



**Marion County
Board of County Commissioners**

Growth Services ■ Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

APPLICATION FOR REZONING

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 A-1
to Recreational Vehicle Park (P-RV), for the intended use of:

RV Park

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

Parcel account number(s): 45984-000-00

Property dimensions: ~662 x ~1332

Total acreage: 20.27

Directions: See attached

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

Raymond Rains as Personal Representative of

the Estate of John Rains Jr.

Property owner name (please print)

c/o Larry Callaway, Esq., 40 SE 11th Avenue

Mailing address

Ocala, FL 34471

City, state, zip code

(352) 732-7750

Phone number (please include area code)

Signed by:

RL Rains

Signature

W. James Gooding III

Applicant or agent name (please print)

1531 SE 36 Avenue

Mailing address

Ocala, FL 34471

City, state, zip code

352-579-6580; email: jgooding@lawyersocala.com

Phone number (please include area code)

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: EM

DATE: 4/15/25

ZONING MAP NO.: 257

Rev. 01/11/2021

AR 32749

Empowering Marion for Success

www.marioncountyfl.org

W. JAMES GOODING III
ROBERT W. BATSEL, JR.
ROBERT W. BATSEL
JAMES T. HARTLEY
KENNETH H. MACKAY IV



1531 SE 36th Avenue
Ocala, Florida 34471
Phone: 352.579.1290
Direct: 352.579.6580
Fax: 352.579.1289
jgooding@lawyersocala.com

March 26, 2025

By Email and Hand Delivery

Growth Services Director Mr. Chuck Varadin
Deputy Director of Growth Services Mr. Kenneth Weyrauch, AICP
Chief County Planner Christopher D. Rison
Marion County Board of County Commissioners
2710 E. Silver Springs Boulevard
Ocala, FL 34471

RE: Comp Plan and Rezoning Applications

Gentlemen:

I represent Investment Sites, LLC, an Illinois limited liability company, the proposed purchaser of the property that is the subject of these applications, and have been authorized to represent the current property owner, Raymond Rains as Personal Representative of the Estate of John Rains Sr., in connection with these applications.

I have enclosed in the original of this letter being sent, or attached to the email transmitting this letter, the following:

1. ¹Marion County Application Form for Large—and Small—Scale Comprehensive Plan Amendment attached to which are the following:
 - 1.1. Notarized Property Owner Affidavit (attached to Application).
 - 1.2. Certified legal description with boundary sketch.
 - 1.3. Document entitled “New Urban Area Analysis” for purposes of FLUE 3.1.6.
 - 1.4. Because the property is owned by a Personal Representative, there is no deed to the owner. I have attached, however, copies of the following documents in a file called *Probate Documents.pdf* from the Probate proceeding establishing that the Applicant is the Personal Representative of the Estate and has the authority to sell the property; I have deleted certain exhibits which contain information which I assume the Personal Representative would deem confidential (such as names and percentage ownership of heirs and terms of real estate contract):
 - 1.4.1. Letters of Administration.

¹ The email attachment includes these documents in a file called *CompPlan.zip*.

ATTACHMENT A

Letter to Growth Services Staff
March 26, 2025
Page 2

- 1.4.2. Petition for Partition for Purposes of Distribution.
- 1.4.3. Order Authorizing Partition of Certain Real Property for Purposes of Distribution.
- 1.5. Application fee as set forth in paragraph 3 below.
- 2. ²Executed Application for Rezoning.
 - 2.1. Probate documents referred to in paragraph 1.4
 - 2.2. Location maps, one aerial and the other not.
 - 2.3. Concept Plan.
 - 2.4. Proposed Developer's Agreement Concerning Conditional Zoning (which I have discussed with Chris Rison).
- 3. ³Check in the amount of \$4,000.00 representing \$1,000.00 for the Rezoning Application and \$3,000.00 for the Comp Plan Amendment.

