

**From:** James Ross <jctritonross@msn.com>  
**Sent:** Wednesday, July 21, 2021 8:48 AM  
**To:** Marion County Zoning  
**Subject:** 210802Z

**CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER**

This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the “Phish Alert” button in Outlook or contact the Helpdesk.

My name is James Ross and my wife Joyce and I own two parcels that would be effected by the building of a Family Dollar near the entrance for our subdivision ( 1140-017-000 & 1139-009-000). We love our neighborhood where we have lived for the past 21 years. Over the years as Salt Springs has grown, the noise and traffic has become, almost city like. We love seeing the wild animals pass though our property and down our street and do not want the existence as well are all the residents of our subdivision further disrupted by additional noise and traffic associated with the operation of a retail store right at our entrance. We are there for strongly **OPPOSED** to the build of the Family Dollar and the requested zoning change.

Sincerely  
James & Joyce Ross

Sent from Mail for Windows 10

## Soucey, Stephanie

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**From:** kathy dillon <kathmardill@gmail.com>  
**Sent:** Tuesday, July 27, 2021 2:33 PM  
**To:** Griffis, Nadja  
**Subject:** No to Family Dollar in Salt Springs

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To Whom it May Concern:

I am writing to ask all of the commissioners and zoning officials to veto the permit for Family Dollar, and for other such businesses, now and in the future, in Salt Springs, FL. Please understand that the residents and visitors to Salt Springs are there because of their preference for nature over retail businesses.

We neither want nor need a Family Dollar, or other similar commercial enterprises, in Salt Springs. We do not want the associated traffic, noise, or pollution. Please remember: the area is in the Ocala National Forest! Residents and visitors are there because they enjoy peace, quiet, nature, clean air, and little traffic.

Please, veto the Family Dollar permit.

Sincerely,

Kathy Dillon  
8505 NE 310th Ave.  
Salt Springs, FL

Sent from my iPhone

## Soucey, Stephanie

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**From:** Zalak, Carl  
**Sent:** Friday, July 30, 2021 8:56 AM  
**To:** Griffis, Nadja  
**Subject:** FW: NO FAMILY DOLLAR! rezoning in Salt > Springs (2021-S03 & 210802Z)

~ Nadja

Nadja M. Griffis  
Executive Assistant to Commission  
Marion County Board of County Commission  
601 SE 25<sup>th</sup> Ave.  
Ocala, FL 34471  
352-438-2323  
352-438-2324 (f)  
[www.marionfl.org](http://www.marionfl.org)

Please note, the Marion County Board of County Commissioners' website has moved. The new web address (and ending to our emails) is now marionfl.org. Please update your bookmark and contacts as necessary. If you have any questions related to this change, please contact Marion County Public Relations at 352-438-2300.

**From:** noreply@marionfl.org <noreply@marionfl.org>  
**Sent:** Thursday, July 29, 2021 10:21 PM  
**To:** Zalak, Carl <Carl.Zalak@marionfl.org>  
**Subject:** NO FAMILY DOLLAR! rezoning in Salt > Springs (2021-S03 & 210802Z)

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Message submitted from the <Marion County, FL> website.

**Site Visitor Name:** Stacy Elrod  
**Site Visitor Email:** [slelrod66@gmail.com](mailto:slelrod66@gmail.com)

To Marion County Commissioners:

>

I am writing to voice my opposition to allowing the Family Dollar and other similar business into Salt Springs/Ocala National Forest. I would beseech commissioners and zoning officials to veto the permit now and in the future. Salt Springs is a sanctuary where the public comes to escape populated shopping areas and enjoy

the peace and beauty of natural surroundings.

Please commit to helping us preserve our natural, quiet and beautiful community! We are not interested in any such businesses in Salt Springs.

Sincerely,

Stacy Elrod  
9426 NE 307th CT.  
Salt Springs, FL

## Soucey, Stephanie

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**From:** edward coleman <8511epc@gmail.com>  
**Sent:** Thursday, July 29, 2021 7:27 PM  
**To:** Griffis, Nadja  
**Subject:** Family dollar

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To Whom it May Concern:

I am writing to request that those in power please veto the permit for Family Dollar, and for other similar businesses, in Salt Springs, FL. We, the residents of Salt Springs, are there because of our love of nature and the peace of the forest.

We don't want Family Dollar, or other similar chain stores, in Salt Springs. We do not want traffic, noise, and pollution. Salt Springs already has a Dollar General! We don't need another dollar store! Residents and visitors are there because they have chosen to stay far from shopping and other retail chains. We want to keep Salt Springs small.

