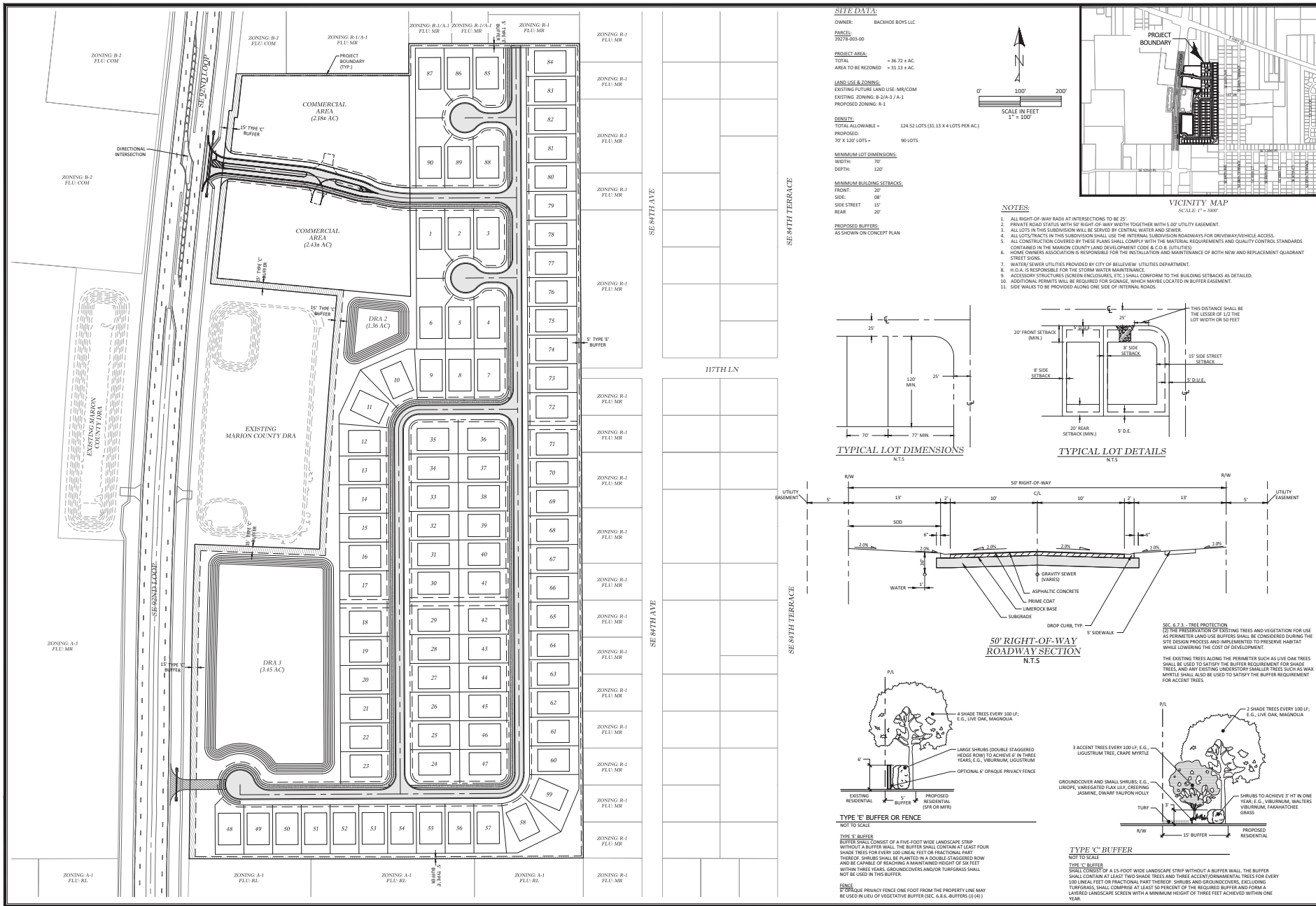
| Report Year | Filed Date |
|-------------|------------|
|-------------|------------|

ATTACHMENT A

| | |
|------|------------|
| 2023 | 04/12/2023 |
| 2024 | 03/06/2024 |
| 2025 | 04/17/2025 |

