

2019 FLORIDA LIMITED PARTNERSHIP ANNUAL REPORT

DOCUMENT# A97000001590

Entity Name: BLITCH PLANTATION, LTD.

Current Principal Place of Business:

2441 NE 3RD STREET
SUITE 201
OCALA, FL 34470

Current Mailing Address:

2441 NE 3RD STREET
SUITE 201
OCALA, FL 34470 US

FEI Number: 59-3465681

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

RUDNIANYN, SHIRLEY B
2441 NE 3RD STREET
SUITE 201
OCALA, FL 34470 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: SHIRLEY B. RUDNIANYN

04/25/2019

Electronic Signature of Registered Agent

Date

General Partner Detail :

Document # P97000057934

Name BLITCH PLANTATION, INC.

Address 2441 NE 3RD AVENUE SUITE 201

City-State-Zip: Ocala FL 34470

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 general partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SHIRLEY B RUDNIANYN

REGISTERED AGENT

04/25/2019

Electronic Signature of Signing General Partner Detail

Date

News list

May 18, 2020 - Public hearing land use change 2020-L05 5:30 p.m. on June 1

Post Date: 05/19/2020 10:29 AM

NOTICE OF CHANGE OF LAND USE Marion County Comprehensive Plan

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; ADOPTING THE FOLLOWING LARGE-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES OF THE MARION COUNTY COMPREHENSIVE PLAN:

20-L05, Blitch Plantation LTD
18.2 +/- Acres (39.04 Acre Tract)
PID# 01995-000-00
RURAL LAND TO
RURAL ACTIVITY CENTER

PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS proposes to change the use of land within the unincorporated area of Marion County as shown in the map in this advertisement.

A public hearing conducted by the **Marion County Planning & Zoning Commission** will be held on **June 1, 2020, at 5:30 p.m.**, at the McPherson Complex Commission Auditorium, 601 SE 25th Ave., Ocala, FL 34471 to consider Large-Scale Comprehensive Plan Future Land Use Map Amendment No. 2020-L05.

A transmittal public hearing conducted by the **Marion County Board of County Commissioners** will be held on **June 17, 2020, at 2 p.m.**, at the McPherson Complex Commission Auditorium, 601 SE 25th Ave., Ocala, FL 34471, to consider Large-Scale Comprehensive Plan Future Land Use Map Amendment No. 2020-L05.

ALL INTERESTED PERSONS may appear at this public hearing and be heard regarding the proposed amendment to the Comprehensive Plan.

THE PUBLIC HEARINGS MAY BE CONDUCTED UTILIZING COMMUNICATIONS MEDIA TECHNOLOGY (CMT); SPECIFICALLY, ONE OR MORE COMMISSION MEMBERS MAY ATTEND AND PARTICIPATE BY SPEAKERPHONE. INTERESTED PERSONS MAY ATTEND THE PUBLIC HEARING IN PERSON OR BY OBSERVING THE PROCEEDINGS VIA MARION COUNTY'S WEBPAGE (www.marioncountyfl.org) AND PROVIDE COMMENT BY CALLING IN TO 352-671-8808 AT THE APPOINTED TIME AS DIRECTED BY THE COMMISSION CHAIR. Persons providing comment by telephone who wish to submit evidence as part of their comment (e.g., pictures, documents, petitions, etc.) **must submit the evidence** by mail or by email to be received.

before 4 p.m. a minimum of two business days in advance of the day of the scheduled hearing date, so it may be included in the hearing record in conjunction with the comment. Materials may be sent to *attention Stephanie Soucey*, 2710 East Silver Springs Blvd., Ocala, FL, 34470, or email at zoning@marioncountyfl.org. Failure to provide the evidence in advance may compromise the acceptance and/or validity of the evidence.

View a map of the location here.

PROPOSED LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT						
Amend. No.	Owner Name	Sec/Twn/Rng; General Location	Acres	Parcel ID	Land Use Designation	
					Current	Proposed
20-L05	Blitch Plantation LTD	S34 TWP 12 RGE 20 Located at the SW corner of highways 329 and 318	18.2	01995-000-00	Rural Land	Rural Activity Center

The proposed 2020 Large-Scale Amendment to the Marion County Comprehensive Plan may be inspected by the public and information and material is available at Marion County Growth Services' Planning & Zoning Division, 2710 E. Silver Springs Blvd., Ocala, FL 34470, and telephone 352-438-2600.

If reasonable accommodations of a disability are needed for you to participate in this meeting, please contact the ADA Coordinator/HR Director at 352-438-2345 at least 48 hours in advance of the hearing, so appropriate arrangements can be made.

Any person who decides to appeal any decision of the Board of County Commissioners with respect to any matter considered at this hearing will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made. For more information: <https://www.marioncountyfl.org/about/legal-notices>.

PLEASE BE GOVERNED ACCORDINGLY.

Dated this 14th day of May, 2020

BOARD OF COUNTY COMMISSIONERS

MARION COUNTY FLORIDA

KATHY BRYANT, CHAIRMAN

PUBLISH DATE: May 22, 2020



MARION COUNTY GROWTH SERVICES

Date: 5/13/2020

P&Z: 6/1/2020 **BCC Transmittal:** 6/17/2020
Possible BCC Adoption: 8/18/2020

Amendment No:
2020-L05

Type of Application
Large Scale FLUMS
Amendment

Request

From: Rural Land
To: Rural Activity
Center

Owner/Applicant:

Blitch Plantation LTD/ J.
David Tillman

Parcel #/Acreage

01995-000-00/ 18.2
acres of a 39.04 ac tract.

Existing Use: Grazing
(per MCPA)

Location: SW corner of
N HWY 329 and W HWY
318.

Staff

Recommendation:
Approval

P&Z

Recommendation:

Growth Services

Staff
Kimberleigh Dinkins

Code Enforcement

Action: N/A



RECOMMENDATIONS & HEARINGS HELD FOR THIS AMENDMENT

Action	Result
Staff Recommendation	Approval
P&Z Recommendation	TBD
BCC Adoption	TBD

Notice of Public Hearing

Property Owners within 300 feet of
the subject property: Thirteen (13).

PROJECT INFORMATION

Request: Amend future land use
designation from Rural Land to
Rural Activity Center for ±18.2
acres.

Development Potential:

Residential	Non-Residential
36 DUs	276,318 sq. ft.

Water/Sewer: Water and Sewer
infrastructure will be required by the
applicant on site.

Environmental: Any listed species will be
addressed with development review.
Wetland features and Special Flood Plain
Areas are present.

Transportation: Traffic analysis will be
required at the development stage.

Location: The site is the southwest corner of N HWY 329 and W 318. It is approximately 3 mi west of I-75. A portion of the property is already designated Rural Activity Center. If the request is adopted, the extent of the RAC FLU designation will be maximized, due to limitations of RAC acreage in the Comprehensive Plan.