Please let me know if you have any questions.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban

Attachments: as stated

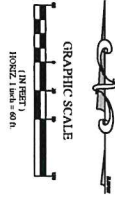
cc: Mr. Jay M. Lapat
Mr. Larry Callaway
Mr. Rodney Rogers

(All by email only with attachments)

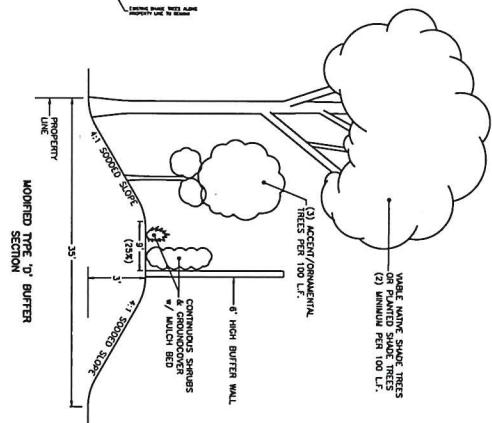
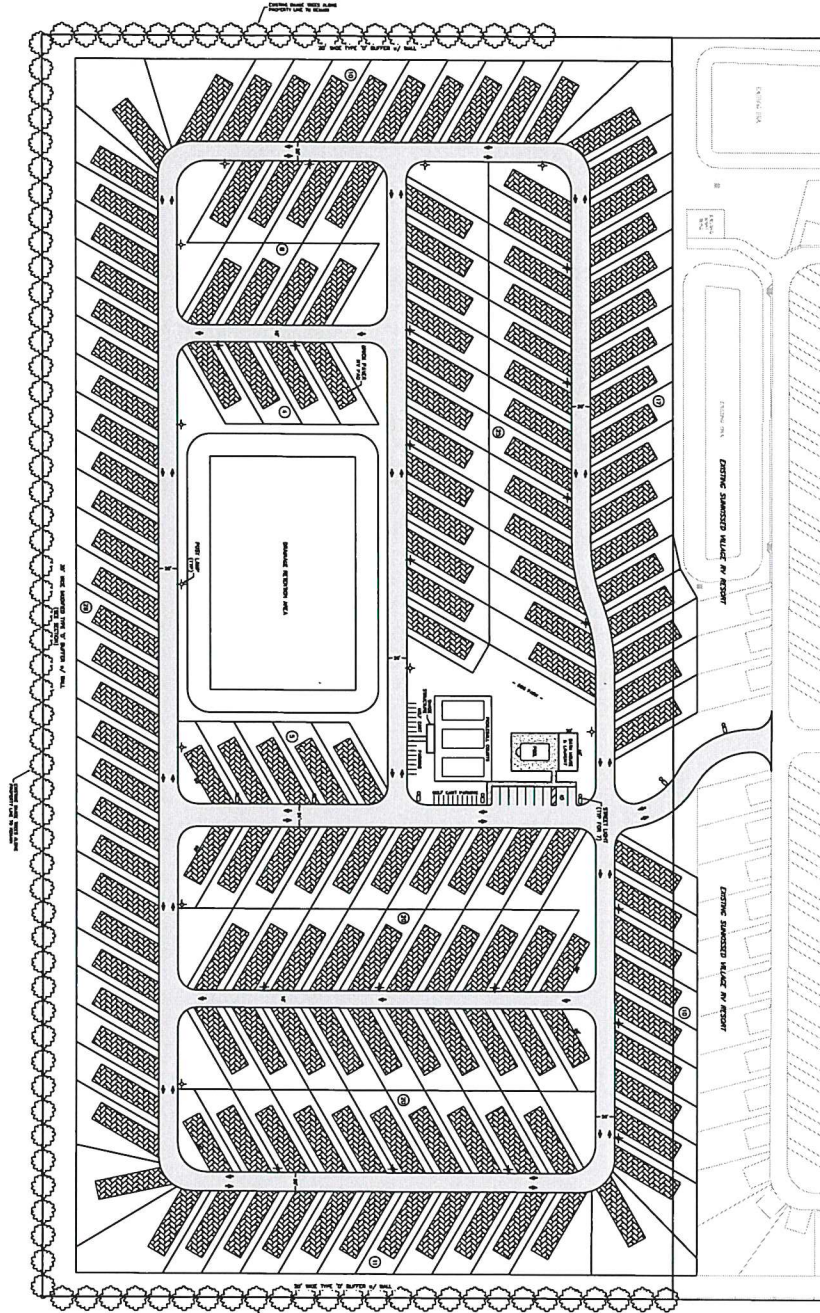
P:\JG\Sunkissed Village RV\Rains\Corr\Cover letter for Comp Plan and Rezoning App.docx

² The email attachment includes these documents in a file called *Zoning.zip*.

