

Planning Report

Marion Wayne Storage
SsCPA - Application Package



Date: 08/27/2024
PN# 23-0660
PM: Danika Oliverio

Prepared For: Marion County Growth Management Services

Submitted To:

Address:



Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavits
4. Survey
5. Legal Description
6. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
7. Justification Report
8. Map Set

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August 27, 2024

Marion County Growth Services/Planning & Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470

RE: Wayne Storage – Marion County: Rezoning and Small-Scale Comprehensive Plan Amendment
(Marion County Tax Parcels 03101-000-00 and 03114-000-00)

Dear Planning Staff:

This rezoning application requests to amend the Official Zoning Atlas designation on ± 6.15 acres within unincorporated Marion County (tax parcels 03101-000-00 and 03114-000-00) from B-2 and A-1 zoning to Rural Activity Center (RAC). The project site is located on US-441, north of Hwy 318, less than 1/4 mile from the intersection. The companion SsCPA application requests to amend a portion of the site's Future Land Use (FLU) designation from Rural Lands to Rural Activity Center (RAC).

Please find one (1) copy of the following items enclosed for review and approval of the above referenced project:

SsCPA Application

- Cover Letter
- SsCPA Application
- Property Owner Affidavit
- Survey and Legal Description
- Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
- SsCPA Justification Report
- Map Set

Rezoning Application

- Cover Letter
- Rezoning Application
- Property Owner Affidavit
- Survey and Legal Description
- Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
- Rezoning Justification Report
- Map Set
- Environmental Assessment
- Traffic Statement

The property owner or applicant will hand-deliver (1) check in the amount of \$4000 made payable to the Marion County BoCC. We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact us at 352-331-1976 or email: Danika.Oliverio@NV5.com and/or Craig.Brashier@NV5.com.

Sincerely,

Danika Oliverio, Project Manager

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**Marion County
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

Revised 01/09/2020

**MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE
COMPREHENSIVE PLAN AMENDMENTS**

Staff Use Only: Case # 1__ - _____

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:	
LARGE-SCALE MAP AMENDMENT _____ TEXT AMENDMENT _____	SMALL-SCALE MAP AMENDMENT ^x _____ TEXT AMENDMENT _____ <i>(Text amendment must be associated with submitted small-scale map amendment)</i>

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
- 2) Copy of the most recent deed covering the property included within the proposed amendment.
- 3) Notarized owner affidavit(s) – see third page of this form.
- 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
- 5) Additional information, including proposed text amendment language, necessary to complete application.

(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
03114-000-00	28-12-21	1.20	Rural Land	Rural Activity Center
03101-000-00	28-12-21	5.00	Rural Land	Rural Activity Center

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
Harold Feaster 5591 W. Hwy 318 Reddick, FL 32686	CHW, an NV5 Company 11801 Research Drive Alachua, FL 32615

Staff Use Only: Application Complete – Yes Received: Date ___/___/___ Time ___:___ a.m. / p.m. **Page 1 of 3**

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES NO
(IF YES, PLEASE ATTACH TO APPLICATION)

EXISTING USE OF SITE:
Residential

PROPOSED USE OF SITE (IF KNOWN):
Self-Storage Facility

WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?

Well Centralized water Provider _____

Septic Centralized sewer Provider _____

DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):

Travel west on E. Silver Springs Blvd., then make a right traveling north on N. Pine Ave (US-441).
Follow US-441 north. Pass the intersection at W. Hwy 318, and the property is on the left.

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PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida
COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED Harold F. Feaster,
Property owner's name, printed

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

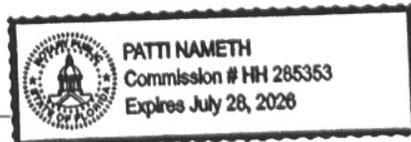
1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:
03101-000-00, 03114-000-00
2. He/she duly authorizes and designates CHW, an NV5 Company to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

Harold F. Feaster
Property owner's signature

8/22/24
Date

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 22nd day of August, 2024 (year), by Harold F. Feaster (name of person making statement). He/she is personally known to me or has produced _____ as identification. (Driver's license, etc.)

Patti Nameth
Notary public signature

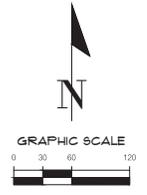


State of Florida County of Marion
My commission expires: _____

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BOUNDARY & TOPOGRAPHIC SURVEY LOCATED IN SECTION 28, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA



- LEGEND**
- BENCHMARK
 - FOUND 4x4" CONCRETE MONUMENT (MARKED AS NOTED)
 - FOUND 1 1/2" IRON PIPE (MARKED AS NOTED)
 - FOUND 3/4" STEEL ROD WITHOUT IDENTIFICATION
 - FOUND NAIL AND DISK (MARKED AS NOTED)
 - FOUND 3/8" STEEL REBAR WITH CAP MARKED (MARKED AS NOTED)
 - RAILROAD SPIKE (MARKED AS NOTED)
 - SET FOR STEEL REBAR AND CAP MARKED "CH IN LB 207"
 - STORM INLET
 - IRON
 - PIPE (SIZE AND TYPE AS NOTED)
 - WOODEN POWER POLE
 - GUY ANCHOR
 - ELECTRIC METER
 - AIR CONDITIONER
 - TELEPHONE PEDISTAL
 - FIRE OPTIC BOX
 - WELL
 - SATELLITE DISH
 - ASPHALT SURFACE
 - DIRT SURFACE
 - OVER-HEAD WIRE
 - FENCE (SIZE AND TYPE AS NOTED)
 - STORM SEWER LINE
 - CONTOUR LINE

DESCRIPTION:

PARCEL 1: (PER OFFICIAL RECORDS BOOK 7155, PAGE 400)

THE NORTH 1/4 CHANS OF THE SOUTH 1/4 CHANS OF THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 28, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE EAST 20 FEET FOR ROAD.

PARCEL 2: (PER OFFICIAL RECORDS BOOK 8153, PAGE 1625)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 3/4 S FEET NORTH OF THE QUARTER SECTION CORNER ON THE SOUTH BOUNDARY OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE N. 45.618 FEET TO A POINT ON A CURVE ON THE WESTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 25 (D.S. 441), SAID CURVE HAVING A CENTRAL ANGLE OF 55 DEGREES 03' 48", A RADIUS OF 850.65 FEET AND A CHORD BEARING AND DISTANCE OF S. 26 DEGREES 57' 02", 151.617 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 115.18 FEET TO A POINT ON THE ADJACENT-TWOED CURVE, SAID POINT BEING N. 46 DEGREES 07' 02", AND A DISTANCE OF 233.42 FEET FROM THE POINT OF BEGINNING, THENCE N. 60 DEGREES 07' 02", A DISTANCE OF 243.42 FEET TO THE POINT OF BEGINNING, SAID PARCEL LYING AND BEING SITUATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83 2011).
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN THROUGHOUT THIS SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENDOURCH.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND OWNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR. ALL FEATURES SHOWN HEREON WERE LOCATED AND MAPPED UNDER THE RESPONSIBLE CHARGE OF THE SURVEYOR.
- VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS SHOWN HEREON WERE DERIVED FROM NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION 14107 WITH A PUBLISHED ELEVATION OF 31.20' (NAVD 88) AND NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION 14177 WITH A PUBLISHED ELEVATION OF 132.20' (NAVD 88).
- ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV - NCOE - LAYERS IN THE SUPPLIED DIGITAL FILE.
- THIS SURVEY CONSISTS OF TWO (2) SHEETS AND IS NOT COMPLETE WITHOUT BOTH SHEETS. SEE SHEET ONE (1) FOR DESCRIPTIONS, DETAILS, BOUNDARY INFORMATION, COMPLETE SURVEYOR'S NOTES, LEGEND, AND FLOOD ZONE INFORMATION. SEE SHEET TWO (2) FOR DETAILED TOPOGRAPHIC INFORMATION.