SUMMARY

PLANNING DIVISION ANALYSIS – FLUM AMENDMENT

BACKGROUND/EXISTING CONDITIONS

The subject property, parcel #01995-000-00 is approximately ±39.04 acres located at the intersection of HWY 329 and HWY 326 in the Farmland Preservation Area. Approximately 5.45 acres of the parcel already has a Rural Activity Center FLU, and this request is intended to maximize the area of RAC FLU for the site. The applicant has also submitted a request for a rezoning to RAC Zoning (which is the appropriate zoning for the requested FLU) and a request for a Special Use Permit for an ATV track with ancillary uses including RV park, wedding venue and related retail activities.

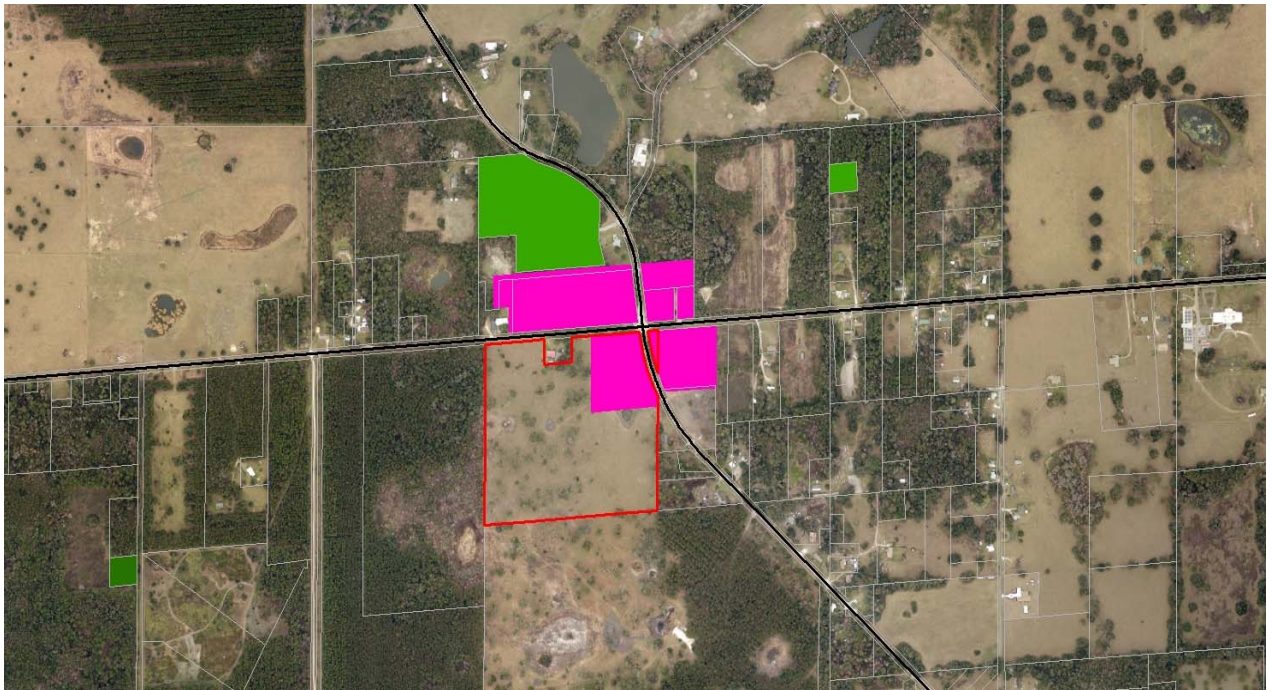
The Rural Activity FLU is intended to encourage mixed-use nodes of residential, commercial and agricultural-related uses to meet the daily needs of residents in the rural area and reduce the need for daily trips to urban areas (Comp Plan Policy 2.1.19). The designation is limited to a maximum of 96 acres total, and must be adjacent to an existing intersection. Further, the designation may not extend more than 1,320 ft (1/4mi) from any intersection.

ANALYSIS:

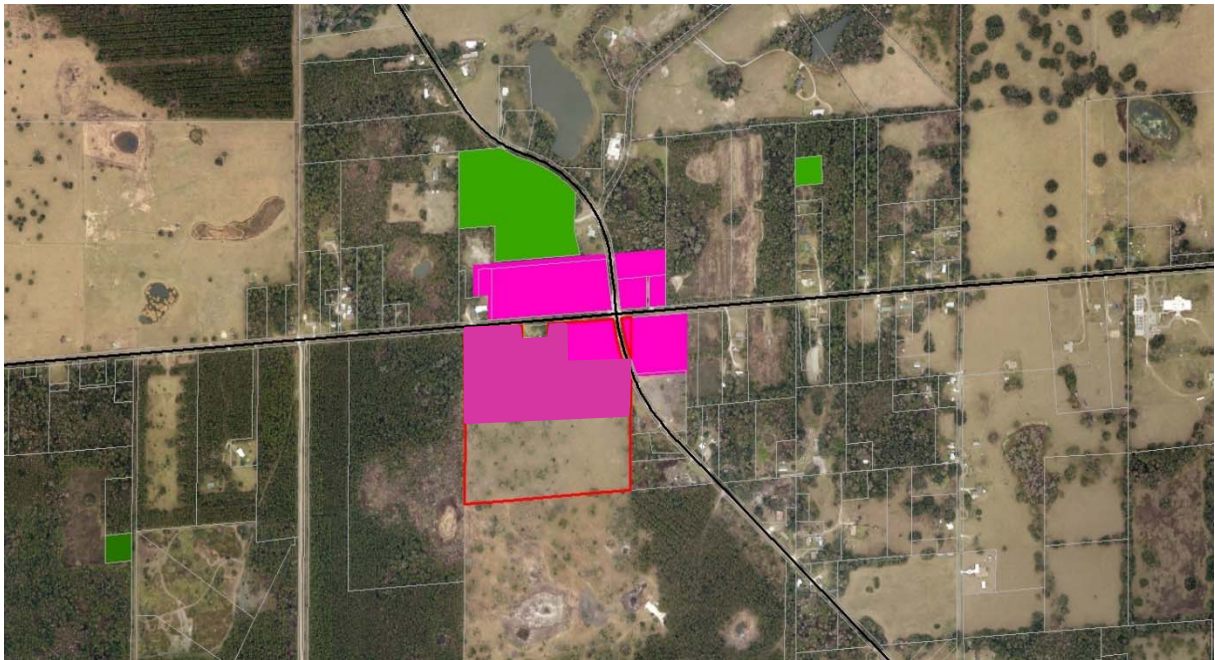
Staff is recommending approval of the request to amend the land use from Rural Land to Rural Activity Center for the following reasons:

