



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 COMPLETE

DATE COMPLETED 3/01/24 INITIALS [Signature]

TENTATIVE MEETING DATES

P&Z PH 4/29/24

BCC/P&Z PH 5/21/24

RECEIVED

FEB 28 2024

Marion County Growth Service

APPLICATION FOR ZONING CHANGE

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 R-4 (Residential Mixed Use to PMH (Mobile Home Park), for the intended use of: 55+ Age Restricted Mobile Home Park

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

Parcel account number(s): 45509-000-00

Property dimensions: _____ Total acreage: 10 Acres +/-

Directions: Travel south on US Hwy 301/441, T/L onto SE 143rd Lane, T/L onto SE 90th Court, then T/R onto SE 140th Place then T/L into driveway just before the home located at 9355 SE 140th Place.

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

Hidden Little Lake Weir LLC

Property owner name (please print) 9335 SE 140th Place

Mailing address Summerfield, FL. 34491

City, state, zip code

Phone number (please include area code)

Email Address:

WALLACE H SMITH 02/12/24

Signature

Tillman & Associates Engineering LLC.

Applicant or agent name (please print) 1720 SE 16th Avenue, Building 100

Mailing address Ocala, FL. 34471

City, state, zip code 352-387-4540

Phone number (please include area code)

Email: Permits@Tillmaneng.com

CHRISTINE A SMITH 02/12/24

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: [Signature] LAND USE: [Signature]

DATE: 2/28/24 ZONING: R-4

ZONING MAP NO.: 256 SEC/TWP/RGE: 10/17/23

Rev. 07/02/2019

PROJECT: 2009120001 AR: 31242

"Meeting Needs by Exceeding Expectations"

Tillman & Associates
ENGINEERING, LLC.

February 28TH, 2024

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

RE: Hidden Little Lake Weir, LLC rezone to PMH

Please except the following documents in reference to a rezoning application on parcel 45509-000-00 from R-4 to PMH.

- Rezoning application
- Written Findings and Facts
- Division of Corporations
- General Warranty Deed
- MCPA property card
- Check in the amount of \$1,000.

Should you require additional information, please contact our office.

Thank you for your assistance in this matter.

Tillman and Associates Engineering, LLC.

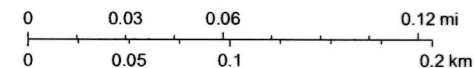
MCBCC Interactive Map - Internal



3/1/2024, 10:00:12 AM

1:2,866

- Parcels Labels
- Parcels
- Address Points
- Structure - Addressed
- Electric Meter
- Lift Station
- No Address
- Unverified Point
- Marion County
- Environmentally Sensitive Overlay Zones
- County Road Maintenance
- OCE Maintained Paved
- Not Maintained
- Streets
- Aerial2023
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Marion County IT GIS Team, Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

Written Findings and Facts for Rezoning to PMH for parcel 45509-000-00

- 1) Provision for ingress and egress to property and proposed structures thereon with reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe. – *Access will be provided by a connecting access road as platted in the adjacent subdivision, Little Lake Weir Subdivision, PB F page 108.*
- 2) Provision for off-street parking and loading areas, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the proposed use on adjoining properties and properties generally in the surrounding area. – *This site is proposed to be developed as a high-end manufactured home park in conjunction with the adjoining property. Each home site will have a provision for parking.*
- 3) Provisions for refuse and service area, with particular reference to the items in (1) and (2) above. – *Private refuse company will be optional for residents to utilize.*
- 4) Provision for utilities, with reference to locations, availability, and compatibility. *Marion County or private utility company will be utilized to provide water and sewer along with Duke Energy as the electric provider.*
- 5) Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary. – *Buffers will be in conformance with LDC requirements subject to waivers being considered. There is an existing 50' Buffer easement along the N,E, and W boundaries of the adjacent land owner. The site will be designed to provide separation from the southern boundary.*
- 6) Provision for exterior lighting with consideration given to glare, traffic safety, economic effects and compatibility and harmony with properties in the surrounding area. – *Any outside lighting shall be shielded to not cast glare onto adjacent properties.*
- 7) Provision for general compatibility with adjacent properties and other properties in the surrounding area. – *The property to the south is an existing platted subdivision consisting of MHs and currently zoned to allow MH. The property to the west is the boat & RV storage facility for the adjacent subdivision. This is proposed to be an age restricted community.*
- 8) Provision for meeting any special requirements required by the site analysis for the particular use involved. – *This is a straight zoning request. All development standards will be met unless waivers are considered. Conditional zoning is deemed unconstitutional.*