FLOOD ZONE:

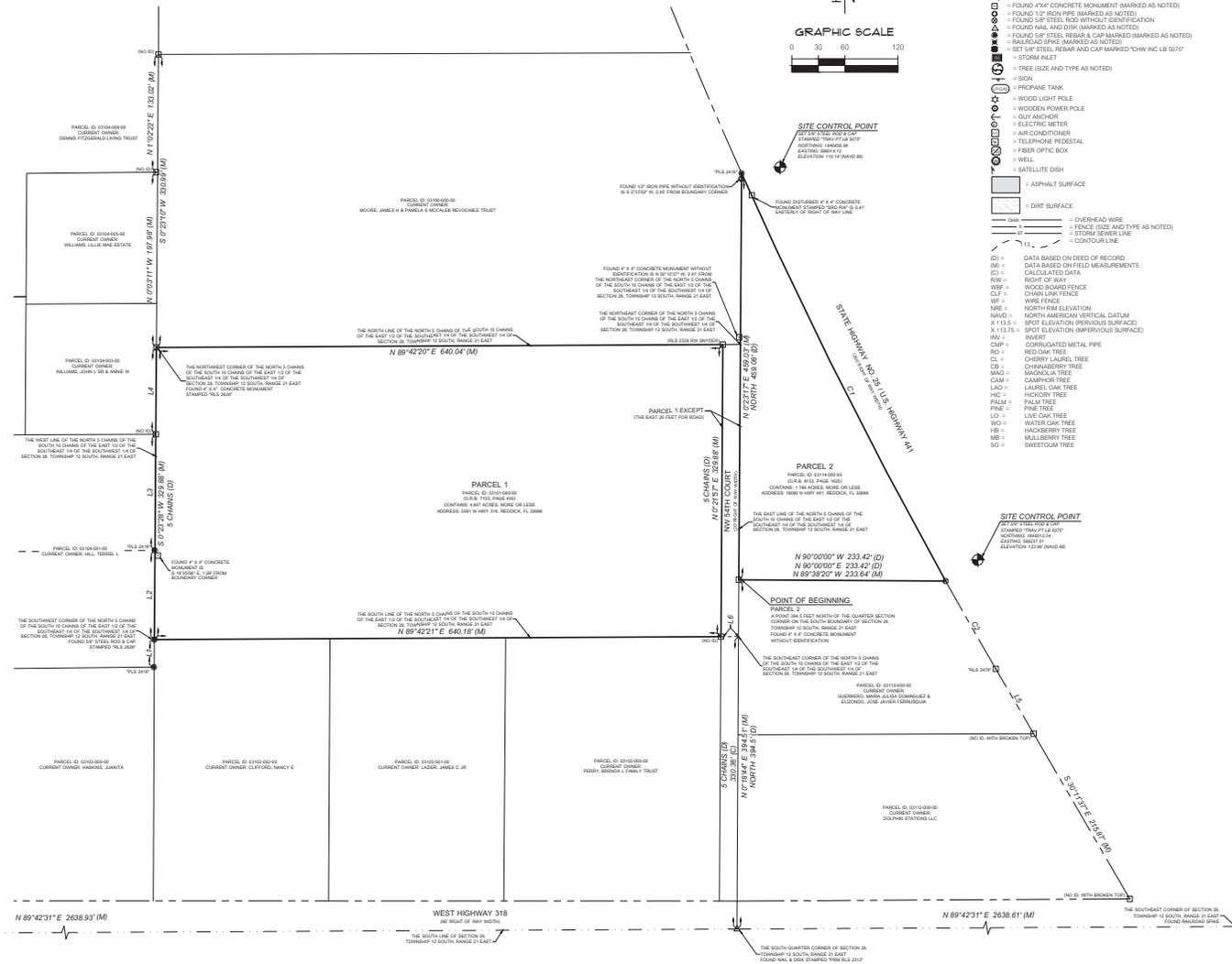
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.M. PANEL NO. 120830CH4D, EFFECTIVE DATE: AUGUST 28, 2008.

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C1M	515.14'	58276.09'	5°03'47"	257.74'	S 26°30'34" E
C1D	515.14'	58276.09'	5°03'48"	257.74'	S 26°51'50" E
COM	114.20'	58252.69'	1°07'31"	57.40'	S 29°48'52" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1M	S 1°03'11" W	31.67'
L1D	N 1°10'59" E	30.00'
L2M	N 1°30'28" E	132.87'
L4M	N 0°22'17" E	97.25'
L5M	S 30°18'04" E	84.84'
L6C	N 89°42'31" E	19.84'

THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, FOUND NAIL & DISK STAMPED FROM FILE 2117

THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, FOUND NAIL & DISK STAMPED FROM FILE 2117



CLINTON RICKNER
Professional Surveyor & Mapper, Inc. License No. 72103

DATE PLOTTED	07/20/2024	DATE PRINTED	07/20/2024
DATE PLOTTED	07/20/2024	DATE PRINTED	07/20/2024
DATE PLOTTED	07/20/2024	DATE PRINTED	07/20/2024
DATE PLOTTED	07/20/2024	DATE PRINTED	07/20/2024

This map prepared by
Clint Rickner, License No. 72103
is not valid without the ORIGINAL
SURVEY RECORDS OF A LICENSED
SURVEYOR AND MAPPER

SHEET NO. 1 OF 2

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LEGAL DESCRIPTION

23-0660.03



DATE: AUGUST 19, 2024
PROJECT NAME: WAYNE’S STORAGE - REDDICK
PROJECT NO: 23-0660.03
DESCRIPTION FOR: PARENT PARCEL LEGAL DESCRIPTION

PARCEL 1: (PER OFFICIAL RECORDS BOOK 7155, PAGE 400)

THE NORTH 5 CHAINS OF THE SOUTH 10 CHAINS OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 28, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE EAST 20 FEET FOR ROAD.

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**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE A PART HEREOF**

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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

03101-000-00

[GOOGLE Street View](#)

Prime Key: 46884

[Beta MAP IT+](#)

Current as of 7/8/2024

Property Information

M.S.T.U.

PC: 02

Acres: 5.00

FEASTER HAROLD F
 FEASTER KIMBERLY A
 PO BOX 194
 LOWELL FL 32663-0194

Taxes / Assessments:

Map ID: 138

Millage: 9001 - UNINCORPORATED

Situs: Situs: 5591 W HWY 318
 REDDICK

2023 Certified Value

Land Just Value	\$57,570		
Buildings	\$57,663		
Miscellaneous	\$748		
Total Just Value	\$115,981		
Total Assessed Value	\$97,380	Impact	(\$18,601)
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38	
Total Taxable	\$47,380		
School Taxable	\$72,380		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$57,570	\$57,663	\$748	\$115,981	\$97,380	\$50,000	\$47,380
2022	\$51,510	\$47,368	\$767	\$99,645	\$94,544	\$50,000	\$44,544
2021	\$54,540	\$36,454	\$796	\$91,790	\$91,790	\$50,000	\$41,790

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7155/0402	03/2020	05 QUIT CLAIM	0	U	I	\$100
7155/0400	03/2020	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$50,714
7013/0599	06/2019	06 SPECIAL WARRANTY	0	U	I	\$100
6507/0041	12/2016	56 TRANSFER TO BANK	0	U	I	\$31,200
3138/1081	03/2002	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$58,500
2852/0371	12/1998	07 WARRANTY	0	U	I	\$100
2726/0414	12/1998	08 CORRECTIVE	0	U	I	\$100
2586/1299	12/1998	52 AGR-SAL	9 UNVERIFIED	U	V	\$19,995

Property Description

SEC 28 TWP 12 RGE 21
N 5 CHS OF S 10 CHS OF E 1/2 OF SE
1/4 OF SW 1/4 EX E 20 FT FOR RD

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

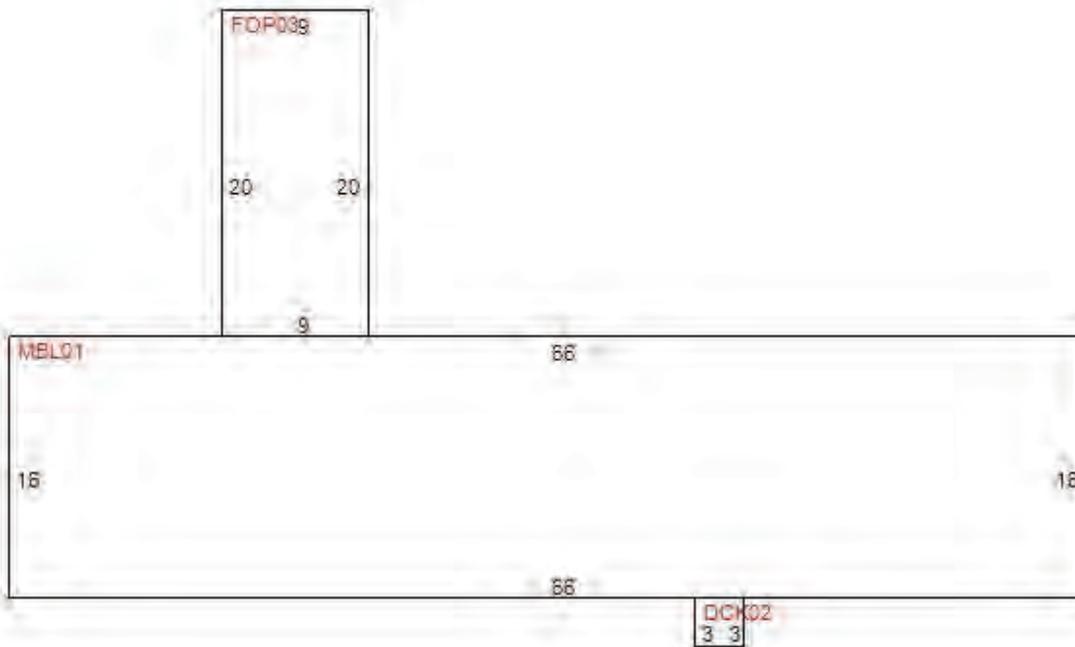
Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0200		.0	.0	A1	1.00 AC							
9902		330.0	660.0	B2	4.00 AC							

Neighborhood 1444 - NW 210TH ST. SO TO HWY 318
Mkt: 8 70

[Traverse](#)

Building 1 of 1

MBL01=L66U16R66D16.L21
DCK02=D3L3U3R3.L46U16R14
FOP03=U20R9D20L9.