1. A portion of the parcel is already designated Rural Activity Center. Although vacant, development of the site with uses appropriate to meet the daily needs of the surrounding community would be a benefit to the area, by limiting vehicular trips to the urban area farther away. It should be noted however, that less than 1 acre of the existing RAC in this area is developed for commercial use and there is an existing commercial node (Employment Center FLU) approximately 3 miles away from this location that is also not developed. The majority of parcels in the area are either vacant or developed as large-acreage tracts with single family homes.
2. FLUE Policy 2.1.19 permits Rural Activity Center designation outside of the Urban Growth Boundary in the Rural Area.
3. No traffic study was provided. However, the limited uses allowed by right in the RAC would not typically necessitate additional traffic infrastructure and the existing adjacent roads appear to have sufficient capacity for such development. A traffic analysis or study will be required with each development proposal.
4. Staff does have concerns about the intended use of this site for activities that are not typically permitted in the Rural Activity Center and are not intended to enhance or meet the daily needs of the surrounding community. Those concerns are addressed under separate report (200508SU).

Existing Future Land Use Designation



Proposed FLUM



ADJACENT PROPERTY CHARACTERISITICS			
Direction	Future Land Use Designation	Zoning	Existing Use per MCPA Property Code
North	Rural Activity Center	A-1, General Agriculture	General Store, Church
South	Rural Land	A-1, General Agriculture	Grazing
East	Rural Activity Center	A-1, General Agriculture	Grazing, Single Family Homes
West	Rural Land	A-1, General Agriculture	Grazing, Single Family Homes

PUBLIC FACILITIES AND SERVICES

Environmental: According to the *Soil Survey of Marion County Area, Florida*, the area consists primarily Flemington Loamy Sand, 0 to 2% slopes. This is a very poorly drained soil type. A significant portion of the site is in the FEMA designated Special Flood Hazard Area, which could limit the development potential of the site.

To evaluate the possible presence of Listed Species, an Environmental Assessment for Listed Species will be required as part of the overall site development should this amendment be approved. No other significant natural features and resources are identified on the site; however, the Land Development Code design and construction requirements will require potential impacts be addressed and accommodated with any proposed site development.

School Facilities: No impact to school facilities is anticipated.

Public Safety: The site is located in Marion County Fire District No. 10 and would be served by the Villages of Marion Fire Station at 8220 SE 165th Mulberry LN. The Marion County Sheriff's Office substation is also located on Mulberry LN, adjacent to the fire station.

Potable Water & Sanitary Sewer:

The property is within the Marion County Utilities Service Area, however the property is outside of the mandatory connection distance for connection to any existing facilities. Therefore water and sewerage service will need to be provided by the developer.

Water and Sewer Capacity- Maximum Demand in Gallons Per Day (GPD)				
Utility Service LOS Standards*		Existing FLU	Proposed FLU	Net Change
Residential Units		1	36	+36
Non-Residential Acres		0	18.2	18.2
Water Demand GPD (PWE Policy 1.1.1)				
Residential Units	150 GPD/Person/Unit	360	12,960	+12,600
Non-Residential	2,750 gpd/ac	0	50,050	+50,050
Sewer Demand GPD (SSE Policy 1.1.1)				
Residential Units	110 GPD/Person/Unit	264	9,504	+9,240
Non-Residential	2,000 gpd/ac	0	36,400	+36,400
* Level of Service standard in adopted Comprehensive Plan				
Note: Assume 2.4 persons per unit				

Stormwater/Drainage: The site is located in a FEMA flood zone. All proposed development is required to hold stormwater on-site, up to and including a 100-year storm event, along with meeting other site-specific conditions in compliance with the County's Land Development Regulations to address flooding issues both on-site and off-site.

Recreation: Recreation facilities are not expected to be adversely impacted by the proposed amendment as the ample Federal, State, and County owned lands available for recreational activity exceed the currently established LOS standard.

Solid Waste: LOS is 6.2 pounds per person per day (Solid Waste Element, Policy 1.1.2). This amendment does not adversely impact the County's LOS for solid waste as the County has identified and arranged for short-term and long-term disposal needs. The County continues to use the Baseline Landfill until 2020 when it is projected to close. A long-term contract reserving capacity with a private landfill in Sumter County is in place for use by the County. Further, the County continues to pursue recycling opportunities and other avenues to address solid waste needs based on existing and projected conditions.

Transportation: Amendment 20-L05 was analyzed using the Marion County Impact Fee Schedule and Institute of Transportation Engineers Trip Generation Handbook, 8th Edition. In terms of trip generation, potential maximum development of the ±18.2 additional acres under the Rural Activity Center use could result in an additional +/-237 peak hour trips on the road network.

Access is along N HWY 329 or W HWY 318.

Road	Classification	Maintenance	Existing Conditions			
			Surface	No. Lanes	R/W Min. Width	R/W Deficiency
N. HWY 329	Rural Collector	County	Paved	2	120'	53
W HWY 318	Rural Collector	County	Paved	2	120	53

If approved, development proposals associated with this application will be subject to review and approval under the County's Land Development Code including a detailed Traffic Impact Analysis and a concurrency review.

STAFF RECOMMENDATION:

Growth Services recommends **Approval** of **CPA 20-L05** for the proposed Future Land Use Map Amendment on the following basis:

1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding area.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

PLANNING & ZONING COMMISSION RECOMMENDATION – Date TBD:

The Planning & Zoning Commission recommended XXXXX of **CPA 20-L05** for the proposed Future Land Use Map Amendment on the following basis:

1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding area.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

BOARD OF COUNTY COMMISSIONERS – TRANSMITTAL –:

The Board of County Commissioners acted to **XXXXX** transmitting **CPA 20-L05** for agency review under the *expedited agency review* process.

REVIEW AGENCY COMMENTS –

An agency response summary chart and the agency responses received are attached..

BOARD OF COUNTY COMMISSIONERS – ADOPTED:

The Board of County Commissioners acted to _____ **CPA 20-L05** on the following basis:

1. The granting of the amendment **will/will not** adversely affect the public interest.
2. The proposed amendment **is/is not** compatible with land uses in the surrounding area.
3. The proposed amendment **is/is not** consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

Photographs:

1. Subject Property, looking south from HWY 318.



2. Subject property looking southwest from HWY 329.



3. Commercial use to the north across from subject parcel.



4. Single-family residential use adjacent to parcel along HWY 318.





MARION COUNTY GROWTH SERVICES

DATE: 04/15/2020

P&Z: 6/01/2020 BCC: 6/17/2020

Application No:

200507Z

Type of Application

Rezoning

Request

Rezoning from A-1 to RAC
(Rural Activity Center)

Companion Large Scale FLU
Amendment: 20-L05
Rural Land to Rural Activity
Center

Owner/Applicant

Blitch Plantation LTD

Agent

J. David Tillman

Parcel #/Acreage

01995-000-00/ 18.2 acres
of a 39.04 ac tract

Future Land Use

Pending FLU Amendment
Request: Rural Activity
Center

Existing Zoning

A-1

Staff Recommendation

Approval

P&Z Recommendation:

TBD

Project Planner

Kimberleigh Dinkins



Item Summary

Staff is recommending **Approval** of a rezoning request from A-1, General Agriculture to RAC, Rural Activity Center. This request is in conjunction with a Large Scale Future Land Use Amendment on the same parcel. Rural Activity Center Zoning is the only zoning that is compatible with the RAC Future Land Use. The proposed zoning will not adversely affect the public interest, and the proposed use is compatible with land uses in the surrounding area.