³ Not sent in email.



158 TOTAL SITES

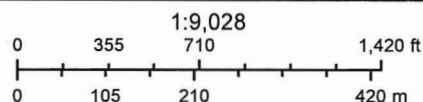
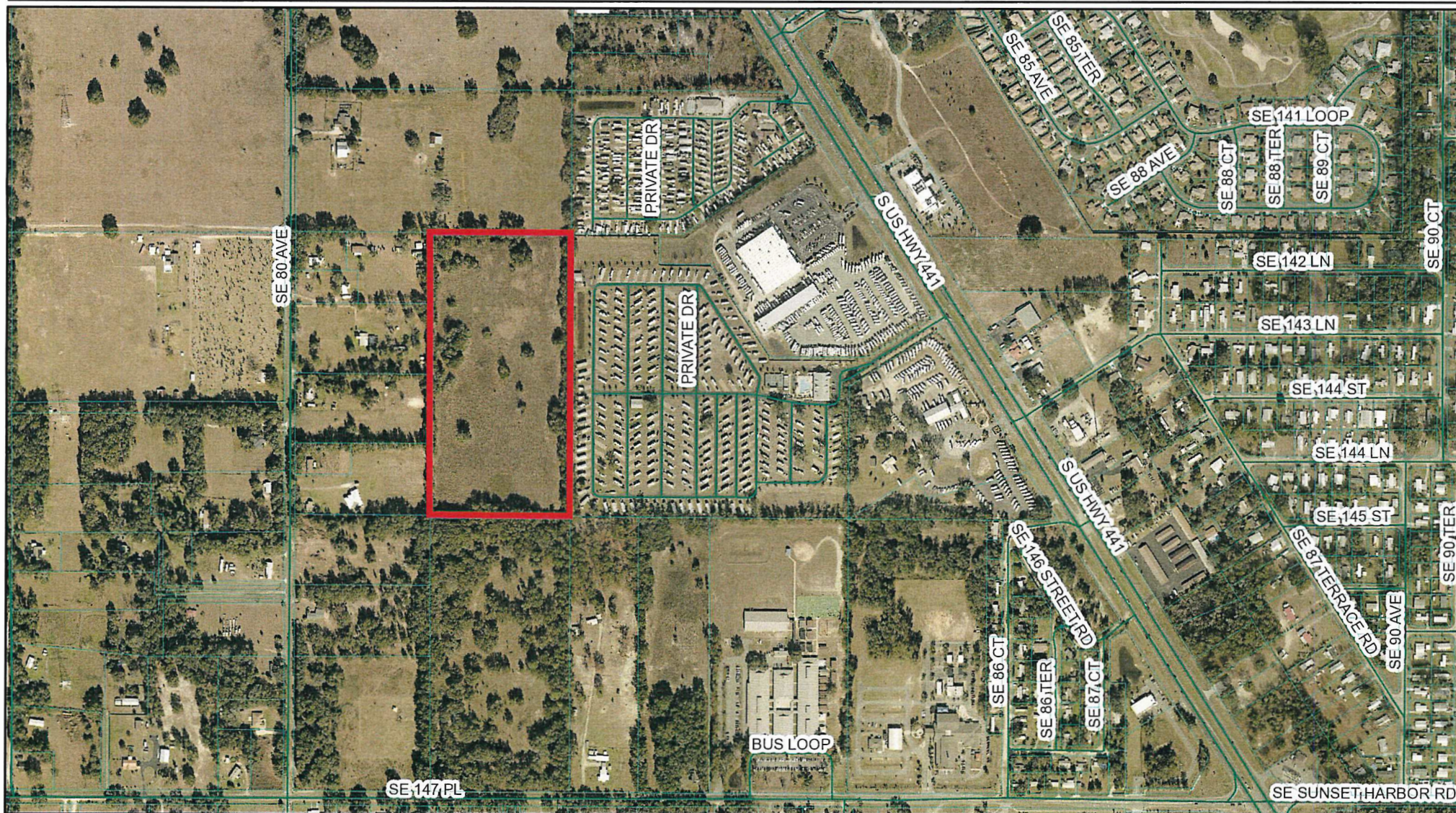