[Building Characteristics](#)

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 6 - 25-29 YRS
Condition 3
Quality Grade 500 - FAIR
Inspected on 2/11/2022 by 233

Year Built 1998
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 164

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0121	- MH VINYL SIDING	1.00	1998	N	0 %	0 %	1,056	1,056
DCK 0201	- NO EXTERIOR	1.00	1999	N	0 %	0 %	9	9
FOP 0301	- NO EXTERIOR	1.00	1999	N	0 %	0 %	180	180

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 24 CARPET
Wall Finish: 18 DRYWALL-PAPER
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1998	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1998	2	0.0	0.0
114 FENCE BOARD	56.00	LF	10	1999	2	0.0	0.0
UDS SCRPN PORCH-UNF	108.00	SF	40	2005	1	12.0	9.0
048 SHED OPEN	240.00	SF	15	2010	1	10.0	24.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2019060486	6/6/2019	6/17/2019	REROOF FL10124.1

Attachment E

Tax Roll Property Summary Help						
Account Number		R03101-000-00		Type	REAL ESTATE	Request Future E-Bill
Address		5591 W HWY 318 REDDICK		Status		
Sec/Twn/Rng		28 12 21		Subdivision	1444	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
2009	R	2009 R03101-000-00	PAID	11/2009	698.52	Tax Bill
2010	R	2010 R03101-000-00	PAID	11/2010	722.04	Tax Bill
2011	R	2011 R03101-000-00	PAID	11/2011	684.38	Tax Bill
2012	R	2012 R03101-000-00	PAID	11/2012	640.98	Tax Bill
2013	R	2013 R03101-000-00	PAID	11/2013	648.44	Tax Bill
2014	R	2014 R03101-000-00	PAID	11/2014	658.83	Tax Bill
2015	R	2015 R03101-000-00	PAID	11/2015	685.63	Tax Bill
2016	R	2016 R03101-000-00	PAID	11/2016	687.08	Tax Bill
2017	R	2017 R03101-000-00	PAID	11/2017	1,273.20	Tax Bill
2018	R	2018 R03101-000-00	PAID	10/2018	1,373.65	Tax Bill
2019	R	2019 R03101-000-00	PAID	02/2020	1,521.86	Tax Bill
2020	R	2020 R03101-000-00	PAID	01/2021	1,477.94	Tax Bill
2021	R	2021 R03101-000-00	PAID	01/2022	1,135.51	Tax Bill
2022	R	2022 R03101-000-00	PAID	03/2023	1,169.31	Tax Bill
2023	R	2023 R03101-000-00	PAID	03/2024	1,208.56	Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2023	R03101-000-00	Tax Bill
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Property Description				Owner Information			
SEC 28 TWP 12 RGE 21 N 5 CHS OF S 10 CHS OF E 1/2 OF SE 1/4 OF S W 1/4 EX E 20 FT FOR RD				FEASTER HAROLD F FEASTER KIMBERLY A PO BOX 194 LOWELL FL 32663-0194			
Current Values and Exemptions				Taxes and Fees Levied			
MARKET VALU		115,981		TAXES		906.65	
ASSESSMENT		97,380		SP. ASMT		301.91	
TAXABLE		47,380					
EXCD01		25,000					
EXCD38		25,000					
MAR 31 2024	APR 30 2024	MAY 31 2024	CERTIFIED	FUNDS	PAST DUE ON		
1,208.56	1,244.82	1,250.78	AFTER	APRIL 30 2024	APR 1 2024		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total	
03/21/2024	112 2023 0002038.0001	Full	Pmt Posted	\$.00	\$.00	\$1,208.56	

Links of Interest

- [LINK TO PA GIS](#)
- [LINK TO PROPERTY APPRAISER WEB](#)



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 03/17/2020 01:31:09 PM
FILE #: 2020029687 OR BK 7155 PGS 402-403
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

Prepared by and return to:

Jonathan M. Turner, Attorney at Law
Scruggs, Carmichael & Wershow, P.A.
1 S.E. 1st Avenue
Gainesville, FL 32601
JMT 20-2152

Record 18.50
Doc. Stamps .70
Int. Tax _____
Total 19.20

Recording Fee - \$18.50
Consideration - \$50,000.00
Deed Stamp Tax - \$.70

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 13 day of **March, 2020** between

Harold F. Feaster, a married man,
whose address is **P.O. Box 194, Lowell, FL 32663**, First Party, and

Harold F. Feaster and Kimberly A. Feaster, husband and wife
whose address is **P.O. Box 194, Lowell, FL 32663**, Second Party:
(Whenever used herein the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, trusts and treusees, wherever the context so admits or requires.)

WITNESSETH, that the said First Party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all right, title, interest, claim or demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in **Marion County Florida** to-wit:

All my right, title, and interest in and to the following described property:

The North 5 chains of the South 10 chains of the East 1/2 of the Southeast 1/4 of the Southwest 1/4, Section 28, Township 12 South, Range 21 East, Marion County, Florida, except the East 20 feet for road.

Together with that certain manufactured home, Year: 1998, Make: Hornet, Vin#: H206477G.

Parcel Identification Number: R03101-000-00

SUBJECT TO easements and restrictions of record, if any.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the first party, either in law or equity, for the use, benefit and profit of the second party forever.

Quit Claim Deed

Page 2

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

Signed, sealed and delivered in our presence:

Susan Dees
Witness Name: **SUSAN DEES**

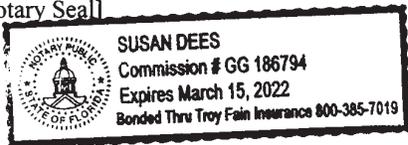
Harold F. Feaster
Harold F. Feaster

Michael B. Puffridge
Witness Name: Michael B. Puffridge

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of March, 2020 by Harold F. Feaster he is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Susan Dees

Notary Public

Printed Name: SUSAN DEES

My Commission Expires: _____



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 03/17/2020 01:31:09 PM
FILE #: 2020029686 OR BK 7155 PGS 400-401
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$350.00 MDS: \$0 INT: \$0

Prepared by and return to:

Jonathan M. Turner
Attorney at Law
Scruggs, Carmichael & Wershow, P.A.
1 S.E. 1st Avenue
Gainesville, FL 32601
JMT 20-2152

Record 18.50
Stamps 350.00
368.50

Consideration - \$50,000.00
Recording Fee - \$18.50

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 13th day of March, 2020, between

Secretary of Housing and Urban Development whose address is 40 Marietta Street, Atlanta, GA 30303, Grantor, and

Harold F. Feaster, a married man whose address is P.O. Box 194, Lowell, FL 32663, Grantee:
(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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, situate, lying and being in Marion County, Florida, to-wit:

The North 5 chains of the South 10 chains of the East 1/2 of the Southeast 1/4 of the Southwest 1/4, Section 28, Township 12 South, Range 21 East, Marion County, Florida, except the East 20 feet for road.

Together with that certain manufactured home, Year: 1998, Make: Hornet, Vin#: H206477G.

Parcel Identification Number: R03101-000-00

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

Grantor hereby fully warrants title to the above described property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

DoubleTime®

Special Warranty Deed

Page 2

In Witness Whereof, The Grantor has caused these presents to be executed by its proper officer therunder duly authorized, and its seal affixed, on the day and year first above written.