Public Notice

Notice of public hearing was mailed to 13 property owners within 500 feet of the subject property. There has been no written opposition at the time of this report's distribution.

Location

The subject property is located at 17970 N HWY 329, Reddick, FL.

Request

The applicant is requesting a zoning change in conjunction with a Future Land Use Amendment to Rural Activity Center. Rural Activity Center Zoning is the only zoning designation that is compatible with the Rural Activity Center Future Land Use therefore, if the FLU amendment request is adopted, the rezoning will be consistent with the Comprehensive Plan.

The area is not currently developed, even in the portion that was previously designated RAC. Most adjacent uses are vacant land or single-family homes, with

the exception of one convenience store on the NW corner of HWY 318 and HWY 329. However, the allowable uses and dimensions of the RAC FLU and zoning are specifically limited in the Comprehensive Plan, which discourages sprawl beyond it's boundaries. RAC Land Use Designation and Zoning are allowed in the Rural Area. The designation is intended to reduce the need for vehicular trips to the urban area to meet the daily needs by people living in the vicinity.

Staff is concerned about uses requested in a companion SUP submitted with this zoning change request, as further discussed in the report for 200508SU.

The following table summarizes adjacent future land use designation, zoning districts and existing uses:

ADJACENT PROPERTY CHARACTERISTICS			
Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
North	RAC	A-1 General Agriculture	SINGLE STORY STORE; VACANT LAND
South	RL	A-1 General Agriculture	GRAZING LAND;
West	RL	A-1 General Agriculture	RURAL BLDG SITE; GRAZING LAND
East	RAC	A-1 General Agriculture	TIMBER; ROAD FRONTAGE

Infrastructure

The access to the site will be from W HWY 318 or N HWY 329.

Road	Classification	Maintenance	Existing Conditions			
			Surface	No. Lanes	R/W Min. Width	R/W Deficiency
E HWY 318	Collector	County	Paved	2	95'	30'
N HWY 329	Collector	County	Paved	2	95'	40

Analysis

In reaching its decision, the Commission shall find that the following exist:

1. **Granting the proposed Rezoning will not adversely affect the public interest.** The area is in rural NW Marion County, approximately 2.8 miles from the closest commercial area. The existing RAC is eligible for development in the Rural Area, provided the RAC rezoning is granted. Granting the rezoning will allow for limited commercial uses to support the daily needs of the surrounding area.
2. **The proposed Rezoning request is consistent with the current Comprehensive Plan.** The Marion County 2045 Future Land Use Map

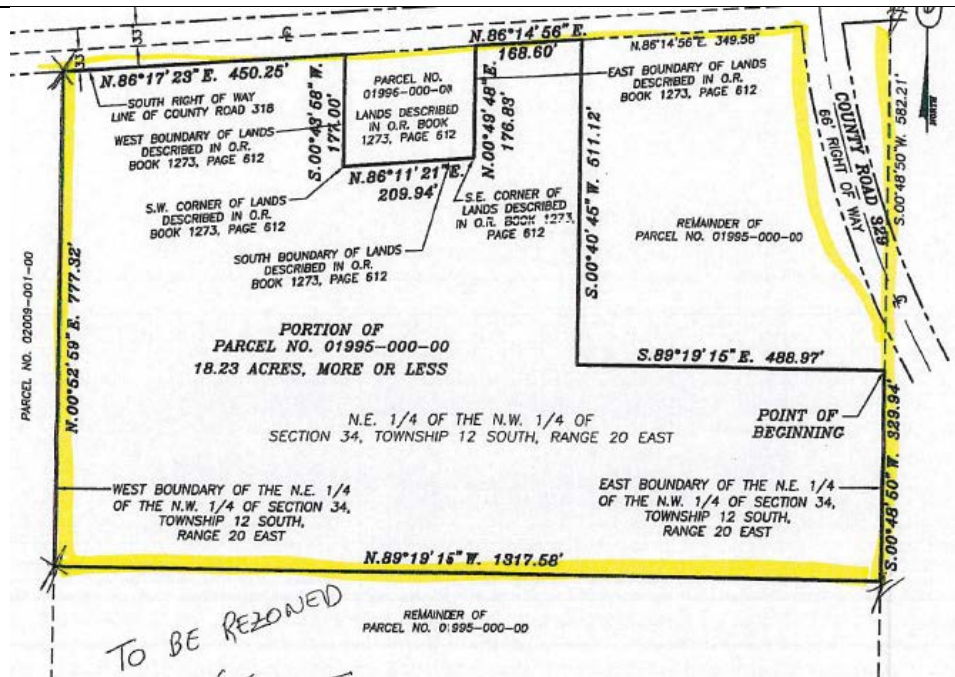
indicates that the subject property is “Rural Activity Center”, (portion pending FLU amendment) and is zoned A-1. Under the Land Development Code, the portion of the parcel that is in the RAC FLU must be rezoned to RAC in order to be developed.