DATE	2/2/2020
BY	RLR
CHECKED	RLR
APPROVED	RLR
PROJECT	SUNKISSED VILLAGE RV RESORT PHASE 2
SHEET	1 OF 1

ROGERS ENGINEERING, LLC
 Civil Engineering & Land Surveying
 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

Robert L. Rogers, PE
 P.E. Reg. No. 10027
 rrogers@rogerseng.com
 Rodney K. Rogers, PSM
 P.E. Reg. No. 3274
 rkrogers@rogerseng.com
 Michelle M. Boyer, PSM
 P.E. Reg. No. 1248
 mboyer@rogerseng.com

DATE	REVISION



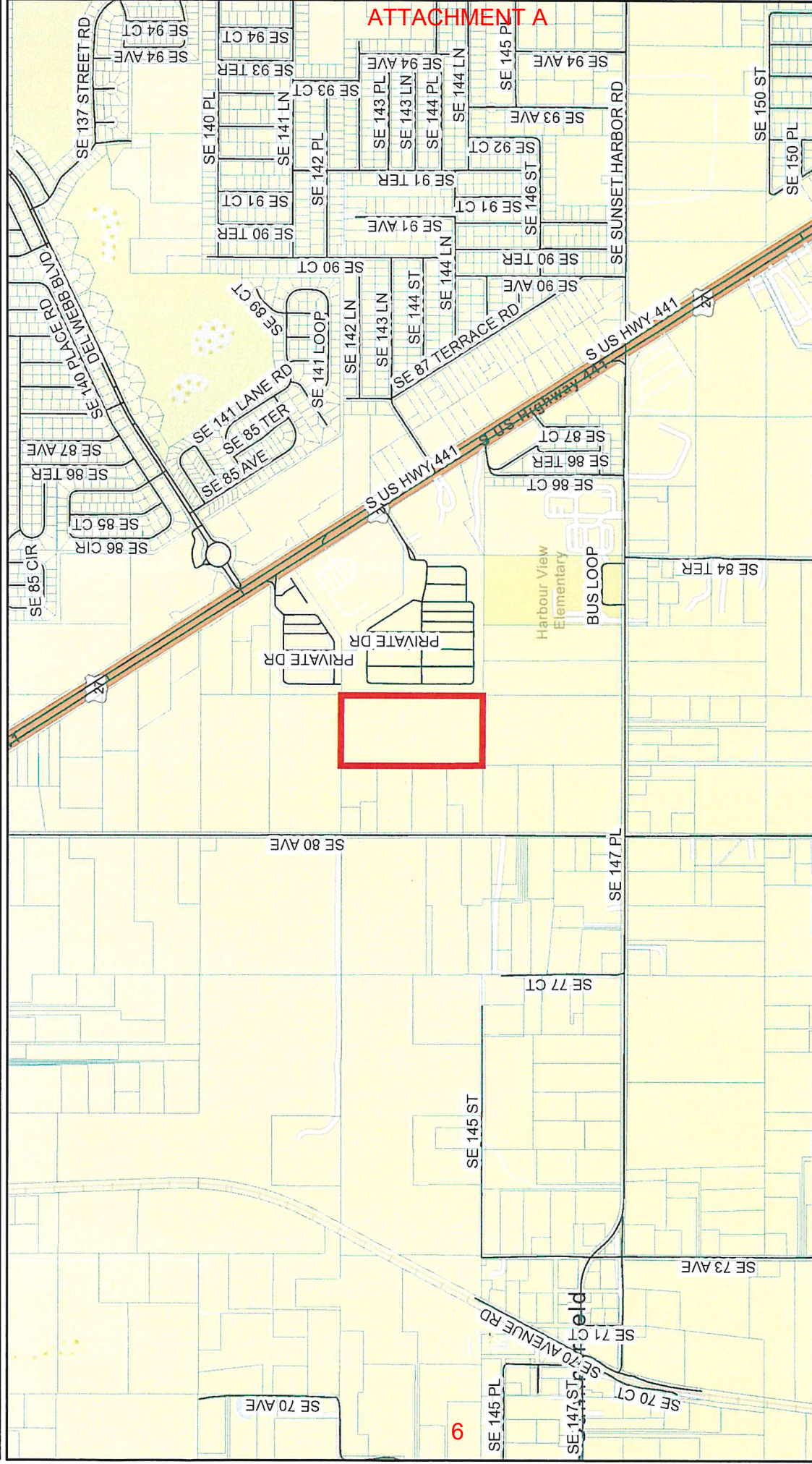
[Map Title]