Signed, sealed and delivered in our presence:

Katie Spell
 Witness Name: Katie Spell

Lekeisha Lewis
 Witness Name: Lekeisha Lewis

Secretary of Housing and Urban Development

By: *SFD*
Shannah Fils

(Corporate Seal)

State of ~~Florida~~ Georgia
 County of ~~Atchuta~~ Fulton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of March, 2020 by Shannah Fils of Secretary of Housing and Urban Development, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
 Notary Public

Printed Name: _____

My Commission Expires: _____

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

03114-000-00

[GOOGLE Street View](#)

Prime Key: 47082

[Beta MAP IT+](#)

Current as of 7/8/2024

[Property Information](#)

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

[PC: 01](#)

Acres: 1.20

FEASTER HAROLD
 PO BOX 194
 LOWELL FL 32663-0194

[Taxes / Assessments:](#)

Map ID: 138

[Millage:](#) 9001 - UNINCORPORATED

Situs: Situs: 18080 N US HWY 441
 REDDICK

[2023 Certified Value](#)

Land Just Value	\$47,400
Buildings	\$17,268
Miscellaneous	\$1,096
Total Just Value	\$65,764
Total Assessed Value	\$65,764
Exemptions	\$0
Total Taxable	\$65,764

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$47,400	\$17,268	\$1,096	\$65,764	\$65,764	\$0	\$65,764
2022	\$37,920	\$15,889	\$1,096	\$54,905	\$32,280	\$0	\$32,280
2021	\$18,012	\$11,940	\$1,096	\$31,048	\$29,345	\$0	\$29,345

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8153/1625	09/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$100,000
8118/0959	08/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$65,000
7921/1332	10/2022	77 AFFIDAVIT	0	U	I	\$100
7921/1329	10/2022	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$51,000
7643/1507	11/2021	21 ADMNSTR	0	U	I	\$100
7435/1083	11/2020	71 DTH CER	0	U	I	\$100
6180/1102	03/2015	50 CONTRACT	2 V-SALES VERIFICATION	U	I	\$70,000
2298/0894	08/1996	05 QUIT CLAIM	0	U	I	\$100
2149/0226	06/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$43,500
1982/0550	12/1993	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$30,000
UNR /INST	08/1957	07 WARRANTY	0	Q	I	\$11,000

Attachment E
MCPA Property Record Card
[Property Description](#)

SEC 28 TWP 12 RGE 21
COM AT A PT 394.5 FT N OF QUARTER SECTION CORNER ON S BDY
OF SECTION 28 N 459.08 FT TO A PT ON A CURVE ON WLY ROW
LINE OF SR 25 SAID CURVE HAVING A CENTRAL ANGLE OF
05-03-48 RADIUS OF 5829.65 FT & CHORD BEARING & DISTANCE
OF S 26-57-05 E 515.01 FT THN ALG ARC OF CURVE A DISTANCE
OF 515.18 FT TO A PT ON CURVE SAID PT BEING N 90-00-00 E &
A DISTANCE OF 233.42 FT FROM POB N 90-00-00 W 233.42 FT TO
POB

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

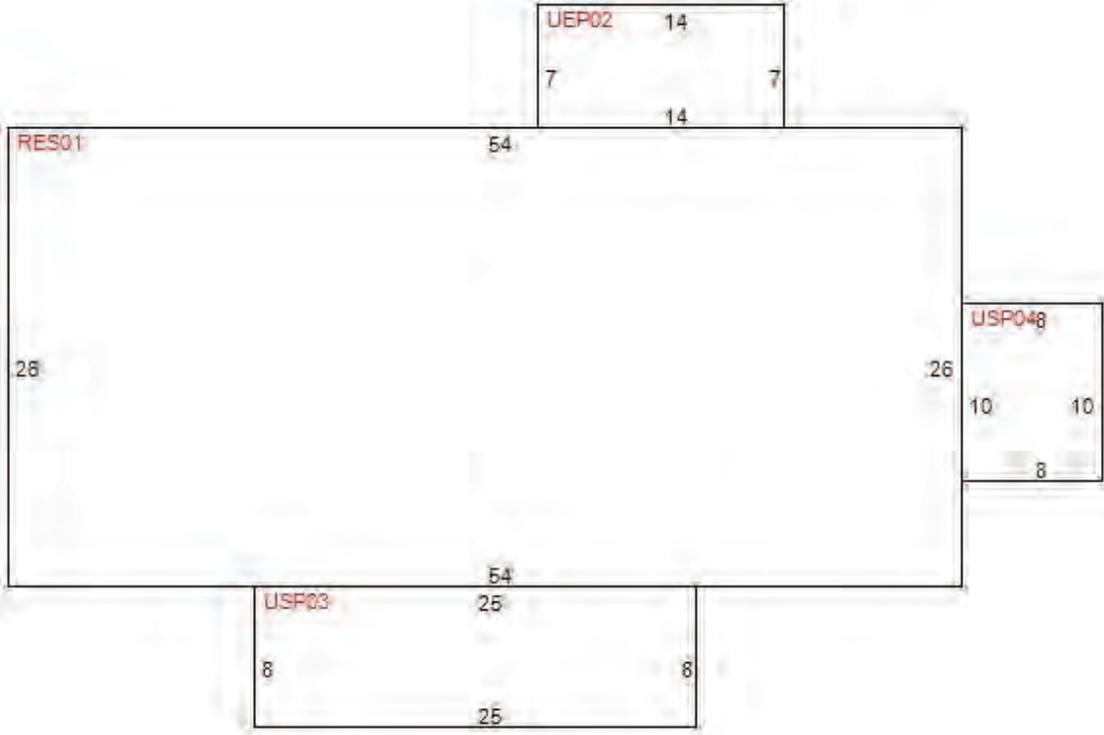
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		261.0	200.0	B2	1.20	AC						
9994		.0	.0	B2	1.00	UT						
Neighborhood 1241 - RES ON HWY 441												
Mkt: 8 70												

[Traverse](#)

Building 1 of 1

RES01=L54D26R54U26.L10
UEP02=U7L14D7R14.L30D26
USP03=D8R25U8L25.R40U6

USP04=R8U10L8D10.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 200 - LOW
Inspected on 7/10/2015 by 211

Year Built 1951
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 160

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01	26 - SIDING-NO SHTG	1.00	1951	N	0 %	0 %	1,404	1,404
UEP	02	26 - SIDING-NO SHTG	1.00	1951	N	0 %	0 %	98	98
USP	03	01 - NO EXTERIOR	1.00	1951	N	0 %	0 %	200	200
USP	04	01 - NO EXTERIOR	1.00	2009	N	0 %	0 %	80	80

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 06 CONVECTION	Heat Fuel 1: 08 OIL	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: N			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1951	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1951	1	0.0	0.0
114 FENCE BOARD	261.00	LF	10	2009	4	0.0	0.0
UDC CARPORT-UNFIN	360.00	SF	40	1951	1	30.0	12.0

Appraiser Notes

UDU N/A

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

Attachment E

Tax Roll Property Summary							Help
Account Number		R03114-000-00		Type	REAL ESTATE	Request Future E-Bill	
Address		18080 N US HWY 441 REDDICK		Status			
Sec/Twn/Rng		28 12 21		Subdivision	1241		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
2009	R	2009 R03114-000-00	PAID	11/2009	1,251.95		Tax Bill
2010	R	2010 R03114-000-00	PAID	11/2010	808.43		Tax Bill
2011	R	2011 R03114-000-00	PAID	02/2012	646.61		Tax Bill
2012	R	2012 R03114-000-00	PAID	01/2013	594.29		Tax Bill
2013	R	2013 R03114-000-00	PAID	03/2014	584.80		Tax Bill
2014	R	2014 R03114-000-00	PAID	12/2014	585.77		Tax Bill
2015	R	2015 R03114-000-00	PAID	11/2015	579.56		Tax Bill
2016	R	2016 R03114-000-00	PAID	11/2016	618.22		Tax Bill
2017	R	2017 R03114-000-00	PAID	12/2017	634.69		Tax Bill
2018	R	2018 R03114-000-00	PAID	04/2019	717.23		Tax Bill
2019	R	2019 R03114-000-00	CER SOLD	06/2020			Tax Bill
2019	CER	2020-00000910-00	REDEEMED	07/2020	984.15		Certificate
2020	R	2020 R03114-000-00	CER SOLD	06/2021			Tax Bill
2020	CER	2021-00000789-00	REDEEMED	08/2021	877.78		Certificate
2021	R	2021 R03114-000-00	PAID	11/2021	762.32		Tax Bill
2022	R	2022 R03114-000-00	PAID	03/2023	959.84		Tax Bill
2023	R	2023 R03114-000-00	CER SOLD	06/2024			Tax Bill
2023	CER	2024-00001050-00	UNPAID			1,563.27	 Add to Cart Certificate

CURRENT ACCOUNT DETAILS

Account Number	2023	R03114-000-00	Tax Bill
-----------------------	------	---------------	--------------------------

Property Description		Owner Information				
SEC 28 TWP 12 RGE 21 COM AT A PT 394.5 FT N OF QUARTER SECTION C ORNER ON S BDY OF SECTION 28 N 4 59.08 FT TO A PT ON A CURVE ON W LY ROW LINE OF SR 25 SAID CURVE HAVING A CENTRAL ANGLE OF 05-03-		FEASTER HAROLD PO BOX 194 LOWELL FL 32663-0194				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	65,764	TAXES	1,035.00			
TAXABLE	65,764	SP. ASMT	301.91			
		INT. 4.5000%	60.16			
		SALE 5%	69.85			
		ADV. FEE	15.96			
CERTIFICATE HAS BEEN ISSUED FOR 1,482.88 - GROSS TAX 1,336.91						
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Attachment E

06/08/2024 991 2023 0011065.0001 Full

Pmt Posted

Links of Interest

[LINK TO PA GIS](#)

[LINK TO PROPERTY APPRAISER WEB](#)

