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ATTORNEYS AT LAW

March 26, 2025

Mr. Greg Lord, Chairman
Marion County Planning & Zoning Commission
c/o Mr. Mounir Bouyounes
601 SE 25th Avenue
Ocala, Florida 34471

Mrs. Kathy Bryan, Chairman
Marion County Board of County Commissioners
c/o Mr. Mounir Bouyounes
601 SE 25th Avenue
Ocala, Florida 34471

Re: Sumter Electric Cooperative, Inc. ("SECO")
Application for Special Use Permit (Application No. 250204SU)

Dear Mr. Bouyounes,

I have the pleasure of representing several Marion County residents and owners of property adjacent or in close proximity to SECO's proposed district office and laydown yard near the Florida Horse Park and within the CR 475A Visual Enhancement Gateway Development Overlay Zone. We sincerely appreciate SECO's time and effort devoted to working with my clients to develop the following conditions of approval, which will produce a well-planned project meeting the needs of SECO and its customers while ensuring compatibility with a unique, transitional area in which rural horse farms must co-exist with more intense uses serving the CR 484 / I-75 interchange.

Following our discussion, my clients **support approval of SECO's application so long as the following text is included in the SUP Resolution** (or this letter is included and incorporated by the Resolution):

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners approves the Special Use Permit subject to the following conditions:

1. Any Master Plan, Site Plan, or use and enjoyment of the Property referenced herein (the "Property") shall be consistent with the preliminary site plan, landscape plan and exhibits depicting signage, fences or other improvements described on the attached **Exhibit A** ("SUP Conceptual Plan") and the conditions set forth herein.
2. This Special Use Permit shall run with the ownership and occupancy of SECO and not the property. Thus, conveyance, lease or license of the Property or any portion thereof, except (a) to an entity in which a majority of the voting interests (in the form of stock, membership interests, partnership interests or other similar interest thereof) is owned or controlled, directly or indirectly, by Sumter electric Cooperative, Inc.; (b) any grant of easement rights on or over the property; or (c) to any governmental entity, shall terminate and nullify this Special Use Permit as it relates to the subject property conveyed, leased, or licensed, which shall thereafter be used in a manner consistent with the site's underlying future land use designation, zoning classification, and applicable sections of the Comprehensive Plan and Land Development Code, including but not limited to regulations concerning the Marion County CR 475A Visual Enhancement Gateway Development Overlay ("CR 475A Overlay").