3/26/2025
Marion County Property Appraiser
Marion County, FL

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.



Last Updated 12/12/2024



[Map Title]

3/26/2025

Marion County Property Appraiser
Marion County, FL

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.

IN THE CIRCUIT COURT FOR MARION COUNTY, FLORIDA

IN RE: ESTATE OF

PROBATE DIVISION

JOHN RAINS SR. a/k/a JOHN
RAINS JR. a/k/a JOHN RAINS,

CASE NO. 2020-CP-601

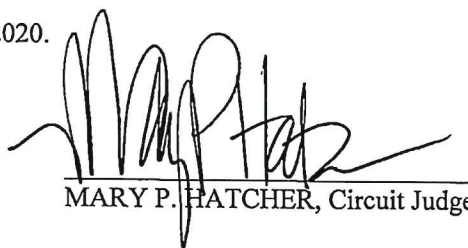
Deceased.
_____ /PROBATE
JUN 26 '20 AM 10:14LETTERS OF ADMINISTRATION

TO ALL WHOM IT MAY CONCERN:

WHEREAS, JOHN RAINS SR. a/k/a JOHN RAINS JR. a/k/a JOHN RAINS, a resident of Marion County, Florida, died on May 31, 1953, owning assets in the State of Florida; and

WHEREAS, RAYMOND RAINS has been appointed Personal Representative of the estate of the Decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate;

NOW, THEREFORE, I, the undersigned Circuit Judge, declare RAYMOND RAINS duly qualified under the laws of the State of Florida to act as Personal Representative of the estate of JOHN RAINS SR. a/k/a JOHN RAINS JR. a/k/a JOHN RAINS, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the Decedent; to pay the debts of the Decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on June 25, 2020.
MARY P. HATCHER, Circuit Judge

Electronically Filed Marion Case # 20CP000601AX 06/26/2020 11:38:10 AM

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
CFN# 2020065250 BK 7215 Pg 0562 06/26/2020 11:47:50 AM
REC FEE INDEX

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL
CIRCUIT IN AND FOR MARION COUNTY, FLORIDA

IN RE: ESTATE OF JOHN RAINS PROBATE DIVISION
SR. a/k/a JOHN RAINS JR. a/k/a
JOHN RAINS, File No. 2020-CP-601

Deceased.

RAYMOND RAINS, Individually and as Personal
Representative of the ESTATE OF JOHN RAINS JR.
a/k/a JOHN RAINS JR. a/k/a JOHN RAINS,

Petitioner,

vs.