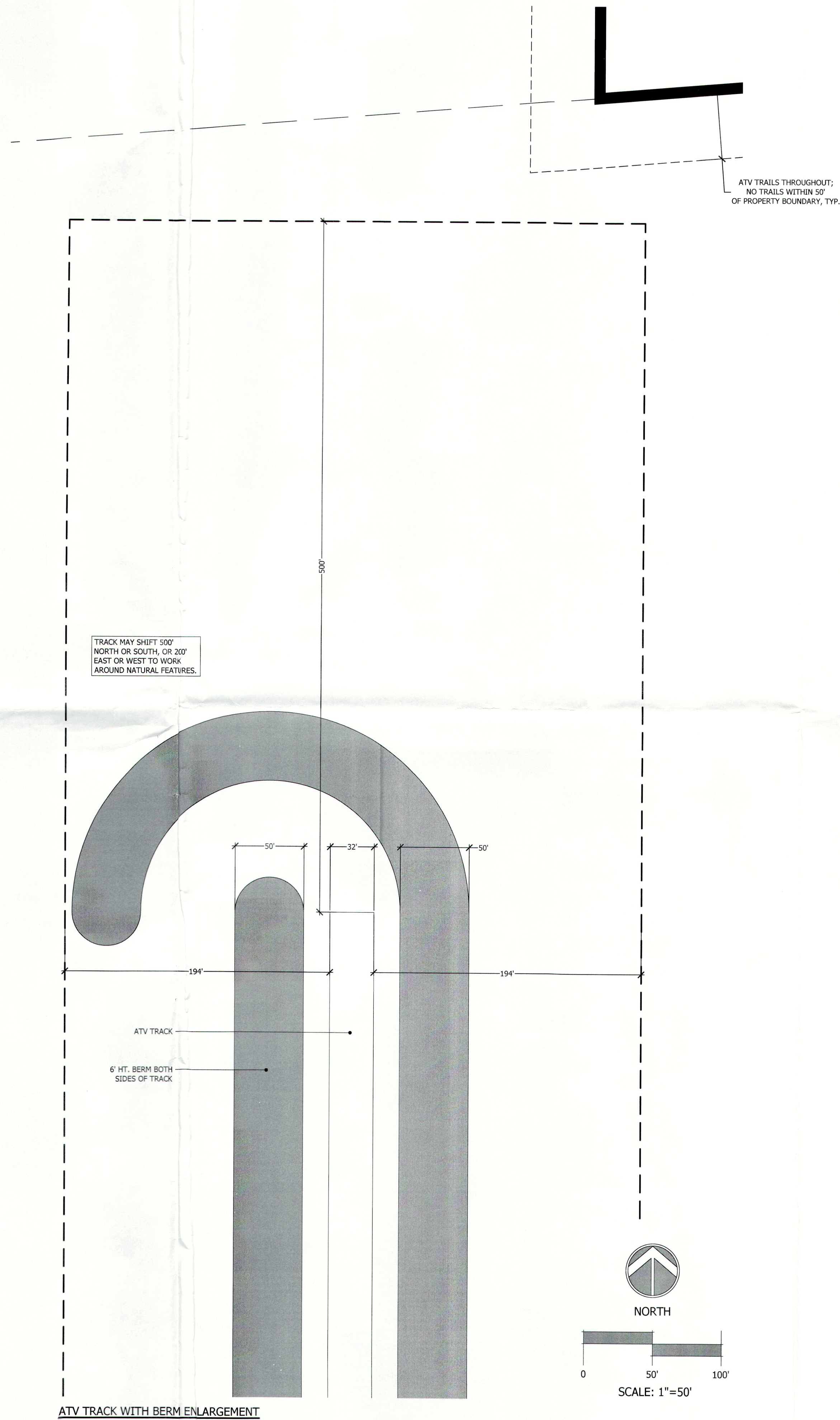
3. **The proposed Rezoning request is compatible with land uses in the surrounding area.** The subject property is surrounded by A-1 zones with the exception of the small convenience store on the NW corner of HWY 318 and HWY 329. Provided that the uses are limited to those allowed by the RAC zoning, it is compatible with land uses in the surrounding area.

Figure 1: Zoning Map (The subject property is currently zoned A-1, General Agriculture.)

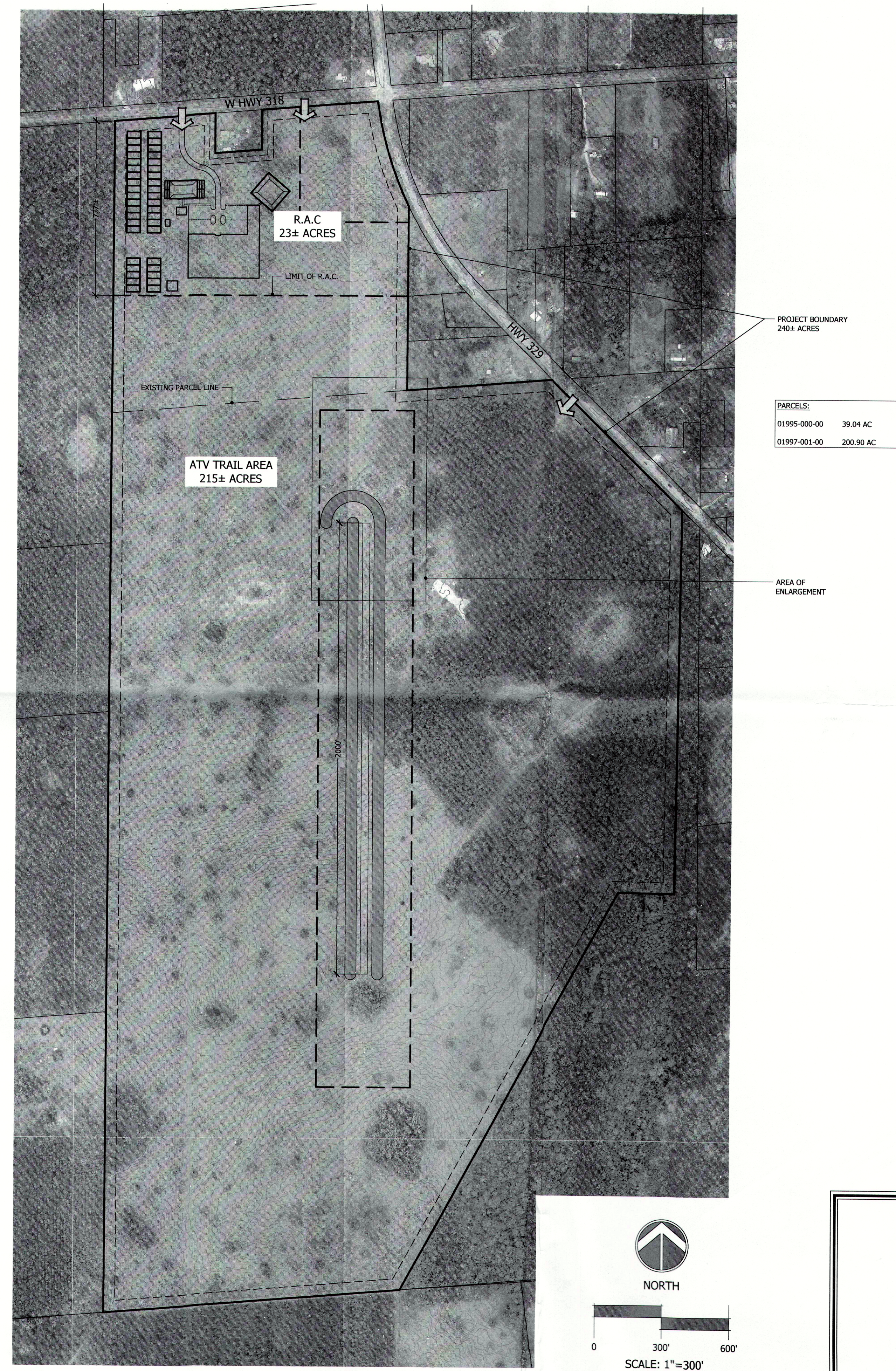


Figure 2: Area of Proposed rezoning to Rural Activity Center





ATV TRACK WITH BERM ENLARGEMENT



ATV & CAMPGROUND AREA

DOUBLE GATE ATV PARK & RECREATION
NATASHA JONES / DANNIE REAVES
MARION COUNTY, FLORIDA

DATE 02/05/2020
DRAWN BY AT
CHKD. BY JDT
JOB NO. 20-6007

+200508 SU

1

REVISIONS

DATE

Tillman & Associates
— ENGINEERING, LLC —
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756