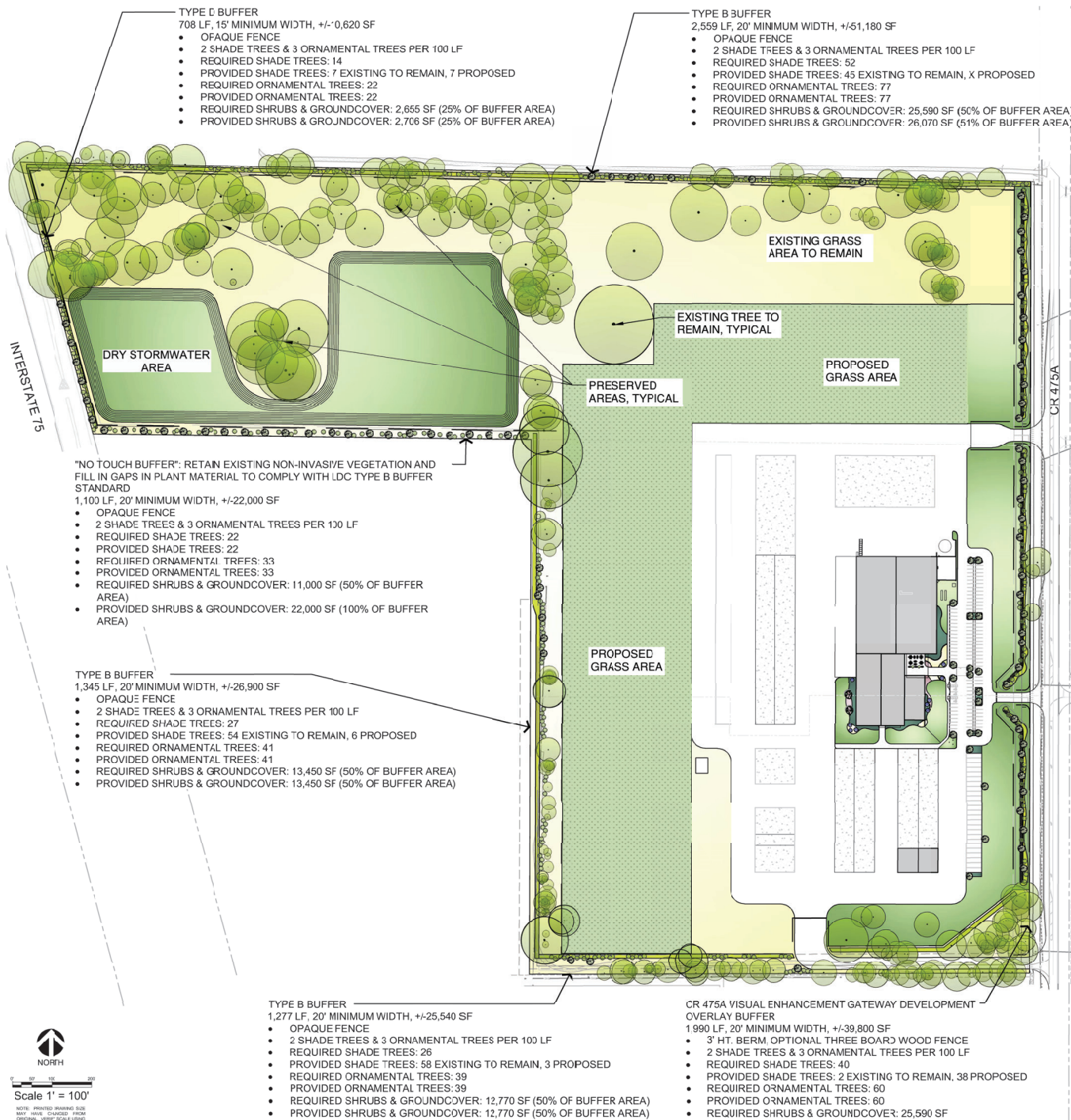
3. All buffers and boundaries shall include those improvements depicted or noted on the SUP Conceptual Plan. B-Type Buffers shall consist of a 20-foot landscaped strip and an eight-foot (8') opaque security fence. The landscaped strip shall contain at least three shade trees and five accent / ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer area and shall form a layered landscape screen with a minimum height of three feet within one year of planting. In addition to the foregoing and as depicted on the SUP Conceptual Plan, the eastern boundary shall also include a three-foot (3') berm and decorative 3-board fence. All berms and landscaping shall be constructed and maintained in a manner compliant with the Land Development Code, preventing materials stored outdoors on the Property or any portion thereof used as a laydown yard from the viewshed of adjacent properties.
4. All buffers, including berm(s) and landscaping, shall be constructed or installed prior to receipt of a certificate of occupancy for any building constructed on the Property, and shall be maintained consistent with LDC requirements in perpetuity. All landscaping shall be served by an irrigation system installed, maintained and operated in perpetuity by SECO. Further, SECO shall install six-foot (6') opaque construction fencing around the entire Property during construction.
5. Except for (a) the pole bunk area on the Property (which shall have a stone base) and (b) the existing access road shared by neighboring property owners, all internal site vehicle driving aisles, including personnel and vehicle parking areas and access aisles throughout the outdoor materials storage "lay-down" yard, shall be paved and maintained with a permanent asphalt or concrete surface in order to limit on-site dust generation that could become airborne and prevent dust or debris from vehicles exiting the site.
6. The proposed office, warehouse, and covered vehicle parking shall be aligned with the site's central access point at SE 128th Lane (identified as Employee and Visitor/Vendor Access on the Traffic Methodology "Site Plan") shall be located as depicted on the SUP Conceptual Plan and shall be designed and constructed in a manner consistent with the following standards: (a) the office and warehouse shall be a single structure with multiple elevations; and (b) no bay doors or loading docks shall be visible from CR 475A.
7. Outdoor lighting shall comply with DarkSky certification requirements and Marion County LDC Division 6.19 – Outdoor Lighting. The Project shall not be eligible for LDC Waivers from such regulations.
8. Any failure to satisfy or comply with the conditions set forth herein or the concept plan approved simultaneously herewith shall constitute a violation of this Special Use Permit, which shall be cause for revocation of this Special Use Permit by the Marion County Board of County Commissioners following reasonable notice of violation to SECO Energy and reasonable opportunity to cure.

As stated above, my clients offer their unqualified support of SECO's Application for Special Use Permit subject to the foregoing conditions of approval being included in the operative SUP Resolution. We appreciate the work of SECO and County staff and look forward to welcoming SECO as a neighbor.

Best regards,



Robert W. Batsel, Jr.