\$27.00 K
\$700.00 DS
\$727.00

Attachment E



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 09/26/2023 08:31:54 AM
FILE #: 2023123603 OR BK 8153 PGS 1625-1627
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$700.00 MDS: \$0 INT: \$0

Prepared By:
THOMAS M. EGAN, Chartered
2107 SE 3rd Avenue
Ocala, FL 34471

Parcel ID #: 03114-000-00

WARRANTY DEED

THIS INDENTURE, made this September 25, 2023, Between **WILLIAM H. EDWARDS, as to an undivided one-third (1/3) interest**, whose address is 18310 SE 75th St, Micanopy, FL 32667, as tenant in common with **KENNETH G. REDDICK and EVAN E. REDDICK, as to an undivided two-thirds (2/3) interest, as Joint Tenants With Right of Survivorship between Kenneth G. Reddick and Evan E. Reddick**, whose Post Office Address is 5119 SE County Road 346, Micanopy, FL 32667, **Grantors**, and **HAROLD FEASTER**, whose address is PO Box 194, Lowell, FL 32663-0194, **Grantee**.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

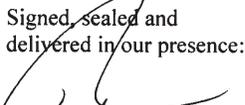
See Attached Exhibit A

Subject to taxes for 2023 and subsequent years, and easements and restrictions of record without reimposing same. Grantors warrant that the property herein conveyed is not the homestead of any of them as contemplated by the Florida Constitution, nor is it contiguous thereto.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

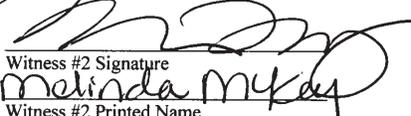
Signed, sealed and delivered in our presence:



Witness #1 Signature
Thomas M. Egan
Witness #1 Printed Name
Address: 2107 SE 3rd Ave., Ocala FL 34471



WILLIAM H. EDWARDS



Witness #2 Signature
Melinda McKay
Witness #2 Printed Name
Address: 2107 SE 3rd Ave., Ocala FL 34471

STATE OF FLORIDA,
COUNTY OF Marion

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared WILLIAM H. EDWARDS, by means of physical presence or online notarization, who produced FLDL for identification, and is the person

described in and who executed the foregoing instrument and she acknowledged before me that she executed the same this September 25, 2023.



[Signature]
Notary Public
My commission expires:

[Signature]
Witness #1 Signature

Thomas M. Egan
Witness #1 Printed Name
Address: 2107 SE 3rd Ave., Ocala FL 34471

[Signature]
KENNETH G. REDDICK

[Signature]
Witness #2 Signature

Melinda McKay
Witness #2 Printed Name
Address: 2107 SE 3rd Ave., Ocala FL 34471

STATE OF FLORIDA, COUNTY OF Manatee

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared KENNETH G. REDDICK, by means of physical presence or online notarization, who produced FDL for identification, and is the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same this September 25, 2023.



[Signature]
Notary Public
My commission expires:

[Signature]
Witness #1 Signature

Thomas M. Egan
Witness #1 Printed Name
Address: 2107 SE 3rd Ave., Ocala FL 34471

[Signature]
EVAN E. REDDICK

[Signature]
Witness #2 Signature

Melinda McKay
Witness #2 Printed Name
Address: 2107 SE 3rd Ave., Ocala FL 34471

STATE OF FLORIDA, COUNTY OF Manatee

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared EVAN E. REDDICK, by means of physical presence or online notarization, who produced FDL for identification, and is the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same this September 25, 2023.



[Signature]
Notary Public
My commission expires:

Attachment E

EXHIBIT A

The Land referred to herein below is situated in the County of MARION, State of Florida, and is described as follows:

Beginning at a point 394.5 feet North of the Quarter Section corner on the South boundary of Section 28, Township 12 South, Range 21 East, Marion County, Florida; thence N. 459.08 feet to a point on a curve on the Westerly right-of-way line of State highway No. 25 (U.S.441), said curve having a central angle of 05 Degrees 03' 48", a radius of 5829.65 feet and chord bearing and distance of S. 26 Degrees 57' 05" E., 515.01 feet; thence along the arc of said curve a distance of 515.18 feet to a point on the aforementioned curve, said point being N. 90 Degrees 00' 00" E. and a distance of 233.42 feet from the Point of Beginning thence N. 90 Degrees 00' 00" W. a distance of 233.42 feet to the Point of Beginning. Said parcel lying and being situated in the SE 1/4 of Section 28, Township 12 South, Range 21 East, Marion County, Florida.

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavits
4. Survey
5. Legal Description
6. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
- 7. Justification Report**
8. Map Set



WAYNE STORAGE Marion County

Small Scale Comprehensive Plan Change – Justification Report

August 27, 2024

Prepared for:
Marion County

Prepared on behalf of:
Wayne Structures LLC and
Harold F. Feaster

Prepared by:
CHW, an NV5 Company

PN# 23-0660
N:\2023\23-0660\Departments\02_Planning\Reports\Land Use & Zoning Justification
Report\RPT 240827 Wayne Storage Marion Co SsCPA_FINAL.docx

Attachment E

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1. Executive Summary.....	2
2. Statement of Proposed Change.....	4
3. Public Facility Analysis	7
4. Consistency with Marion County Comprehensive Plan	10
5. Urban Sprawl Analysis.....	17
6. Conclusion.....	20

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Figure 3: Proposed Future Land Use Map.....	6

1. Executive Summary

<p>Jurisdiction: Marion County</p>	<p>Intent of Application: Improve Performance of Existing RAC</p>
<p>Location: 5591 W. Hwy 318, Reddick, FL</p>	
<p>Parcel Numbers: 03101-000-00 and 03114-000-00</p>	<p>Acres: ±6.15 acres (Source: CHW Survey)</p>
<p>Existing Future Land Use Classification:</p> <p>Rural Land (1 du/10 ac) RL This land use designation is intended to be used primarily for agricultural uses, associated housing related to farms and agricultural-related commercial and industrial uses. The base density shall be (1) dwelling unit per ten (10) gross acres, and the designation is a Rural Area land use. The following special provisions shall apply for new development not meeting the base density, as further defined in the LDC....</p> <p>The intent of development is not permitted in the current FLU.</p>	<p>Proposed Future Land Use Classification:</p> <p>Rural Activity Center (RAC) This land use designation allows for mixed use nodes of residential (single-family and multi-family) and commercial uses, including agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to reduce trips to the Urban Areas of the county for daily needs and services. This designation shall be located at intersections of arterial, collector, and/or major roads and extend no greater than one-quarter (1/4 mile) or 1,320 linear feet from the center of the RAC for a maximum of 96 acres. The density range shall be up to two (2) dwelling units per one (1) gross acre and maximum Floor Area Ratio of 0.35</p> <p>The intent of development is permitted in the proposed FLU.</p>
<p>Existing Zoning Classification(s):</p> <p>B-2 Community Business The Community Business classification provides for the shopping and limited-service needs of several neighborhoods, a community, or a substantial land area. Retail stores are intended to include general merchandise, fashion, durable goods, and personal services. All commercial activity involving retail sales or rentals shall take place in a completely enclosed building.</p> <p>The intent of development is allowed as a Special Use in the current Zoning.</p> <p>A-1 General Agriculture</p>	<p>Proposed Zoning Classification:</p> <p>RAC Rural Activity Center (RAC) The Rural Activity Center classification is intended to provide for the shopping and limited services needed by residents in the rural area and encourage and allow for mixed use nodes of residential (single-family and multi-family), commercial uses, and agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to reduce trips to the urban areas of the county for daily needs and services.</p> <p>The intent of development is permitted in the proposed Zoning.</p>

Attachment E

<p>The General Agriculture classification is intended to preserve agriculture as the primary use. This classification in the Urban Area may be used for agriculture until it is rezoned to another permitted classification.</p> <p>The intent of development is <i>not permitted</i> in the current Zoning.</p>	
<p><u>Development Intent:</u></p> <p>Mini-Warehouse (Self-Service Storage Facility). “A building, or group of buildings, consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods or contractors’ supplies.”</p> <p><i>(Per Marion County Land Development Code (LDC) Division 2 – Definitions)</i></p>	
<p><u>Existing Entitlements</u></p> <p>Max. Density (A-1): ± 2.85 acres x 1 du / 10ac = 1 du</p> <p>Max. Intensity (B-2) = ± 3.17 acres x 1.0 FAR = 138,243 SF</p>	<p><u>Entitlements w/ Zoning Change</u></p> <p>± 6.15 acres = 267,894 sf</p> <p>Max. Intensity (Commercial): 267,894 SF x 0.35 FAR = 93,763 sf</p>
<p><u>Net Change</u></p> <p>The current split zoning on the subject parcels would allow one (1) residential dwelling unit and up to 138,243 SF of commercial property with 1.0 FAR. Rezoning both parcels to RAC would limit the commercial intensity to 0.35 FAR.</p> <p>This project proposes ± 93,500 sf of building. The net change reduces the maximum development potential by 44,480 SF.</p>	

2. STATEMENT OF PROPOSED CHANGE

This rezoning application requests to change the Subject Property's existing zoning designations from Community Business (B-2) and General Agriculture (A-1) to Rural Activity Center (RAC) in Marion County.