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

45509-000-00

Prime Key: 1105269

[Beta MAP IT+](#)

Current as of 3/1/2024

[Property Information](#)

HIDDEN LITTLE LAKE WEIR LLC
 9335 SE 140TH PL
 SUMMERFIELD FL 34491-3543

[Taxes / Assessments:](#)

Map ID: 256

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 99

Acres: 10.00

[2023 Certified Value](#)

Land Just Value	\$75,000	
Buildings	\$0	
Miscellaneous	\$0	
Total Just Value	\$75,000	
Total Assessed Value	\$75,000	
Exemptions	\$0	
Total Taxable	\$75,000	

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$75,000	\$0	\$0	\$75,000	\$75,000	\$0	\$75,000
2022	\$75,000	\$0	\$0	\$75,000	\$75,000	\$0	\$75,000
2021	\$70,000	\$0	\$0	\$70,000	\$70,000	\$0	\$70,000

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5501/0558	03/2011	06 SPECIAL WARRANTY	0	U	V	\$100
5460/0451	12/2010	06 SPECIAL WARRANTY	0	U	V	\$100
5431/1039	10/2010	06 SPECIAL WARRANTY	0	U	V	\$100
5431/1038	10/2010	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	V	\$100
1574/1270	04/1989	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$47,500

[Property Description](#)

SEC 10 TWP 17 RGE 23
 W 1/2 OF S 1/2 OF SE 1/4 OF SW 1/4

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
9902		660.0	660.0	R4	10.00	AC							

Neighborhood 9500 - 17/23 E of Hwy 441 & 17/24
Mkt: 10 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY

DATE: 04/08/2011 01:51:32 PM

FILE #: 2011029869 OR BK 05501 PGS 0558-0559

Record \$ 18.00 Rec
170 DS

This Instrument Prepared by
and Return to:
Tim D. Haines
Gray, Ackerman & Haines, P.A.
125 NE 1st Avenue, Suite 1
Ocala, FL 34470

REC 18.50 DEED DS 0.70



PROPERTY APPRAISER'S
PARCEL IDENTIFICATION NO: 45509-000-00

NOTE: THIS IS A CONVEYANCE FROM INDIVIDUALS TO AN EXISTING LIMITED LIABILITY COMPANY OF WHICH THE INDIVIDUAL GRANTORS ARE THE SOLE MEMBERS AND, THEREFORE, THERE HAS BEEN NO CHANGE IN THE BENEFICIAL OWNERSHIP INTEREST IN THE PROPERTY. THE PROPERTY IS UNENCUMBERED.

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED made this 29 day of March, 2011, by and between DAVID O. SMITH, WALLACE H. SMITH, AND CHRISTINE SMITH, whose address is 9325 SE 140th Place, Summerfield, FL 34491 "Grantor" and HIDDEN LITTLE LAKE WEIR, LLC, A FLORIDA LIMITED LIABILITY COMPANY whose address is 9325 SE 140th Place, Summerfield, FL 34491, "Grantee".

WITNESSETH:

WITNESSETH that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration 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, situated, lying and being in Marion County, Florida, to-wit:

THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 23 EAST

TOGETHER with all the estate and rights of Grantor in such property.

Subject to:

- Easements, restrictions and limitations of record
- Taxes for the year 2010 and all subsequent years

GRANTOR, AND EACH OF THEM, HEREBY AFFIRM THAT THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO REAL PROPERTY CLAIMED BY THE GRANTOR AS HIS/HER HOMESTEAD.

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by or through Grantor, but no others.

"Grantor" and "Grantee" are used for singular or plural, as context required.