JAMES RONALD JENKINS, LOUISE LONG, MATTHEW
LONG JR., CHERYL STEVENSON MCKELLA, NICOLE
ALLEN, TINA DAVIS, WILBERT MACK, SANDRA
STOKES SELLERS, TONYA D. SMITH, DEBRA SHANNAE
STOKES, RHETA SHAW-SMITH, BRIAN COE, TRE
DESLINE, DONATELLO SHAW, ASHLEEA SMITH,
ROBERT SHAW III, MARISSA SHAW, JORDAN BELL,
DWIGHT STOKES, AVA YOUNG, CARLTON HUDSON,
VALARIE RODGERS, LAWRENCE DERRICK HUDSON,
SYLVIA MCINTOSH, DWAYNE HUDSON, KWANDA
POTTER, WILLIAM CUMMINGS, SYLVESTER STOKES
JR., RONALD A. STOKES, JANET JENKINS, KENNETH
STOKES, MARIE RAY, DEMETRIUS JOHNSON,
DEVONTE STOKES, VONEISHA CARR, SANDRA CARR
WALLS, JOHN BERNARD CARR, ARTIE ELLIOR CARR,
PATSY YVONNE CARR, BARBARA JEAN CARR a/k/a
BARBARA JEAN DOVE, CAROLYN RAINES WILLIAMS,
HARVEY MAE GAVIN, LENARDO RAINES, MARTIN
RAINES, ETHEL DANIELS, HENRY RAINS III, GLORIA
MAYS, CYNTHIA MARTIN, RENARD WILLARD RAINS,
HARVEY MAE GAVIN, ADA MARIE RAINS YOUNG,
KEITH RAINS, LOUISE RAINS, GLORIA JACKSON,
CAROL RAINS, MELISSA MCCORMICK, GLORIA JOYCE
COMBS, ETHEL DANIELS, HENRIETTA PEARMAN, DR.
JOHN RAINS JR., NINA TATARANAOWICS, CINDY E.
FLANAGAN, JONI L. HINTON, CYNTHIA RAINS
COLEMAN, CURTIS EARL RAINES, FAYE RAINS
DICKEY, PR ESTATE OF THERESSA RAINS, EDA
NEWMAN, GWEN CHISHOLM, KENNETH MCGILL, LEE
MCGILL, TAWANNA GRIMESLY, SHAQUILLA GREEN,
LAQUANDA SIMS, MILTON JENKINS, DEMETRIUS A.
JENKINS, BILLY JOE REYNOLDS, RHONDA P.
STEPLIGHT, JAVON JENKINS, DARRYL JENKINS, GLEN
JENKINS JR., BERNARD GLOVER, FAYE RAINS DICKEY,

PATRICIA RAINS ANANAB, EDWARD RAINS, ERIC
RAINS, WILLARD RAINS JR. and JOANN RAINS
LEERDAM,

Respondents.

PETITION FOR PARTITION FOR PURPOSES OF DISTRIBUTION

Petitioner, RAYMOND RAINS, the duly appointed and acting Personal Representative of the Estate of JOHN RAINS SR. a/k/a JOHN RAINS JR. a/k/a JOHN RAINS (the "Estate"), by and through his undersigned counsel, petitions this Court in accordance with Section 733.814, *Florida Statutes*, for an Order authorizing partition certain real property forming a part of the estate for purposes of distribution, stating as follows:

1. Petitioner is the duly appointed and acting Personal Representative of the Estate, having been issued Letters of Administration on June 25, 2020.

2. The assets of the Estate include that real property (the "Property") situated in Marion County, Florida, more particularly described as:

**Marion County Property Appraiser No. 45984-000-00:
E ½ of SW ¼ of NW ¼ of Section 16, Township 17 South, Range 23 East, Marion
County, Florida.**

3. An Amended Petition for Determination of Heirs was filed in this matter with the Order Determining Heirs being entered on November 1, 2024. The attached Exhibit "A" reflects those individuals determined to be the beneficiaries of the Estate (the "Respondents"), having the interests in the Estate, including the Property, set forth.

4. The Property cannot be physically partitioned without prejudice to the Respondents and cannot be allotted equitably and conveniently except through sale and distribution of proceeds. Accordingly, partition by sale for the purpose of distribution in accordance with Section 733.814, *Florida Statutes*, is appropriate.

ATTACHMENT A

5. Petitioner has received the Amended and Restated Contract for Purchase and Sale of the Property attached hereto as **Exhibit "B"** (the "Contract") and desires to sell and convey the Property for the benefit of the Respondents in accordance with the provisions of the Contract.

6. The appointment of the Petitioner as a Special Magistrate in accordance with *Fla.R.Civ.P.* 1.490(b), with full power and authority to execute deeds of conveyance and other instruments and documents necessary or desirable due to the number and nature of the Respondents

7. To Petitioner's knowledge, there are no recorded liens or encumbrances on the Property, and Petitioner has no knowledge of any parties who claim an interest in the Property or who will be materially affected by this action other than the Petitioner and Respondents.