Document Images

| | |
|---|--------------------------|
| 04/17/2025 -- ANNUAL REPORT | View image in PDF format |
| 03/06/2024 -- ANNUAL REPORT | View image in PDF format |
| 04/12/2023 -- ANNUAL REPORT | View image in PDF format |
| 03/30/2022 -- ANNUAL REPORT | View image in PDF format |
| 04/12/2021 -- ANNUAL REPORT | View image in PDF format |
| 03/31/2020 -- ANNUAL REPORT | View image in PDF format |
| 02/08/2019 -- ANNUAL REPORT | View image in PDF format |
| 05/15/2018 -- Florida Limited Liability | View image in PDF format |



Tillman & Associates
ENGINEERS, INC.
ONE ENGINEERING WALKER LANE SUITE 200 OCEOLA FL 32477
Office: (352) 387-1540 Fax: (352) 387-4545

| | |
|-----------|--|
| DATE | |
| REVISIONS | |

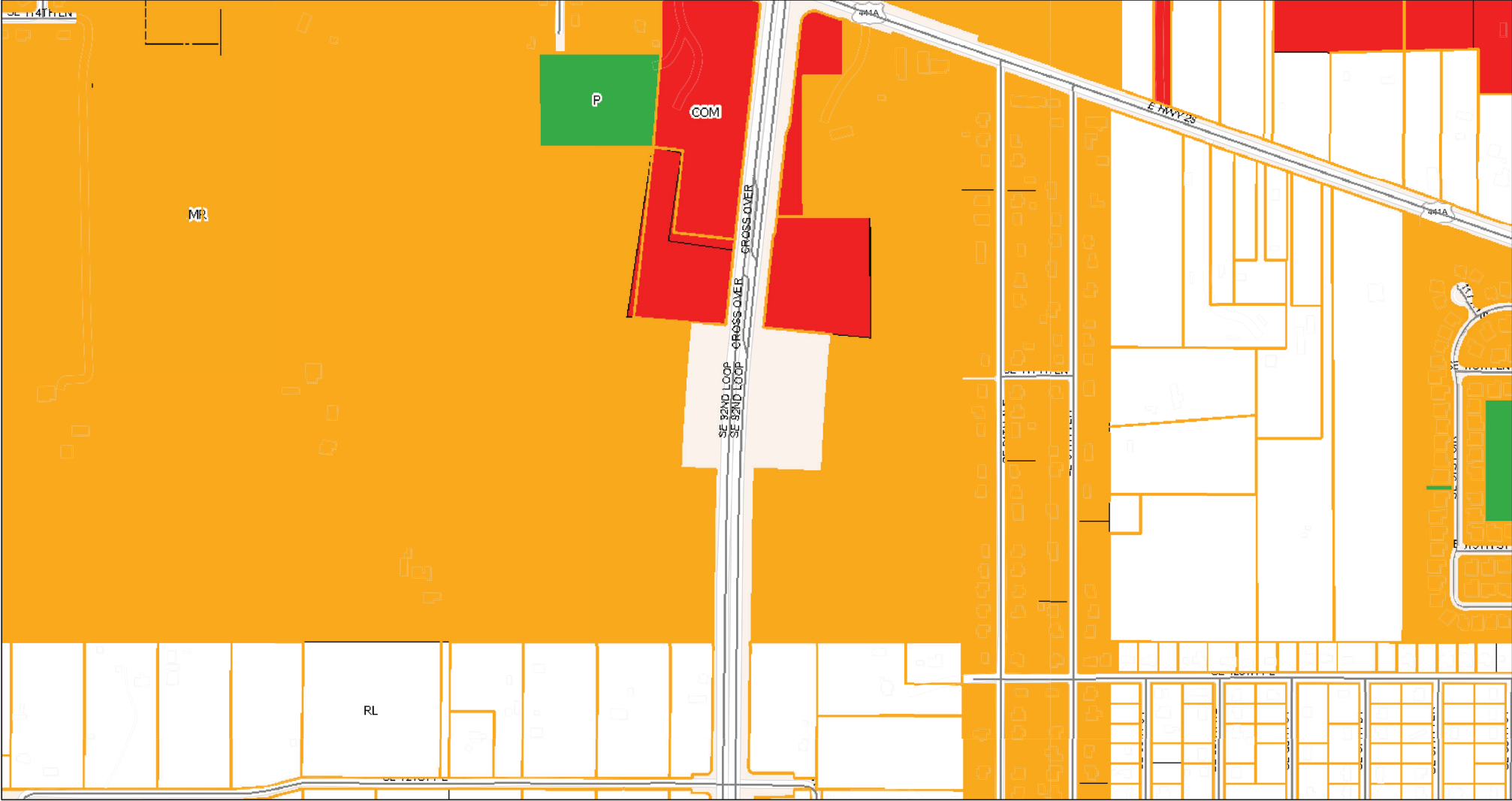
CONCEPT PLAN

SALSBER 92ND 36 ACERS
MARION COUNTY, FLORIDA

DATE: 11/18/2025
DRAWN BY: JS
CHECKED BY: JMM
JOB NO: 25-0154-1

SHEET: 01

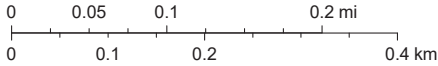
ATTACHMENT A
ArcGIS Web Map



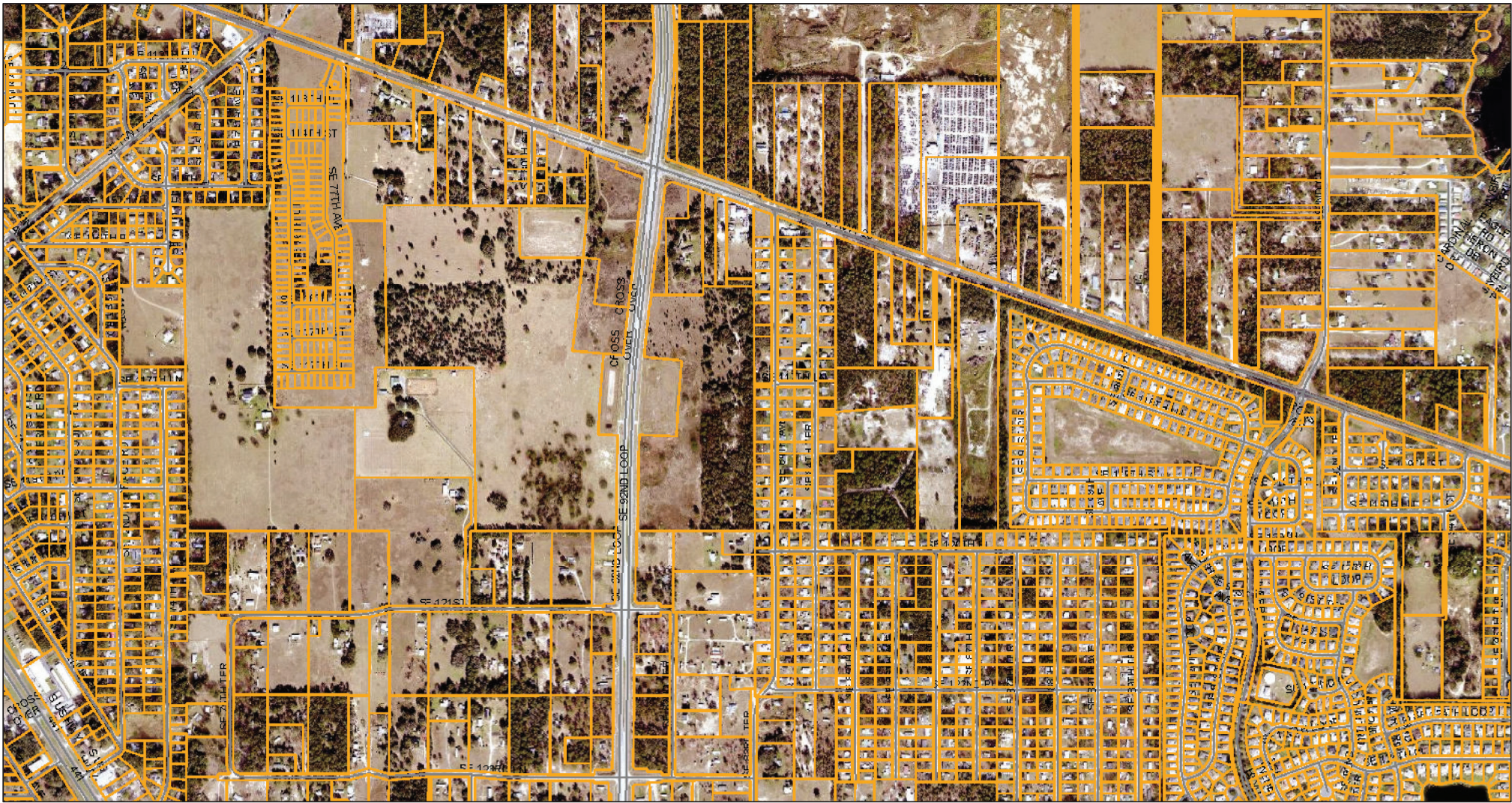
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- | | | |
|---------------|----------------------------------|-----------------------------------|
| Marion County | Future Land Use | Commercial (0 - 8 du/ac; FAR 1.0) |
| Parcels | Rural Land (1 du/10 ac) | Public (N/A; FAR 1.0) |
| | Medium Residential (1 - 4 du/ac) | Streets |