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

Signed and delivered in our presence as witnesses:

Print Name: Nathaniel Anthony

Print Name: BRUCE GEORGIA

AS TO GRANTOR:

DAVID O. SMITH

Signed and sealed in our presence as witnesses:

Print Name: GEORGIA SMITH

Print Name: Jessica T. Lydick

WALLACE H. SMITH

Signed and sealed in our presence as witnesses:

Georgia Smith
Print Name: GEORGIA SMITH
Jessica Lydick
Print Name: Jessica Lydick

Christine A Smith
CHRISTINE SMITH

STATE OF New York
COUNTY OF Broome

The foregoing SPECIAL WARRANTY DEED was acknowledged before me by DAVID O. SMITH, who is:

Personally known by me, OR
 Produced a driver's license as identification.

Dated: this 29 day of March, 2011.

Andrew J. Swift
Notary Public, State of New York
No. 01SW6221592
Residing in Chenango County
Commission Expires 5/10/14

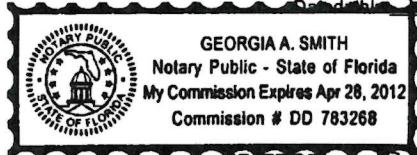
Andrew J. Swift
Print Name: Andrew J. Swift
Notary Public, State of New York
Commission number 01SW6221592
Commission expires 5/10/14

STATE OF Florida
COUNTY OF Sumter

The foregoing SPECIAL WARRANTY DEED was acknowledged before me by WALLACE H. SMITH who is:

Personally known by me, OR
 Produced a driver's license as identification.

Dated: this 31st day of March, 2011.



Georgia A. Smith
Print Name: GEORGIA A SMITH
Notary Public, State of FL
Commission number DD 783268
Commission expires 04-28-2012

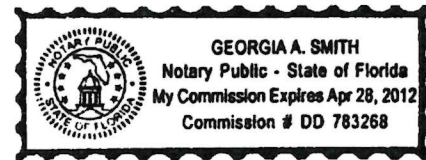
STATE OF Florida
COUNTY OF Sumter

The foregoing SPECIAL WARRANTY DEED was acknowledged before me by CHRISTINE SMITH who is:

Personally known by me, OR
 Produced a driver's license as identification.

Dated: this 31st day of March, 2011.

Georgia A. Smith
Print Name: GEORGIA A SMITH
Notary Public, State of FL
Commission number DD 783268
Commission expires 04-28-2012





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

Detail by Entity Name

Florida Limited Liability Company
HIDDEN LITTLE LAKE WEIR, LLC

Filing Information

Document Number L11000007567
FEI/EIN Number 45-1435913
Date Filed 01/19/2011
State FL
Status ACTIVE

Principal Address

9335 S.E. 140TH PLACE
SUMMERFIELD, FL 34491

Changed: 04/29/2018

Mailing Address

100 Eggleston Road
Whitney Point, NY 13862

Changed: 06/14/2020

Registered Agent Name & Address

HAINES, TIM D
C/O GRAY, ACKERMAN, HAINES, P.A.
125 N.E. 1ST AVENUE, SUITE 1
OCALA, FL 34470

Authorized Person(s) Detail

Name & Address

Title MGRM

SMITH, WALLACE H
9335 SE 140TH PLACE
SUMMERFIELD, FL 34491

Title MGRM

SMITH, CHRISTINE A

9335 SE 140TH PLACE
SUMMERFIELD, FL 34491

Annual Reports

Report Year	Filed Date
2021	04/17/2021
2022	04/07/2022
2023	04/30/2023

Document Images

04/30/2023 -- ANNUAL REPORT	View image in PDF format
04/07/2022 -- ANNUAL REPORT	View image in PDF format
04/17/2021 -- ANNUAL REPORT	View image in PDF format
06/14/2020 -- ANNUAL REPORT	View image in PDF format
04/28/2019 -- ANNUAL REPORT	View image in PDF format
04/29/2018 -- ANNUAL REPORT	View image in PDF format
08/23/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
04/20/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
04/16/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
01/19/2011 -- Florida Limited Liability	View image in PDF format