CONCEPT PLANT SCHEDULE

REQUIRED CANOPY TREE	78
MINIMUM SPECIFICATION: FLORIDA NO. 1; 3" T. CALIPER	
SPECIES SUCH AS: SOUTHERN JIVE OAK, SOUTHERN MAGNOLIA, WINGED ELM, AMERICAN HORSEBEAM, AMERICAN HOLLY	
REQUIRED UNDERLUGGY TREE	247
MINIMUM SPECIFICATION: FLORIDA NO. 1; 6" HEIGHT X 4" SPREAD	
SPECIES SUCH AS: YALPON HOLLY, FLOWERING DOGWOOD, WHITE FRINGETREE	
CANOPY TREE	2
SPECIES SUCH AS: SOUTHERN JIVE OAK, SOUTHERN MAGNOLIA, WINGED ELM, AMERICAN HORSEBEAM, AMERICAN HOLLY	
SMALL FLOWERING TREE	9
SUCH AS: CREPE MYRTLE, WHITE FRINGE TREE, FLOWERING DOGWOOD	
LARGE ACCENT SHRUB	2
SUCH AS: BURK EASTERN RED CEDAR	
REQUIRED BUFFER SHRUBS	811
MINIMUM SPECIFICATION: FL NO. 1; 18" HT; SPACED APPROPRIATELY FOR THE SPECIES AND THE REQUIRED SCREENING AND MAINTENANCE HEIGHT	
SPECIES SUCH AS: AMERICAN BERRY, NATIVE FIREBUSH, WILD COFFEE, WALNUT, YALPON HOLLY	
MEDIUM FLOWERING SHRUB	3
SUCH AS: HAMELIA PATENS	
SMALL SHRUBS	4
SUCH AS: NORTHERN NANTHORN, DWARF YALPON HOLLY	
ORNAMENTAL GRASS	6
SUCH AS: MURRAY GRASS, PANDANUS GRASS	
REQUIRED NON-TURF BUFFER PLANTINGS	64,305 SF
MINIMUM SPECIFICATION: FL NO. 1; 18" HT; SPACED APPROPRIATELY FOR THE SPECIES AND THE REQUIRED SCREENING AND MAINTENANCE HEIGHT	
REQUIRED LANDSCAPE ISLAND SHRUBS	4,588 SF
MINIMUM SPECIFICATION: FL NO. 1; 18" HT; SPACED APPROPRIATELY FOR THE SPECIES AND THE REQUIRED SCREENING AND MAINTENANCE HEIGHT	
LOW SHRUBS	6,024 SF
FLORICULTURAL LOW SHRUBS	2,247 SF
ORNAMENTAL GRASSES	1,800 SF
GROUND COVER	418 SF
SOIL	576,167 SF
NATIVE WILDFLOWER GRASS MIX	1,133,986 SF

SHEET NOTES

GENERAL NOTES

KEY PLAN

EXHIBIT A-1

Client: SECO Energy
130 US-901
Sarasota, FL 34235
Tel: 941.763.8001

Development Manager: pma
Architect: Gensler
Main Office: 235 Montgomery St.
Suite 200
San Francisco, CA 94104
Tel: 415.433.3700
Fax: 415.433.4500
Project Management: 115 Chalmers Ave.
Suite 200
Tampa, FL 33602
Tel: 813.756.8491

Structural Engineer: MEPP, INC. IT, Security
Civil Engineer: Bowman
Bowman Consulting Group Ltd.
4700 Main Rd.
Suite 100
Jacksonville, FL 32256
Tel: 21.270.8621

Landscaper: evergreen
Evergreen Design Group
4700 Main Rd.
Suite 100
Jacksonville, FL 32256
Tel: 21.270.8621

Site Engineer: P Moore
Walter P. Moore and Associates
201 East Kennedy Blvd.
Suite 100
Tampa, FL 33602
Tel: 813.221.2424