1:5,957



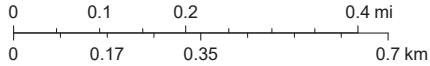
Marion County Property Appraiser, Marion County BOCC



1/19/2026, 11:29:15 AM

1:10,744

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



Marion County Property Appraiser

ATTACHMENT A

Prepared by and Return to:
Ocala Land Title Insurance Agency, Ltd.
Christine Albright
503 East Silver Springs Boulevard
Ocala, Florida 34470
Our File Number: OL2507019

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1 day of October, 2025, between **Kirk Boone, Individually and as Trustee under the Trust Agreement dated August 20, 2004**, whose mailing address is: **16 SE Broadway Street, Ocala, Florida 34471**, party of the first part, and **Backhoe Boys, LLC, a Florida Limited Liability Company**, whose mailing address is: **5025 NE 36th Avenue Road, Ocala, Florida 34479**, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

A PORTION OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF SAID SECTION 33; THENCE S.89°56'48"E. ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1029.03 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF S.E. 92ND LOOP (WIDTH VARIES), SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH BOUNDARY, PROCEED NORTHERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: N.00°45'03"E., 462.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 11,369.00 FEET AND A CENTRAL ANGLE OF 01°31'39"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, 303.09 FEET (CHORD BEARING AND DISTANCE OF N.01°30'52"E., 303.08 FEET); THENCE S.87°43'18"E., 303.84 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 11,113.10 FEET AND A CENTRAL ANGLE OF 03°11'23"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, 618.68 FEET (CHORD BEARING AND DISTANCE OF N.03°55'53"E., 618.60 FEET); THENCE N.84°35'40"W., 309.41 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 11,374.02 FEET AND A CENTRAL ANGLE OF 0°57'25"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, 189.96 FEET (CHORD BEARING AND DISTANCE OF N.05°57'31"E., 189.96 FEET); THENCE N.06°19'24"E., 234.37 FEET; THENCE S.83°40'36"E., 7.00 FEET; THENCE N.06°19'24"E., 90.66 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF SE 92ND LOOP, PROCEED N.89°56'52"E., 420.37 FEET; THENCE N.00°10'57"W., 72.98 FEET; THENCE N.89°59'00"E., 416.05 FEET TO A POINT ON THE WEST BOUNDARY OF BELLEVIEW RIDGE ESTATES, AS RECORDED IN PLAT BOOK F, PAGE 102 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.00°16'09"E. ALONG SAID WEST BOUNDARY, 1982.78 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE S.W. 1/4 OF AFOREMENTIONED SECTION 33; THENCE S.89°41'10"W. ALONG SAID SOUTH BOUNDARY, 428.55 FEET; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY N.89°56'47"W., 531.48 FEET TO THE POINT OF BEGINNING

Parcel Account # 39278-003-00 & 39278-003-05 (AWOL)

The land described herein is not the homestead of the grantor(s) and neither the grantor nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land

DEED - Special Warranty Deed

ATTACHMENT A

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness #1 Signature Christine G. Albright

Witness #1 Name Printed

Witness #1 Address: 503 E. Silver Springs Blvd.,
Ocala, FL. 34470

[Signature] (SEAL)
Kirk Boone, Individually and as Trustee under the
Trust Agreement dated August 20, 2004

Witness #2 Signature

[Signature]
Michelle M. Bailey

Witness #2 Name Printed

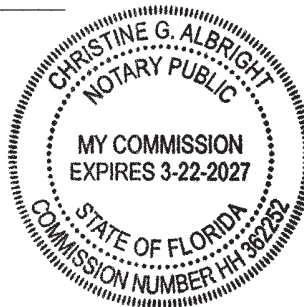
Witness #2 Address: 503 E. Silver Springs Blvd.,
Ocala, FL. 34470

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of October, 2025, by **Kirk Boone, Individually and as Trustee under the Trust Agreement dated August 20, 2004**