An aerial map is provided (**Figure 1**), which shows the Subject Property location northwest of the intersection of US Hwy 441 and Hwy 318. The requested rezoning would allow a proposed **self-service storage facility (mini-warehouse)** to be developed in an existing Rural Activity Center.

Rezoning and development of the proposed parcels will improve the performance of the existing RAC and reinforce its function as a rural area commercial use activity node.

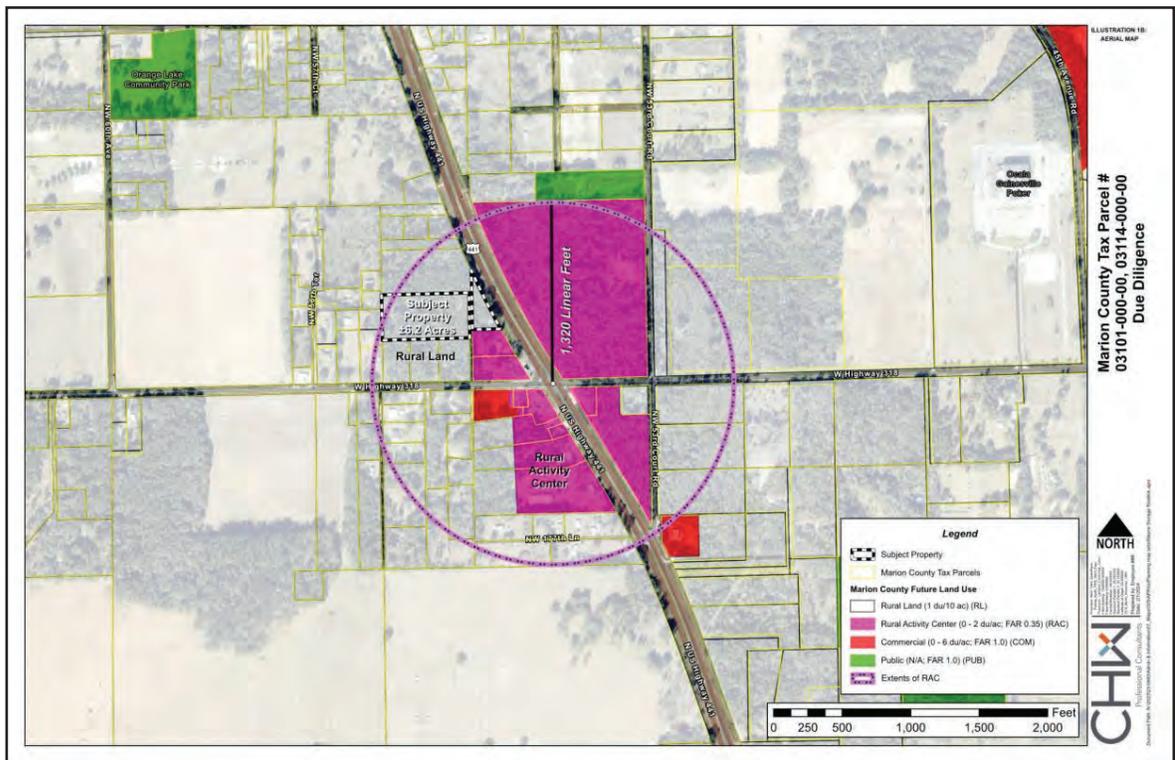


Figure 1: Aerial Map

Per Marion County Comprehensive Plan, Mixed Uses, Policy 2.1.21: Rural Activity Center (RAC):

“This land use designation allows for mixed use nodes of residential...and commercial uses, including agricultural-related commercial uses, to meet the daily needs of residents in the Rural Area to reduce trips to the Urban Areas of the county for daily needs and services....This designation shall be located at intersections of arterial, collector, and/or major roads and extend no greater than one-quarter (1/4 mile) or 1,320 linear feet from the center of the RAC for a maximum of 96 acres.”

As shown in **Figure 1**, the project site falls within ¼ mile radius (1,320 linear feet) of the intersection of the existing RAC. Rezoning these parcels into the existing RAC will allow

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a community business use to further “reduce trips to urban areas of the County for daily needs and services,” per the intent of the land use designation.

Rezoning ± 6 acres into the existing RAC of approximately ± 57 acres will result in a RAC of ± 63 acres – well below the maximum of 96 acres. There are 11 parcels within the existing RAC, and many of them are existing businesses (Citgo, Circle K, Windstream/Kinetic, Irrigation Supply, etc.). The three largest parcels on the east side of US-441 are owned by a Family Trust and have not been developed or offered up for sale for many years.

Policy 2.1.21 further states that, “In order to minimize development impacts to the surrounding Rural Area, properties in the RAC shall be designed to provide shared access, obtain access from the lesser road class, and minimize impacts to the operations of the intersection, and compatibility concerns for the surrounding properties.”

The Applicant has met with Florida Department of Transportation (FDOT) to begin identifying the best location and design for access points. Access will be located inside the RAC and will not increase traffic through the rural area.

The site is suitable for activity center development. The proposed self-service storage facility is a low traffic, low noise, secure and practical community business use that is compatible with rural areas. Compatibility will also be addressed through thoughtful site design, buffers, lighting, and landscaping as required by the Land Development Code.

Proposed Right-of-Way Vacation

On **Figures 2 through 5**, the aerial maps show an existing right-of-way (ROW) located between parcel 03101-000-00 and parcel 03114-000-00. Both parcels are owned by the Applicant. The Applicant has begun the process of requesting closure of the right-of-way to consolidate these parcels for future development. The width of this right-of-way is only 20 feet, which is too narrow to meet current standards for roadway access to the site.

The Road Closure Application/ROW Vacation will be processed concurrently with these applications for Zoning and Land Use changes. A Sketch and Legal Description of the road closure area is included. Letters of No Objection have been submitted to the utility companies that serve the area.

The site acreage, after completion of the right-of-way closure, will total ± 6.15 acres. This total acreage has been used to calculate entitlements for the site.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Rural Land	Residential Agricultural Estate (A-3)
East	Rural Activity Center (RAC)	Rural Activity Center (RAC)
South	Rural Land	Community Business (B-2) General Agriculture (A-1)
West	Rural Land	General Agriculture (A-1)

Table 1 identifies adjacent FLU and Zoning while **Figures 2 through 5** show existing and proposed FLU and Zoning.

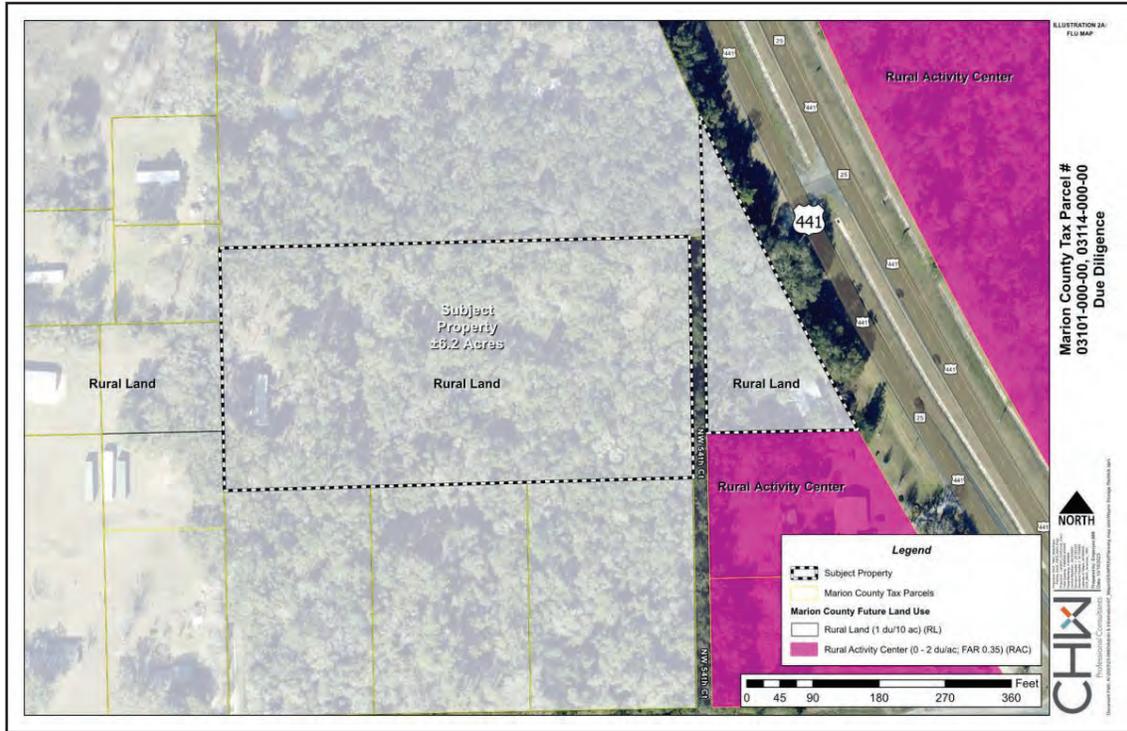


Figure 2: Existing Future Land Use Map



Figure 3: Proposed Future Land Use Map

3. PUBLIC FACILITY ANALYSIS

Roadways/Transportation

The site will be accessed from US Hwy 441, since there are no lesser roadways serving the property. These Applications request re-zoning from A-1/B-2 zoning to Rural Activity Center (RAC) zoning.