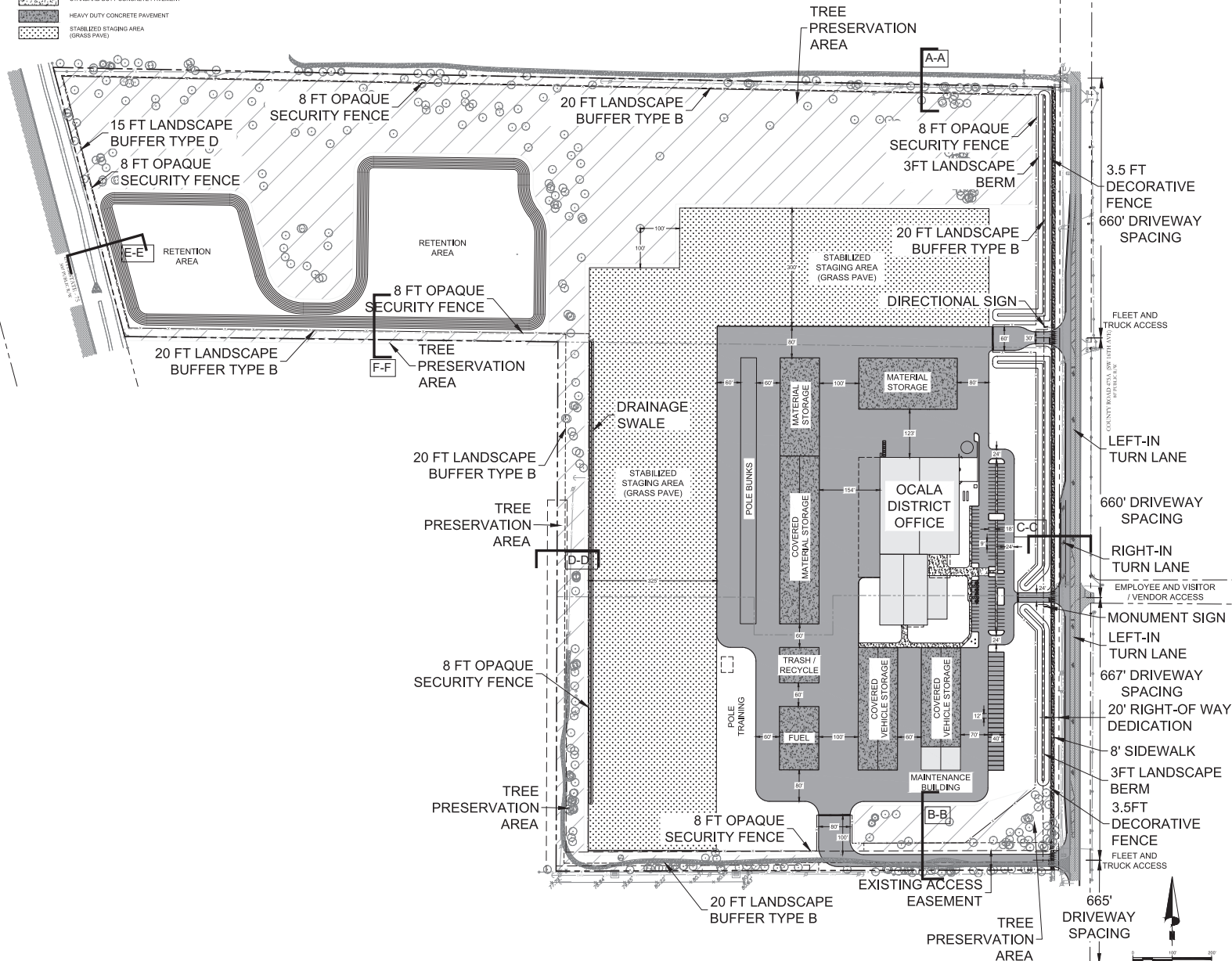
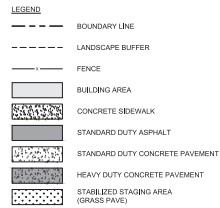
CM/CA: CM/CA Inc.
600 E. Orlando Ave.
Maitland, FL 32751
Tel: 407.332.3010

Scale / Signature
DAVE PRAY REG. FL NO. 97211

NOT FOR CONSTRUCTION

Project Name: SECO ENERGY
OCALA SITE
Project Number: 011526-03-003
Description: OVERALL SITE LANDSCAPE PLAN

Site	Type	Sheet
CCA	SITE	LA-1



SHEET NOTES

GENERAL NOTES

EXHIBIT A-2

Client

SECO ENERGY
330 US-90
Seminole, FL 33595
Tel: 352.793.3801

Development Manager

pma
Architect

Gensler
Main Office: 225 Montgomery St., Suite 200, San Francisco, CA 94104
Tel: 415.433.3700
Fax: 415.433.4509
South Office: 1001 Water Street, Suite 200, Tampa, FL 33602
Tel: 813.264.3000
Fax: 813.264.3048

Civil Engineer

Bowman
Bowman Consulting Group, LLC
4720 Salsbury Rd., Suite 100, Jacksonville, FL 32256
Tel: 321.270.8821

Landscaper

evergreen
Evergreen Design Group
4700 Mable Blvd., Suite 500, Orlando, FL 32839

Structural Engineer

Walker P Moore
Walker P Moore and Associates
201 East Kennedy Blvd., Suite 700, Tampa, FL 33602
Tel: 813.221.2424

MEP/FP, AV, IT, Security

CMTA
CMTA Inc.
600 S Orlando Ave., Hallandale, FL 33055
Tel: 407.352.5519

Date	Description
02/11/2025	ISSUE FOR SCHEMATIC DESIGN

Seal / Signature
DAVE PRAY REG. FL NO. 97211

NOT FOR CONSTRUCTION

Project Name
SECO ENERGY
OCALA SITE

Project Number
011526-03-003

Description
PRELIMINARY SITE PLAN EXHIBIT

Scale
AS SHOWN

Site	Type	Sheet
OCA	SITE	EX3