8. The partition of the Property by sale for the purpose of distribution is for the common benefit of Petitioner and Respondents.

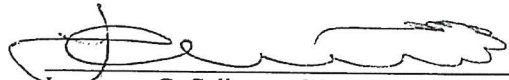
9. Petitioner has retained the law firm of Klein & Klein, LLC, to represent his interests in connection with this petition and has agreed to pay the firm a reasonable fee for its services. Petitioner is entitled to recover such fees from the proceeds of sale of the Property in accordance with the parties' proportionate interests in accordance with Section 64.081, *Florida Statutes*.

10. All conditions precedent to the bringing of this petition have occurred, been performed or have been waived.

WHEREFORE, Petitioner respectfully requests this Court to: (a) order the sale of the Property in accordance with the terms of the Contract; (b) appoint Petitioner a Special Magistrate in accordance with *Fla.R.Civ.P.* 1.490(b), with full power and authority to execute deeds of conveyance and other documents or instruments necessary or desirable to effectuate the sale of the Property in accordance with the terms of the Contract; (c) award to Petitioner reasonable attorneys' fees and costs incurred in connection with this petition and order the payment of those fees and costs from the proceeds at sale, with each party bearing their proportionate share of the attorneys' fees and costs ; (d) require Petitioner to allocate and distribute the proceeds of the sale between Petitioner and Respondents as their interests may appear;; and (e) enter such further relief as this Court deems just and necessary under the circumstances.

ATTACHMENT A

DATED: 12/5/2024



Lawrence C. Callaway, III
Florida Bar No.: 0297984
KLEIN & KLEIN, LLC
40 SE 11th Avenue
Ocala, Florida 34471
Phone: (352) 732-7750
E-mail: larry@kleinandkleinpa.com
Attorneys for Petitioner

UNOFFICIAL
DOCUMENT

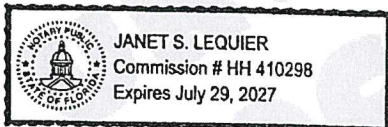
VERIFICATION STATEMENT

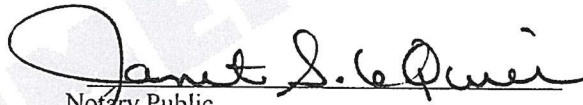
I, **RAYMOND RAINS**, the undersigned, understand the nature of an oath and the meaning of personal knowledge, and, having been duly sworn under oath, declare the statements and facts written above are true and accurate based upon my personal knowledge of the matters stated.


RAYMOND RAINS

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5 day of Dec, 2024, by **RAYMOND RAINS**, who is ☒ personally known to me or ☐ who has produced _____ as identification.




Notary Public
Print Name: JANET S. LEQUIER
My Commission Expires: _____

IN THE CIRCUIT COURT FOR MARION COUNTY, FLORIDA

IN RE: ESTATE OF

PROBATE DIVISION

JOHN RAINS SR. a/k/a JOHN
RAINS JR. a/k/a JOHN RAINS,

CASE NO. 2020-CP-601

Deceased.

RAYMOND RAINS, Individually and as Personal
Representative of the ESTATE OF JOHN RAINS JR. a/k/a
JOHN RAINS JR. a/k/a JOHN RAINS,

Petitioner,

vs.

JAMES RONALD JENKINS, LOUISE LONG, MATTHEW
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ALLEN, TINA DAVIS, WILBERT MACK, SANDRA
STOKES SELLERS, TONYA D. SMITH, DEBRA SHANNAE
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PATRICIA RAINS ANANAB, EDWARD RAINS, ERIC

RAINS, WILLARD RAINS JR. and JOANN RAINS
LEERDAM,

Respondents.