Existing B-2 zoning on ± 3.17 acres allows 1.0 FAR for a maximum of ±138,520 SF of commercial building space and proposed zoning on ± 6.15 acres allows 0.35 FAR for a maximum of ±93,800 SF. To review the potential impact to the existing roadway, the maximum commercial intensity of the existing zoning is used in **Table 2a** to generate potential daily maximum trips. The potential trip generation impact of the proposed use is shown in **Table 2b**.

Table 2a: Existing Zoning: Projected Net Trip Generation

(Based on the ITE Trip Generation, 11th Edition)

Projected Net Trip Generation									
Land Use	ITE LU Code	Variable KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Shopping Center	821	138,250	9,335	239	148	91	239	148	91

Conclusion: As shown above, the existing B-2 zoning with 1.0 FAR allows ± 3.17 acres of the subject property to build up to 138,250 SF of commercial. The maximum intensity use, such as a shopping center, **could potentially generate over 9,000 daily trips.**

Table 2b: Proposed Use: Projected Net Trip Generation

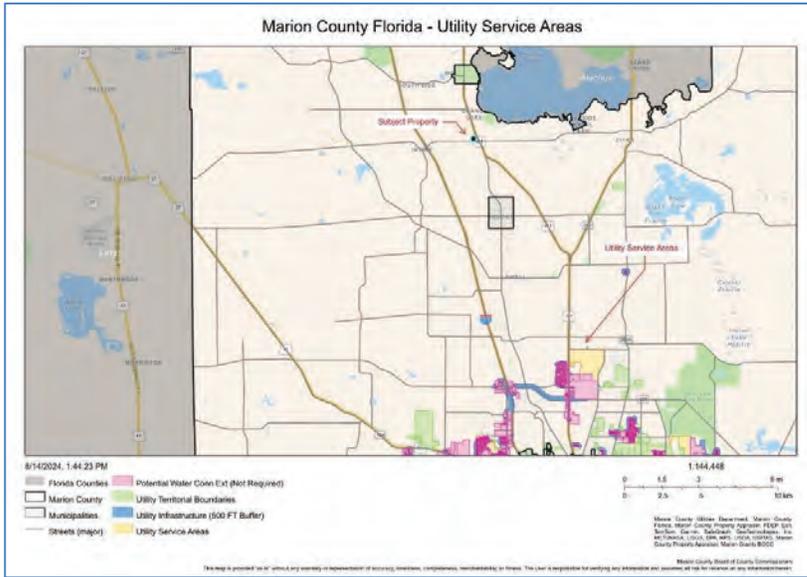
(Based on the ITE Trip Generation, 11th Edition)

Projected Net Trip Generation									
Land Use	ITE LU Code	Variable KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Mini-Warehouse	151	93,800	136	8	5	3	14	7	7

Conclusion: As shown above, RAC zoning with an FAR of 0.35 will allow ±93,800 SF of commercial on the site. The proposed use, a self-service storage facility (mini-warehouse) is anticipated to generate **only 136 total daily trips**. This would result in a **net reduction of 9,471 trips**. It is expected that the existing roadway network can accommodate the low traffic volumes generated from this site.

Potable Water/Sewer Impacts

The project location is north of Reddick, outside the Utility Service Areas for Marion County. The project proposes to use an on-site well and OSTDS (Onsite Sewage Treatment and Disposal System, or septic tank and drainfield) to supply water and wastewater treatment. There will be no impacts to the adopted water and sewer Levels of Service for Marion County infrastructure.



Well permitting for small businesses are inspected and permitted through the Florida Department of Health in Marion County. Construction of the OSTDS for the project will follow all State requirements including Chapter 62-6 F.A.C., Florida Department of Environmental Protection Onsite Sewage Program and other applicable state and local County requirements.

Solid Waste Impact

Development of the subject property (with existing zoning or proposed zoning) will, of course, increase the generation of solid waste onsite. The County allows businesses to dispose of solid waste in the Marion County Baseline Transfer Station. The approval of these applications **would not** negatively affect the adopted Level of Service standards.

Table 3a: Projected Solid Waste Demand: Existing Zoning

Development	System Category	Tons per Year
1 Residential Dwelling Unit	$((6.2 \text{ pounds per person}^1 \times 2.65 \text{ person per household}^2 \times 1 \text{ du}) \times 365) / 2,000^3$	2.99
± 3.17 acres of B-2 (138,250 SF) Commercial	$((5.5 \text{ pounds}/1,000 \text{ sf}/\text{day} \times 138,250 \text{ sf}) \times 365) / 2,000^3$	138,768
Total Impact		138,771 Tons

Table 3b: Projected Solid Waste Demand: Proposed Zoning

Development	System Category	Amount per Year
Commercial	((5.5 pounds/1,000 sf/day x 93,800 sf) x 365) /2,000 ³	94,152 Tons

1. Source: Marion County Comprehensive Plan, Solid Waste Element
2. Source: Website: US Census Bureau, Quick Facts, Florida
<https://www.census.gov/quickfacts/fact/table/FL/HSD310219#HSD310219>
3. Formulas per Sincero and Sincero: *Environmental Engineering: A Design Approach*, Prentice Hall, NJ, 1996

Conclusion: As shown in Table 3a and Table 3b, the proposed rezoning will have a **lower demand** on solid waste facilities than the existing zoning. Rezoning to RAC will result in less solid waste demand.

The County allows businesses to dispose of solid waste in the Marion County Baseline Transfer Station. The approval of these applications **would not** negatively affect the adopted Level of Service standards for Marion County solid waste.

Stormwater Impact

The site will retain stormwater in an onsite Stormwater Management Facility (stormwater basin). Stormwater generated by development of the site cannot be increased over current conditions. Design of the stormwater management system will follow all rules and regulations of the St Johns River Water Management District, Marion County Comprehensive Plan and Marion County Land Development Regulations.

4. CONSISTENCY WITH MARION COUNTY COMPREHENSIVE PLAN

This section identifies specific Marion County Comprehensive Plan Goals, Objectives, and Policies and explains how this rezoning application is consistent with each. Text from Marion County is provided in normal font while consistency statements are provided in **bold font**.

FUTURE LAND USE ELEMENT

GOAL 2: Allocation and Distribution of Land Uses

Allow for a mix of uses to meet the population growth and economic development needs throughout the County by identifying appropriate areas for residential, commercial, industrial, public, recreation and open space, and conservation.

Mixed Uses: Policy 2.1.21: Rural Activity Center (RAC)

This land use designation allows for mixed use nodes of residential (single-family and multi-family) and commercial uses, including agricultural-related commercial uses *to meet the daily needs of residents in the Rural Area to reduce trips to the Urban Areas of the county for daily needs and services.*

Rezoning and development of the proposed parcels will improve the performance of the existing RAC and reinforce its function as a rural area commercial use activity node.

RACs are intended to “reduce trips to urban areas of the County for daily needs and services.” Providing additional development opportunities within an existing RAC will provide convenient services for both residential and commercial customers in a rural area.

This designation shall be located at intersections of arterial, collector, and/or major roads and extend no greater than one-quarter (1/4 mile) or 1,320 linear feet from the center of the RAC for a maximum of 96 acres.

The subject property requesting rezoning is northwest of the intersection of US Hwy 441 and Hwy 318, within the ¼ mile (1,320 linear feet) radius requirement. Adding ± 6 acres to the existing ± 57 acre RAC keeps the overall size well below the maximum 96 acre requirement for RACs.

For the Summerfield RAC which includes an off-set major road intersection pair (S. Hwy 301/SE 145th Street & S. Hwy 301/SE 147th Street) and lies west of the CSX Railroad Line, the one-quarter (1/4 mile) or 1,320 linear feet from the center may be measured from either major road intersection and extend east along SW 147th Street to the CSX Railroad Line. The maximum acreage of the Summerfield RAC is not to exceed 125 acres.

Not applicable to this application.

New RACs shall have at least three existing businesses and be at least five (5) miles from other RACs, as measured from the center of the RAC,

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unless it can be demonstrated that eighty-five (85) percent of the RAC is developed.

Not applicable to this application, which requests rezoning into an existing RAC.