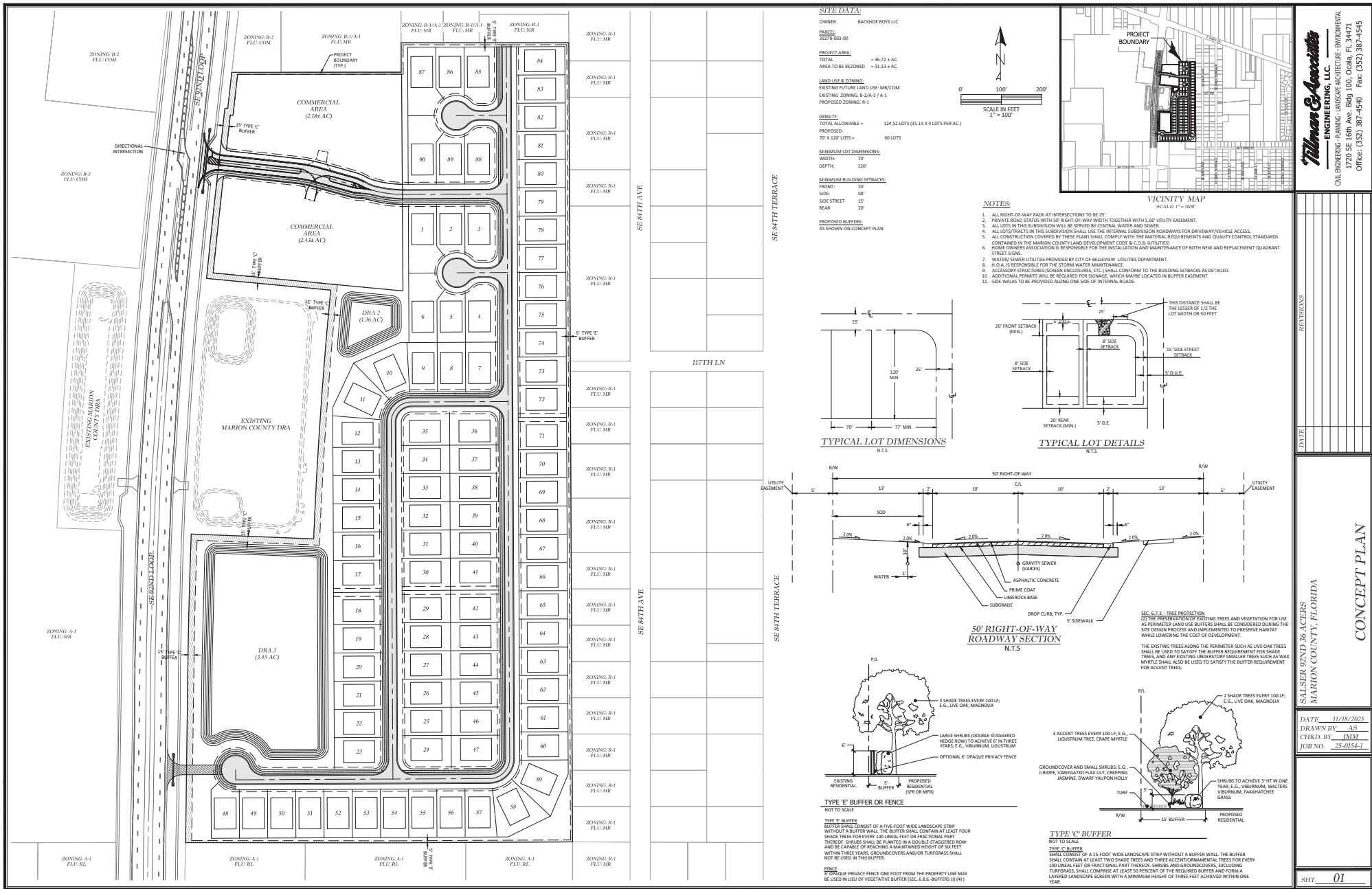
Signature of Notary Public [Signature]
Notary Public Printed Name: Christine G. Albright

Personally Known OR Produced Identification
Type of Identification Produced _____



(SEAL)