ORDER AUTHORIZING PARTITION OF CERTAIN REAL PROPERTY
FOR PURPOSES OF DISTRIBUTION

THIS MATER came before the Court on the Petition filed by RAYMOND RAINS, the duly appointed and acting Personal Representative of the Estate of JOHN RAINS SR, a/k/a JOHN RAINS JR., in accordance with Section 733.814, *Florida Statutes*, for an Order authorizing partition of certain real property forming a part of the Estate for purposes of distribution. Upon consideration thereof and the Court finding that all interested persons have been served a copy of the Petition or have waived notice thereof; that the material allegations of the Petition are true, it is

ORDERED AND ADJUDGED:

1. The Petitioner is hereby authorized, directed and empowered to partition the property described in the Petition (the "Property") for purposes of distribution by selling the Property in accordance with the Amended and Restated Contract for Purchase and Sale of the Property attached as **Exhibit "B"** to the Petition, and distributing the proceeds of such sale to the individuals determined to be beneficiaries of the Estate (the "Beneficiaries") having the interests in the Estate, including the Property, as set forth in **Exhibit "A"** hereto;

2. The Petitioner is hereby appointed a Special Magistrate in accordance with *Fla.R.Civ.P.* 1.490(b), with full power and authority to execute deeds of conveyance and other documents or instruments necessary or desirable to effectuate the sale of the Property in accordance with the terms of the Contract and by executing such deeds of conveyance and other documents or instruments, bind the Beneficiaries;

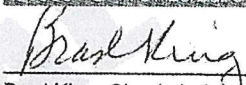
3. The Petitioner shall be awarded reasonable attorneys' fees and costs incurred in connection with this Petition and shall pay those fees and costs from the proceeds at sale, with each Beneficiary bearing their proportionate share of the attorneys' fees and costs;

ATTACHMENT A

4. The Petitioner shall allocate and distribute the proceeds of the sale between and among the Beneficiaries after payment of reasonable attorneys' fees and costs incurred to the Beneficiaries in accordance with their proportionate shares.

5. This Court shall retain jurisdiction for the granting of such other and further relief as this Court may deem just and proper and as may be required for further administration of the Estate.

DONE AND ORDERED this Monday, January 20, 2025 at Ocala, Marion County, Florida.

4000601-CPA 01/20/2025

Brad King, Circuit Judge
42-2020-CP-000601-CPA 01/20/2025 02:16:36 PM

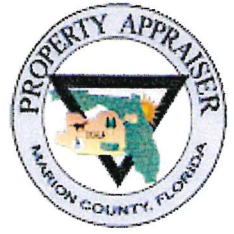
H. RANDOLPH KLEIN
randy@kleinandkleinpa.com
janet@kleinandkleinpa.com

Stanley W. Plappert
swp@flagocala.com
cs@flagocala.com
abby@flagocala.com

Exhibit A containing list of Heirs and percentages has been deleted

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card
Real Estate

45984-000-00

Prime Key: 1123763

[MAP IT+](#)

Current as of 4/15/2025

[Property Information](#)[More Names](#)

RAINS JOHN EST ET AL
C/O RAYMOND RAINS PER REP
390 SW HWY 484
OCALA FL 34473-8614

[Taxes / Assessments:](#)

Map ID: 257

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)

PC: 53

Acres: 20.00

[2024 Certified Value](#)

Land Just Value	\$275,500		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$275,500	Land Class Value	(\$270,060)
Total Assessed Value	\$5,440	Total Class Value	\$5,440
Exemptions	\$0	Ex Codes: 08	\$5,440
Total Taxable	\$5,440		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$275,500	\$0	\$0	\$275,500	\$5,440	\$0	\$5,440
2023	\$275,500	\$0	\$0	\$275,500	\$5,580	\$0	\$5,580
2022	\$275,500	\$0	\$0	\$275,500	\$4,300	\$0	\$4,300

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7215/0562	05/1953	70 OTHER	0	U	V	\$100

[Property Description](#)

SEC 16 TWP 17 RGE 23
E 1/2 OF SW 1/4 OF NW 1/4

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

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5302		660.0	1,320.0	A1	20.00	AC					
Neighborhood 9486 - N 147 E HWY 301 S 132 W HWY 27											
Mkt: 10 70											

MCPA Property Record Card
ATTACHMENT A
Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
<u>Appraiser Notes</u>							
PET TO REOPEN EST OF JOHN & FRANCES RAINS PER OR BOOK 4570-1651.							
<u>Planning and Building</u>							
<u>** Permit Search **</u>							
Permit Number	Date Issued		Date Completed		Description		