MARION COUNTY GROWTH SERVICES

DATE: 04/15/2020

P&Z: 6/01/2020 BCC: 6/17/2020

Application No:
200508SU

Type of Application
Special Use Permit

Request

Special Use Permit in RAC (Rural Activity Center) and A-1 (General Agriculture) Zoning.

Companion Large
Scale FLU
Amendment: 20-L05
Rural Land to Rural
Activity Center
Companion Rezoning:
20050Z A-1 General
Agriculture to Rural
Activity Center

Owner/Applicant
Blitch Plantation LTD

Agent
J. David Tillman

Parcel #/Acreage
01995-000-00 and
01997-001-00/ 239.94
ac

Future Land Use
Pending FLU
Amendment Request:
Rural Activity Center

Existing Zoning
Pending Rezoning of a
portion from A-1 to
RAC



Item Summary

Staff is recommending **APPROVAL with conditions** of an ATV racetrack with ancillary recreational uses, limited ATV sales and repair, and event venue requested as a Special Use Permit in RAC and A-1 Zoning Districts in accordance with Sec. 2.8 of the Marion County Land Development Code. Staff is recommending **DENIAL** of a request for RV Park as a Special Use in the RAC Zoning portion of the same project. A companion Large Scale Future Land Use Amendment and rezoning request from A-1, General Agriculture to RAC, are under consideration for the northernmost parcel.

Public Notice

Notice of public hearing was mailed to 29 property owners within 500 feet of the subject property. There has been no written opposition at the time of this report's distribution.

Location

The subject property is located at 17970 N HWY 329, Reddick, FL.

Request

The applicant is requesting a Special Use Permit to allow various recreational uses on two parcels in northern Marion County, along the SW corner of N HWY 329 and W HWY 318. The following uses are requested per the application.

Use	Relevant Information (LDC)
40 RV Spaces with electrical hookups	Not allowed in RAC or RL Land Use. Not identified as a Special Use in RAC

Staff Recommendation <u>Approval</u> for ATV racetrack, repair shop and event venue. <u>Denial</u> for RV park. P&Z Recommendation: TBD Project Planner Kimberleigh Dinkins		Zoning. Up to 5 temporary RVs may be allowed as a “ <u>non-commercial guest</u> ” on A-1 property (not to exceed 60 days per calendar year).																				
	Event Facility to include weddings/gatherings	Allowed by right per Florida Statutes ancillary to bona-fide agricultural activities. Not permitted in RAC by right, however churches/places of worship are listed under Special Uses.																				
	Motorcycle/ATV sales and repair facility	Not permitted in A-1 or RAC																				
	Offices	Permitted in RAC																				
	Recreational Uses including: ATV Racetrack, Paintball Events, Walking Trails and Fishing	Motorized Vehicle Racetracks are permitted in A-1 Zoning by SUP. Public Parks or other recreational use allowed by right.																				
<p>The area is characterized by large agricultural tracts and large-lot, single-family home uses. There is a small convenience store on the NW corner of the intersection at N HWY 329 and W HWY 318. The roadways serving the site are two-lane, rural collector roadways and there is no water or sewer infrastructure in the area. The subject parcels are outside of the Urban Growth Boundary and in the Secondary Springs Protection Zone. The northern portion of the site is almost entirely within FEMA designated Flood Zone and there are multiple wetlands on the southern portion.</p> <p>The RAC Future Land Use and Zoning designation is intended to promote mixed and commercial uses to reduce the need for vehicular trips to the urban area in order to meet the daily needs by people living in the vicinity, while the Rural Land and A-1 zoning designation is intended for agricultural uses. Other than office use, none of the proposed uses in the application meets this intention. However, a number of the requested uses are identified within the LDC as allowed through the Special Use Permit process. Staff’s primary concern is the request for RV park allowance, which is in conflict with the intention of the zoning designations and is not compatible with land uses in the surrounding area. Staff has developed conditions intended to minimize negative impacts to the surrounding area, but is recommending denial of the request for RVs as an allowed use with the SUP.</p> <p>The following table summarizes adjacent future land use designation, zoning districts and existing uses:</p> <table><tr><th colspan="4">ADJACENT PROPERTY CHARACTERISITICS</th></tr><tr><th>Direction of Adjacency</th><th>Future Land Use Designation</th><th>Zoning</th><th>Existing Use/MCPA Property Class</th></tr><tr><td>North</td><td>RAC</td><td>A-1 General Agriculture</td><td>SINGLE STORY STORE; VACANT LAND</td></tr><tr><td>South</td><td>RL</td><td>A-1 General Agriculture</td><td>GRAZING LAND;</td></tr><tr><td>West</td><td>RL</td><td>A-1 General</td><td>RURAL BLDG SITE;</td></tr></table>			ADJACENT PROPERTY CHARACTERISITICS				Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class	North	RAC	A-1 General Agriculture	SINGLE STORY STORE; VACANT LAND	South	RL	A-1 General Agriculture	GRAZING LAND;	West	RL	A-1 General	RURAL BLDG SITE;
ADJACENT PROPERTY CHARACTERISITICS																						
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South	RL	A-1 General Agriculture	GRAZING LAND;																			
West	RL	A-1 General	RURAL BLDG SITE;																			

		Agriculture	GRAZING LAND
East	RAC	A-1 General Agriculture	TIMBER; ROAD FRONTAGE

Infrastructure

The access to the site will be from W HWY 318 or N HWY 329.