DEED - Special Warranty Deed



Tillman & Associates
 ENGINEERS, INC.
 ONE ENGINEERING BLVD. SUITE 100 OCEOLA, FL 32477
 Office: (352) 387-1540 Fax: (352) 387-4545

| | |
|-----------|--|
| DATE | |
| REVISIONS | |

CONCEPT PLAN

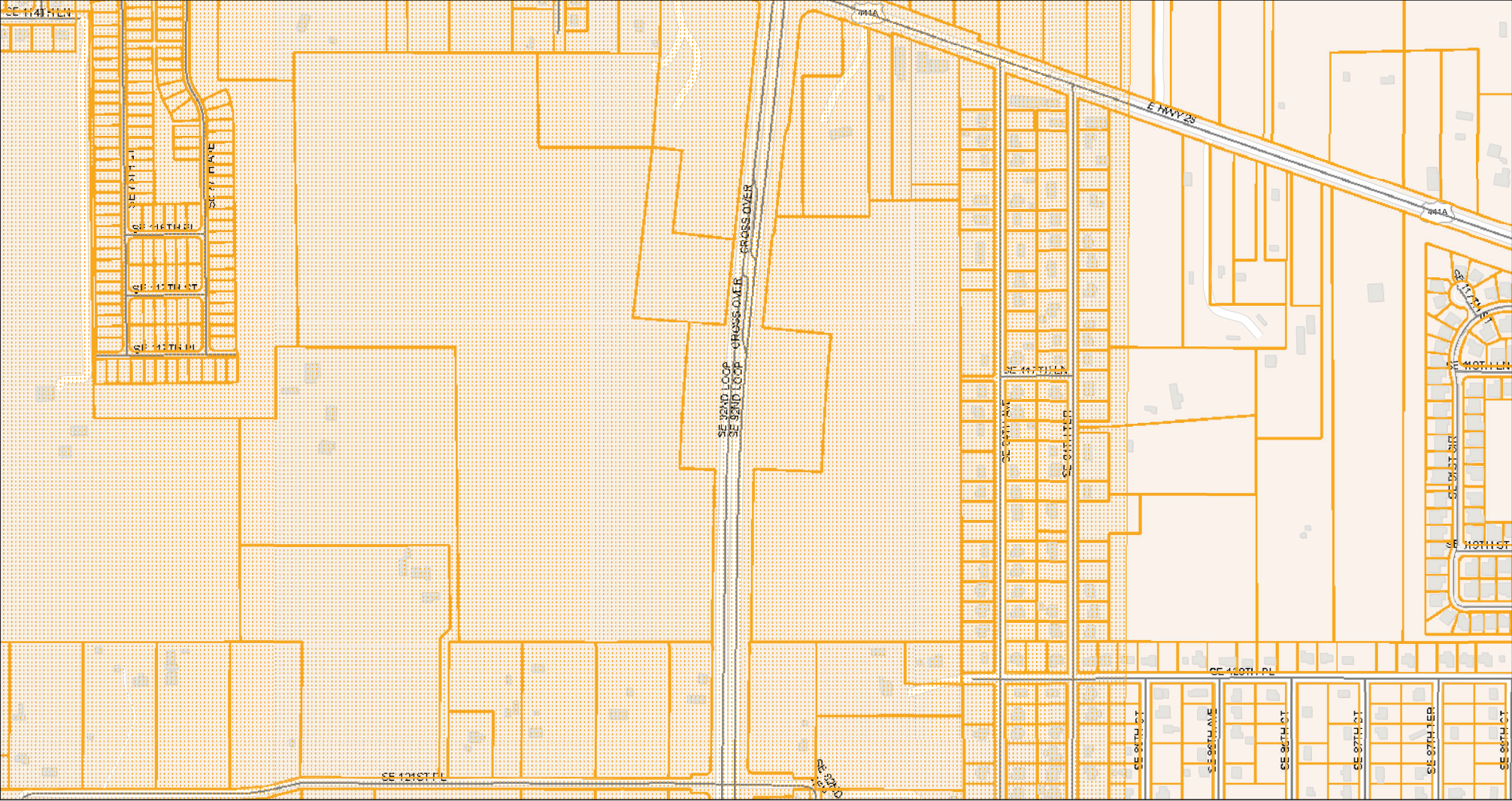
SALSBER 92ND 36 ACERS
 MARION COUNTY, FLORIDA

DATE: 11/18/2025
 DRAWN BY: JS
 CHECKED BY: JMM
 JOB NO: 25-0154-1

SHEET: 01

ATTACHMENT A

ArcGIS Web Map



1/6/2026, 2:50:07 PM

- Marion County
- Urban Growth Boundary
- Parcels
- Streets

1:5,957