Please veto the Family Dollar permit and others like it.

Sincerely,  
Edward Coleman  
>  
Sincerely, Sent from my iPhone

**Soucey, Stephanie**

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**From:** Pam Littleton <pclittleton@yahoo.com>  
**Sent:** Monday, July 26, 2021 10:13 AM  
**To:** Marion County Zoning  
**Subject:** 210802Z - Meeting July 26, 2021 at 5:30pm

**CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER**

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I have been a resident of Salt Springs for 39 years. I am in opposition of a Family Dollar or other retail sales being built at the proposed site on highway 314. I am also concerned that I did not receive any notification from your department for this invasion of our neighborhoods. I am also being told that apparently the permit was given to the wrong properties and that work is being done to correct that mistake. Certainly sounds fishy to me.

This is a very busy residential area and this building would impact the traffic immensely in this area. In addition, the building would be placed around multiple school bus stops.

There are already many businesses in the area on Highway 19, including a Dollar General. Adding more businesses on Hwy 314 will further impact our traffic, noise and quality of life we enjoy here in our community.

Has an environmental impact study been completed?

Are there any water runoff implications? Lake Kerr, one of the cleanest lakes in Florida, is extremely close to this proposed building.

Are there any endangered species that would be disturbed in this area? I do believe there are protected gopher turtles in our area.

Thank you for your time and attention to this matter.

Pam Littleton  
24430 NE 128th Place  
Salt Springs, FL 32134  
352-816-0930

**Soucey, Stephanie**

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**From:** All4him384 <all4him384@aol.com>  
**Sent:** Sunday, July 25, 2021 9:11 PM  
**To:** Marion County Zoning  
**Subject:** Zoning in Salt Springs

**CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER**

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Dear Sirs,

I am opposed to the zoning permit for the proposed building of a Family Dollar store on Hwy 314 in Salt Springs, file # 210802Z . There are several reasons/concerns that I have:

1. The location of proposed Family Dollar is in a dangerous area. This is difficult visually for people entering and exiting their neighborhoods and the location of this store will add to that difficulty
2. Increased traffic to this area, may result in burdening the already increasing traffic to this highway
3. Salt Springs is a small community cannot support another business of this size. It will result in failure of one or many of the already established businesses in the area.
4. I am concerned about the increased crime that a store of this type will bring to my home community as we are very close to this proposed building site.

Most people that live in this community are here because they value the feeling of a small remote community and do not want larger businesses in our area. We are generally fine with commuting to Ocala or Palatka if items are needed/preferred that are not available in our community. I realize also that we have a generally significant number of people who vacation or enjoy spending recreational time in the area, and the current small businesses have been able to meet the needs of those visitors. The proposed business, is just more of what we currently have and offers no new variety and is not necessary.

Thank you for your time and consideration to this specific need.

Sincerely,

Mamie S. Maier RN

## Soucey, Stephanie

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**From:** Emil Maier <em99iel@yahoo.com>  
**Sent:** Sunday, July 25, 2021 8:57 PM  
**To:** Marion County Zoning  
**Subject:** Family dollar zoning. 210802Z

### **CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER**

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I and many of my neighbors oppose any commercial building near Los Haven. We already have a high traffic problem with the commercial vehicles on 314 right now. Putting another commercial building near to our community will make it unsafe for residents trying to get on and off 314. School is about to start and additional traffic coming and going from the proposed Family dollar will make it more dangerous for the kids because the school bus's stop on 314. If there are any accidents leading to injury or death because of the additional traffic coming to and from this proposed establishment it will be on the county zoning and Commissioners hands. I also do not think that the present stores: Dollar General, Salt Springs Market, Quick stop, Salt springs Hardware , the sportsman lodge will be able to stay open if there is a store taking prospective customers away. The hours of operation and traffic will affect our quality of life which has bee enjoyed by so many resident. Please do not approve this zoning change.

Sincerely,  
Emil H. Maier, PHD .