Road	Classification	Maintenance	Existing Conditions			
			Surface	No. Lanes	R/W Min. Width	R/W Deficiency
E HWY 318	Collector	County	Paved	2	95'	30'
N HWY 329	Collector	County	Paved	2	95'	40

Analysis

In reaching its decision, the Commission shall find that the following exist:

1. **Granting the proposed Special Use Permit will not adversely affect the public interest.** The area is in rural NW Marion County, approximately 2.8 miles from an area designated Employment Center at I-75 and W HWY 318. The uses are proposed for a 240+/- acre site, with ample room for robust buffering to adjacent uses. Public parks are allowed by right in A-1 General Agriculture zoning, while motorized race tracks are identified in the LDC as allowable by SUP. Staff has developed conditions to ensure that the permitted activities do not adversely affect the public interest.
2. **The proposed Special Use Permit request is consistent with the current Comprehensive Plan.** The Marion County 2045 Future Land Use Map indicates that the subject property is "Rural Activity Center", (portion pending FLU amendment) and Rural Land. Special Uses are identified in the Land Development Code pursuant to the Comprehensive Plan. It should be noted that RV parks are specifically identified in the Comp Plan as being allowed only in Commercial, Employment Center and Commerce District Future Land Use categories. Therefore, staff finds that the RV park use is not consistent with the current Comprehensive Plan. The project is within about 3 miles of an (almost entirely undeveloped) Employment Center adjacent to I-75, which allows RV Parks per the Comprehensive Plan and is better suited for such use.
3. **The proposed Rezoning request is compatible with land uses in the surrounding area.** The subject property is surrounded by A-1 type uses with the exception of the small convenience store on the NW corner of HWY 318 and HWY 329. Staff has developed conditions for the requested uses in order to ensure compatibility with the surrounding area. The majority of conditions are consistent with the "Rural Recreation" zoning district defined in the Land Development Code. This request does not meet the minimum criteria for rezoning to Rural Recreation, but the standards of that zoning are intended to mitigate potential negative impacts to the surrounding rural area.

Staff Recommendation: APPROVAL of the ATV Track and ancillary recreational and retail uses as described in the conditions below. DENIAL of the request for RV Park uses.

1. The site shall be operated consistent with the submitted conceptual plan and conditions as provided with this approval except that the RV park shown on the conceptual plan is not allowed.
2. A site plan showing all ATV and walking trails will be required. The plan can be submitted with the major or minor site plan through the DRC process as required for the commercial improvements, or if there will be no paved trails, as a separate plan to the Growth Services Department.
3. No motorized vehicle trails are authorized in the following areas:
 1. Within 200ft of any property boundary.
 2. Within areas designated as wetland on the National Wetland Inventory. This may require wetland delineation by a trained professional.
4. The site will be developed to minimize offsite noise impacts and the “plainly audible” provisions of the County Code of Ordinances govern such impacts (Chapter 13 Sec. 9, which may be amended from time to time).
5. All retail and motorcycle/ATV repair and sales activities must be conducted in the portion of the project that is designated Rural Activity Center and must be conducted indoors. No outdoor storage, work, or sales are permitted.
6. ATV and motorcycle sales is limited to resale or consignment only. This use is intended as an ancillary use to the ATV racetrack. The approval is not intended to allow an ATV or motorcycle showroom as a primary use.
7. The Special Use Permit shall run with Blich Plantation LTD and not with the property. The SUP applies to both PID 01995-000-00 and 01997-001-00 and shall terminate if there is a division or sale of one or both parcels.
8. This Special Use Permit shall terminate June 17, 2025 however a new application may be requested to extend the SUP at that time.

Figure 1: Proposed site plan and uses in the Rural Activity Center portion of the project.

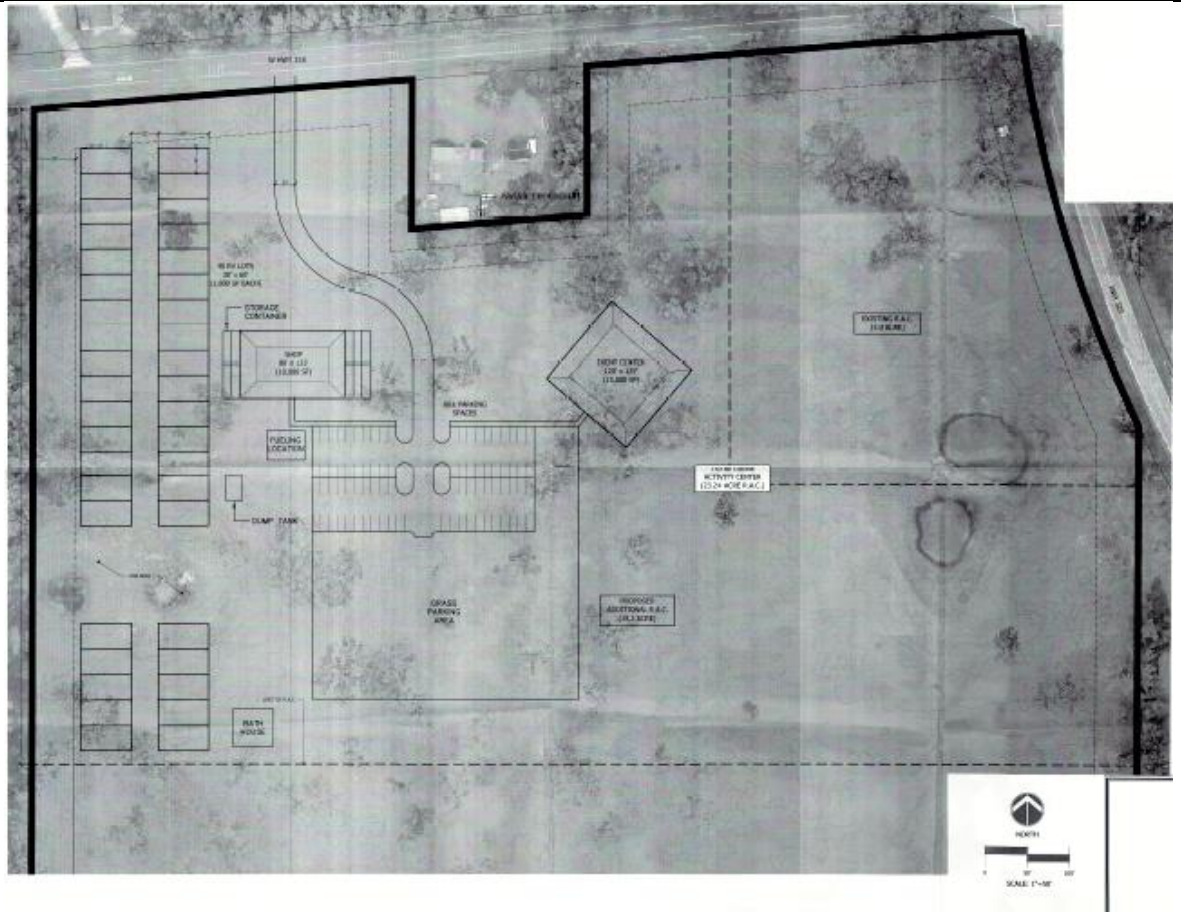
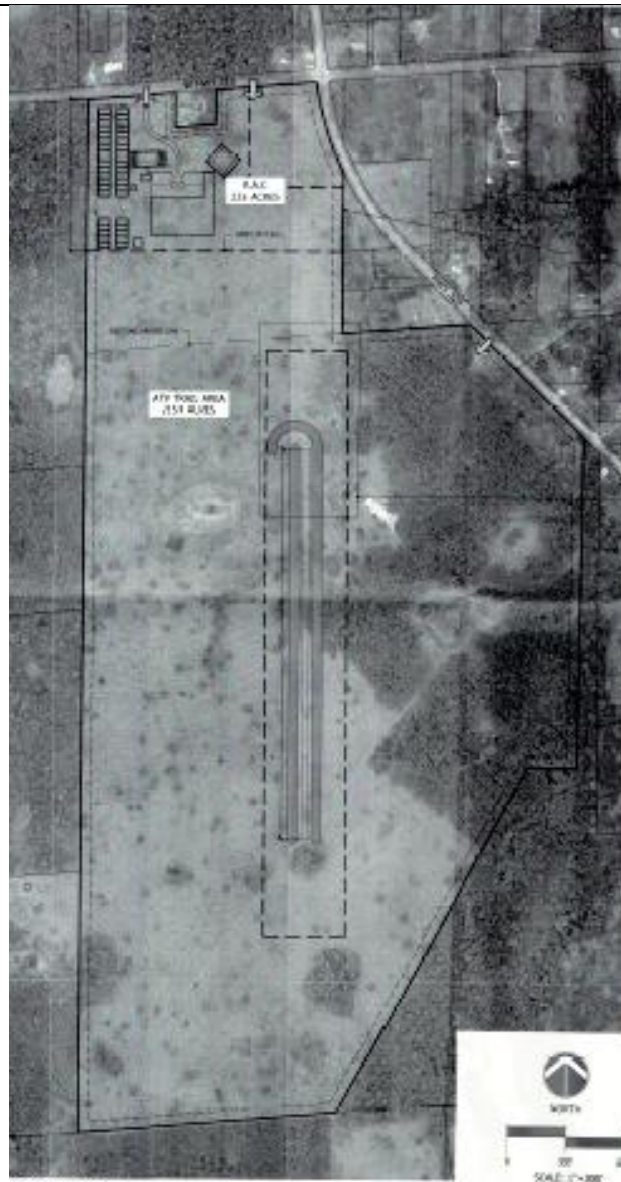


Figure 2. Proposed layout of proposed uses in the A-1 portion of the project. Note: site plan does not identify paint ball or walking trail locations.



ATV & CAMPGROUND AREA

MARION COUNTY, FLORIDA



**2020
COMPREHENSIVE
PLAN
AMENDMENT**

2020-L05

**2020-L05
Blitch Plantation,
LTD.**

McINTOSH

REDDICK

OCALA

DUNNELLON

BELLEVIEW



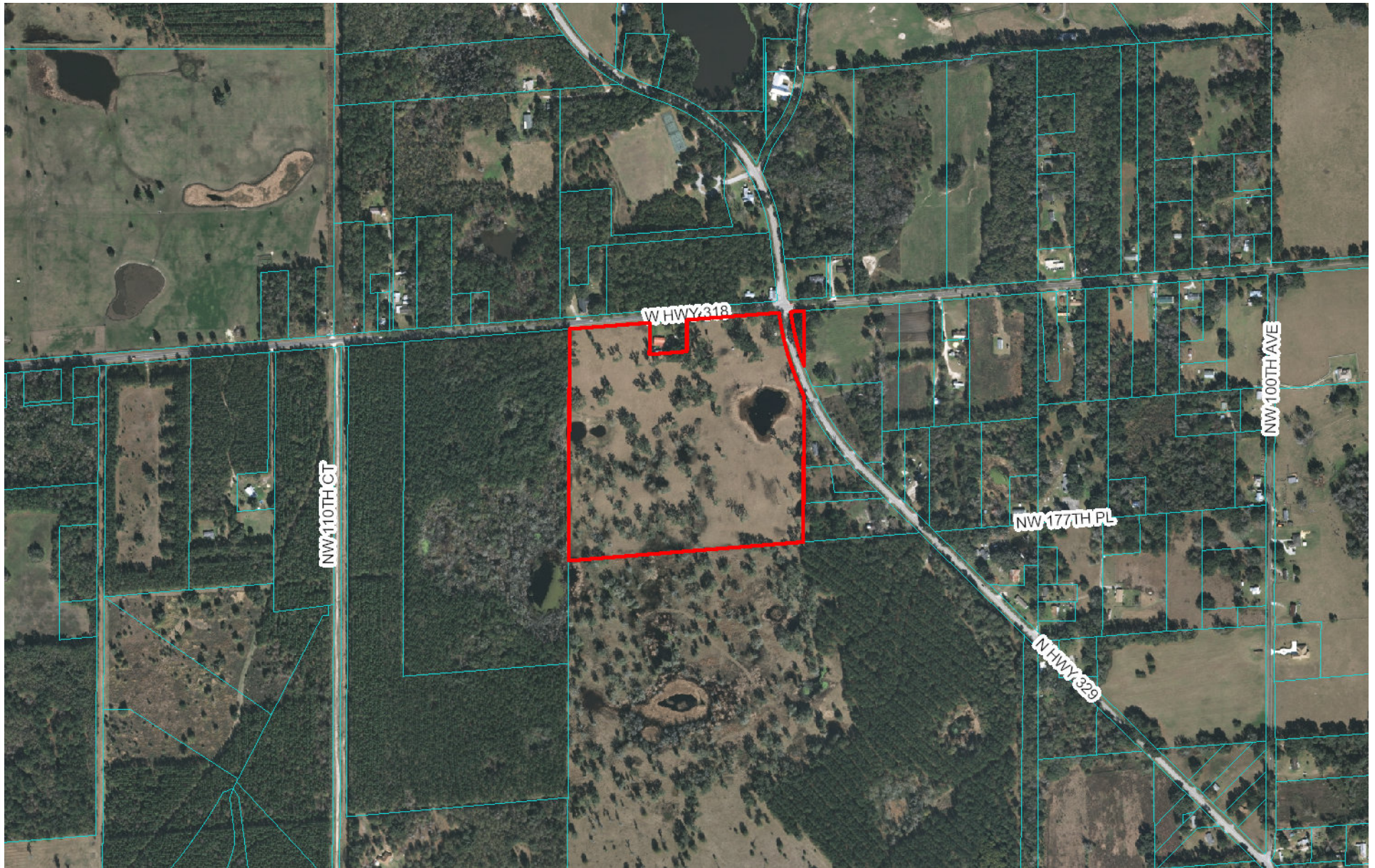
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Villie M. Smith, CFA, ASA
Marion County Property Appraiser

GIS Web Mapping Application

Last Updated: 05/15/2020



DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.