## **Soucey, Stephanie**

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**From:** Marion County Growth Services  
**Sent:** Thursday, July 22, 2021 3:37 PM  
**To:** Soucey, Stephanie; Pocock, Darlene  
**Subject:** FW: \*NEW SUBMISSION\* Contact us - Growth Services

**From:** Marion County, FL website <noreply@marionfl.org>  
**Sent:** Thursday, July 22, 2021 2:44 PM  
**To:** Marion County Growth Services <GrowthServices@marionfl.org>  
**Subject:** \*NEW SUBMISSION\* Contact us - Growth Services

### **CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER**

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### **Contact us - Growth Services**

**Submission #:** 1071683  
**IP Address:** 35.141.101.82  
**Submission Date:** 07/22/2021 2:44  
**Survey Time:** 3 minutes, 51 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

### **Email your comments, questions, and suggestions.**

**You can use this form to email your comments or notify us of any concerns which you may have. Please enter a valid email address where we may contact you. If you do not wish to be contacted via email, you may include your address and phone number in the comments area. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to this entity. Instead, contact this office by phone or in writing.**

#### **Email address**

[CARoppel@gmail.com](mailto:CARoppel@gmail.com)

#### **Comments**

Zoning Department 7/26/21 meeting. This is to voice my opinion about businesses being placed on 314 in our residential area which will impact our traffic and neighborhoods. I am VERY MUCH OPPOSED! I would not be opposed to building near the "center" of our town, or on the outskirts, but am so distraught that development will be at my front door! Please add my name to the list of those opposed. Sincerely, C. Roppel 24335 NE 127th St

## Soucey, Stephanie

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**From:** Marion County, FL website <noreply@marionfl.org>  
**Sent:** Thursday, July 22, 2021 2:46 PM  
**To:** County Commissioners  
**Subject:** \*NEW SUBMISSION\* Contact us - Commissioners

### **CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER**

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### **Contact us - Commissioners**

**Submission #:** 1071698  
**IP Address:** 35.141.101.82  
**Submission Date:** 07/22/2021 2:45  
**Survey Time:** 1 minute, 14 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

### **Email your comments, questions, and suggestions.**

**You can use this form to email your comments or notify us of any concerns which you may have. Please enter a valid email address where we may contact you. If you do not wish to be contacted via email, you may include your address and phone number in the comments area. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to this entity. Instead, contact this office by phone or in writing.**

#### **Email address**

VRoppel@gmail.com

#### **Comments**

Zoning Department 7/26/21 meeting. This is to voice my opinion about businesses being placed on 314 in our residential area which will impact our traffic and neighborhoods. I am VERY MUCH OPPOSED! I would not be opposed to building near the "center" of our town, or on the outskirts, but am so distraught that development will be at my front door! Please add my name to the list of those opposed. Sincerely, Vince . Roppel 24335 NE 127th St. 352-685-6133

**Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.**

Thank you,  
Marion County, FL

This is an automated message generated by Granicus. Please do not reply directly to this email.

**Soucey, Stephanie**

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**From:** Christine Roppel <caroppel@gmail.com>  
**Sent:** Wednesday, July 21, 2021 8:49 PM  
**To:** Marion County Zoning  
**Subject:** Zoning Department 7/26/21 meeting

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REFERENCE FILE # 210802Z

This is to voice my opinion about businesses being placed on 314 in our residential area which will impact our traffic and neighborhoods.

I am VERY MUCH OPPOSED! Our neighborhood and the wildlife do not wish any more noise and traffic by our subdivision.

I would not be opposed to building near the "center" of our town, or on the outskirts, but am so distraught that development will be at my front door!

Please add my name to the list of those opposed.

Sincerely yours,

Vincent R. Roppel 24335 NE 127th St LOS HAVEN  
352-685-6133

**Soucey, Stephanie**

---

**From:** Christine Roppel <caroppel@gmail.com>  
**Sent:** Wednesday, July 21, 2021 8:48 PM  
**To:** Marion County Zoning  
**Subject:** Zoning Department 7/26/21 meeting.

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**REFERENCE FILE # 210802Z**

This is to voice my opinion about businesses being placed on 314 in our residential area which will impact our traffic and neighborhoods.

I am VERY MUCH OPPOSED! Our neighborhood and the wildlife do not wish any more noise and traffic by our subdivision.

I would not be opposed to building near the "center" of our town, or on the outskirts, but am so distraught that development will be at my front door!

Please add my name to the list of those opposed.

Sincerely yours,

Christine Roppel 24335 NE 127th St LOS HAVEN

352-685-6133

## Soucey, Stephanie

---

**From:** Stone, Michelle  
**Sent:** Thursday, July 22, 2021 3:44 PM  
**To:** Griffis, Nadja  
**Subject:** FW: Pud Zoning request by Family Dollar in Salt Springs

~ Nadja

Nadja M. Griffis  
Executive Assistant to Commission  
Marion County Board of County Commission  
601 SE 25<sup>th</sup> Ave.  
Ocala, FL 34471  
352-438-2323  
352-438-2324 (f)  
[www.marionfl.org](http://www.marionfl.org)

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**From:** George King <[georgeking7833@gmail.com](mailto:georgeking7833@gmail.com)>  
**Sent:** Thursday, July 22, 2021 2:17 PM  
**To:** Zalak, Carl <[Carl.Zalak@marionfl.org](mailto:Carl.Zalak@marionfl.org)>; Stone, Michelle <[Michelle.Stone@marionfl.org](mailto:Michelle.Stone@marionfl.org)>; Gold, Jeff <[Jeff.Gold@marionfl.org](mailto:Jeff.Gold@marionfl.org)>; Curry, Craig <[Craig.Curry@marionfl.org](mailto:Craig.Curry@marionfl.org)>; Bryant, Kathy <[Kathy.Bryant@marionfl.org](mailto:Kathy.Bryant@marionfl.org)>  
**Subject:** Pud Zoning request by Family Dollar in Salt Springs

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I would like to express that I do not like the thought of a Pud Zoning change for Family Dollar in Salt Springs on N.E. Hwy 314.

Thank you, George King  
Salt Springs, Florida

**From:** James Ross <jctritonross@msn.com>  
**Sent:** Wednesday, July 21, 2021 8:48 AM  
**To:** Marion County Zoning  
**Subject:** 210802Z

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My name is James Ross and my wife Joyce and I own two parcels that would be effected by the building of a Family Dollar near the entrance for our subdivision ( 1140-017-000 & 1139-009-000). We love our neighborhood where we have lived for the past 21 years. Over the years as Salt Springs has grown, the noise and traffic has become, almost city like. We love seeing the wild animals pass though our property and down our street and do not want the existence as well are all the residents of our subdivision further disrupted by additional noise and traffic associated with the operation of a retail store right at our entrance. We are there for strongly **OPPOSED** to the build of the Family Dollar and the requested zoning change.

Sincerely  
James & Joyce Ross

Sent from Mail for Windows 10

## Soucey, Stephanie

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**From:** stantonwest <stantonwest@bellsouth.net>  
**Sent:** Wednesday, July 21, 2021 11:00 AM  
**To:** Marion County Zoning  
**Subject:** ID 210802Z - PUD Retail/ Family Dollar on 314 Salt Springs

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Hello,

Thank you for taking the time to hear from the local residents. There are at least 3 different issues in play that I would like to address.

Your office was kind enough to explain that the current zoning on the subject properties along 314 dates back to 1992. Much has changed since that time though more slowly in Salt Springs/ Lake Kerr area than in other Florida locations. The area along NE 244th Ter and along 314 has become occupied by many more full time residents, not as many summer vacation homes. Residents have children attending local schools, homes homesteaded, people remodeling their homes, landscaping yards and enjoying the wildlife and tranquility they seek in this area. Development on 314 is not being received well and especially the properties in question are not desired by our community.

Family Dollar.

We do not need another store like a Family Dollar on 314 close to our residential neighborhoods. It appears the permit was pulled July 10th and without our knowledge. When the land was being cleared slowly over the past few months the rumor was a private individual was building a ware house to keep his classic cars. I guess because no zoning change was required they could build without local input from residential neighbors. Why this land was zoned for this type of business at this time (2021) does not make sense to us.

Plenty of room on 19 to build adjacent or near other development and still less than 1 mile away from this site.

PUD Retail 210802Z

Less than 1 mile away from the three 1 acre parcels is a Strip Retail Center next to the Dollar General at the intersection of 316 and 19. A large parking lot, room for out parcels to house any retail needs and conveniently located next to the Resort on Little lake Kerr. This Center is not fully occupied and businesses are struggling to make it. Building another retail center is not needed near our residences drawing runoff to the Lake, trash near our properties,, noise and traffic near the entrance to Los Haven and also the location of our school bus stop.

Behind and adjacent to this property is a nesting Eagle and we find gopher tortoise nests scattered across our residential properties. No doubt some of the new gophers that recently nested near my house were disturbed by the excavator work on the Family Dollar property. Surely a study was conducted to determine what species might have been impacted?

DIB Johnson Property 1140-001-000 Zoned B2

This property is a corner lot on 314 and NE244th Ter at the entrance to Los Haven. Currently Zoned for things like Convenience Stores, Cell Towers , Dry Cleaners and other undesirable business uses for this location. This is unacceptable for this location and really should be zoned residential which would blend with the neighborhood.

Please feel free to contact me my cell number is below.  
Thank you for your consideration.

Respectfully,

Stanton West  
12954 NE 244th Ter  
Salt Springs, 32134  
352-247-1400