In order to minimize development impacts to the surrounding Rural Area, properties in the RAC shall be designed to provide shared access, obtain access from the lesser road class, and minimize impacts to the operations of the intersection, and compatibility concerns for the surrounding properties.

The proposed development will address access, impacts, and compatibility per the requirements of the Comprehensive Plan and the Land Development Code

The density range shall be up to two (2) dwelling units per one (1) gross acre and maximum Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is a Rural land use designation.

Future Land Use Element Table 2-1: Summary of Future Land Use Designations

FLU	Density	FAR	USES
Rural Activity Center (RAC)	0-2 du/ac	0.35	Office, Commercial, Public, Recreation, Residential

The proposed community business development will be designed to the maximum 0.35 FAR as required by RAC intensity limits.

OBJECTIVE 5.1: COMPREHENSIVE PLAN AND ZONING CHANGES

To identify criteria and documentation necessary for the County to evaluate requested changes to following development regulations: Comprehensive Plan policies, Future Land Use Map, and FLUM Series; and Zoning Changes (ZC) and Special Use Permits (SUPs).

Policy 5.1.1: Application Requirements

The County shall require an application with sufficient details of a request for an amendment to the Comprehensive Plan and the Official Zoning Map, consistent with Chapter 163, F.S., the Comprehensive Plan, Zoning, and LDC.

Policy 5.1.2: Review Criteria - Changes to Comprehensive Plan and Zoning

Before approval of a Comprehensive Plan Amendment (CPA), Zoning Change (ZC), or Special Use Permit (SUP), the applicant shall demonstrate that the proposed modification is suitable. The County shall review, and make a determination that the proposed modification is compatible with existing and planned development on the site and in the immediate vicinity, and shall evaluate its overall consistency with the Comprehensive Plan, Zoning, and LDC and potential impacts on, but not limited to the following:

1. Market demand and necessity for the change;
2. Availability and potential need for improvements to public or private facilities and services;

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3. Allocation and distribution of land uses and the creation of mixed use areas;
4. Environmentally sensitive areas, natural and historic resources, and other resources in the County;
5. Agricultural activities and rural character of the area;
7. Prevention of urban sprawl, as defined by Ch. 163, F.S.;
8. Consistency with the UGB;
9. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
10. Compatibility with current uses and land uses in the surrounding area;
11. Water Supply and Alternative Water Supply needs; and
12. Concurrency requirements

The proposed site is suitable for the requested land use and zoning change.

1. **Market Demand and Necessity for Change: The existing RAC at the intersection of US 441 and Hwy 318 will benefit significantly from an additional ready-to-develop property.**

The RAC currently contains eleven (11) parcels. Seven (7) of the parcels are commercial businesses (Citgo, Circle K, Kinetic/Windstream, Lovett Irrigation Supply, International Brotherhood of Electrical Workers, and a transient food truck); one (1) parcel is single-family residential, and three (3) parcels on the east side of US 441 are owned by the Brenda Perry Trust. To date, no development approvals have been pursued for the large parcels in the family trust, nor have they been made available for sale. These large parcels comprise ± 64% of the RAC acreage.

A newly-built Family Dollar with Commercial land use is also within the radius of the RAC in the southwest quadrant. Approval of these land use and rezoning applications will add another ± 6 acres in the northwest quadrant to revitalize the existing RAC and “reduce trips to urban areas of the County for daily needs and services.”

2. **There is no anticipated impact to schools, water and sewer. The site is outside the Marion County Utility Service Area. There are minimal impacts to traffic and solid waste.**
3. **Improving the functionality of an existing RAC by rezoning a suitable community business use supports Comprehensive Plan goals for the proper allocation of land that preserves rural areas for agricultural use.**
4. **The proposed site is on land that has incurred significant human impact over the years. No listed species were observed or identified onsite. An Environmental Assessment report has been included with these Zoning and Land Use Applications.**
5. **The proposed site is within ¼ mile of the existing Rural Activity Center (RAC) intersection of US-441 and Hwy 318. This site is ideally suited to support a community business use activity node in order to preserve other lands for agricultural/rural purposes.**

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7. The Comprehensive Plan intent of Rural Activity Centers (RACs) is to reduce urban sprawl by creating designated nodes for community businesses to “reduce trips to urban areas of the County for daily needs and services,” per Policy 2.1.21. The proposed site will improve the performance of the existing RAC and reinforce its function as an activity node within a larger rural area.
8. Rural Activity Centers (RACs) are intended to be outside the UGB and to reduce pressure on the UGB by providing services for rural areas that reduce trips to and from commercial areas within the UGB. The proposed site will support the goals and ongoing maintenance of the boundary.
9. These Land Use and Zoning Applications demonstrate the ways in which the proposed rezoning is consistent with the goals and objectives of the Comprehensive Plan and the requirements of the Land Development Code. Rezoning and development of the proposed parcels will improve the performance of the existing RAC and reinforce its function as a rural area commercial use activity node. Providing additional development opportunities within an existing RAC will provide convenient services for both residential and commercial customers in a rural area. The subject property requesting rezoning is within the ¼ mile (1,320 linear feet) radius requirement. Adding ± 6 acres to the existing ± 57 acre RAC keeps the overall size well below the maximum 96 acre requirement for RACs. The proposed development will meet all LDC requirements for features such as access, buffering, lighting, and landscaping as required to ensure compatibility.
10. **Compatibility:** The proposed rezoning is compatible with other parcels within the existing RAC. The proposed development will meet all LDC requirements for features such as access, buffering, lighting, and landscaping as required to ensure compatibility.
11. **Water Supply:** The site is outside the Marion County Utility Service Area. Potable water will be provided by an onsite well. There will be no impacts to the adopted water and sewer Levels of Service for Marion County infrastructure.
12. **Concurrency:**

Refer to Section 3 of this Report, called “Public Facility Analysis,” for additional information.

- a. **Potable water:** Onsite well – no impacts to LOS
- b. **Sanitary sewer:** Onsite septic/OSTDS – no impacts to LOS
- c. **Solid waste:** Minimal impacts – Baseline Transfer Station
- d. **Stormwater:** Onsite stormwater basin
- e. **Schools:** Not applicable
- f. **Roadways:** Minimal impacts – refer to Traffic Statement, included with this application.

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ECONOMIC ELEMENT

GOAL 1: Marion County will strive to sustain and enhance the economic health of the community through its role as a catalyst and coordinator of economic development activities that increase and diversify the economic base, create higher paying job opportunities, support the continuation, expansion, and retention of current business and industry, encourage the relocation of business and industry to and within Marion County, and provide a positive business environment which will allow the residents of Marion County to prosper.

OBJECTIVE 1.1: Marion County's Comprehensive Plan Future Land Use Map Series (FLUM) shall designate land for business and industrial activities which maintain and promote economic diversity and development in the County.

Policy 1.1.1: The FLUM shall designate lands for business and industrial uses in sufficient quantities to provide goods, services, and employment opportunities for the County.

Policy 1.1.2: The FLUM shall designate lands for business and industrial uses in a manner which enhances and supports a sustainable and compatible mix of uses within Marion County.

Economic Element Goal 1 strives to sustain and enhance the economic health of the community by supporting a positive business environment in which local businesses can serve residents.

Objective 1.1 states that in the FLUM, lands shall be designated for business activities which maintain and promote economic diversity. By rezoning to a Rural Activity Center per Mixed Uses Policy 2.1.21, the proposed project will provide a community business use in an area designated to serve rural residential and rural commercial residents of Marion County.

Policy 1.2.2: The LDC shall ensure the compatible and complimentary development of uses with screening, buffering, transitional uses and/or intensities/densities of use, and other methods which may maximize the use of infrastructure resources consistent with the Comprehensive Plan.

The requirements for Rural Activity Centers (RAC) include compatibility with adjacent properties. Proposed development will be consistent with all requirements for buffering, intensities/densities of use, and other requirements of the Comprehensive Plan and the Land Development Code.

TRANSPORTATION ELEMENT

GOAL 1: PURPOSE OF THE TRANSPORTATION ELEMENT To develop a comprehensive and performance driven approach to support transportation demands over the life of the comprehensive plan by improving economic efficiency and accessibility while protecting the unique assets, character, and quality of life in Marion County through the implementation of policies that address the following:

1. Functionality of the Transportation System;

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2. Land Use and Transportation;
3. Provision of Infrastructure;
4. Freight;
5. Transit; and
6. Aviation.

OBJECTIVE 1.1: IMPLEMENTATION STRATEGY To create an implementation strategy to enhance the mobility and economic competitiveness of Marion County and conserve the County's natural, cultural, and physical resources to discourage urban sprawl, enhance neighborhoods, maximize infrastructure investments and provide for economic development opportunities.

Rural Activity Centers (RACs) support the County's goals and objectives to improve economic efficiency and discourage urban sprawl. Rezoning the proposed parcels into the existing RAC will allow development to "reduce trips to the Urban Areas of the county for daily needs and services."

POTABLE WATER ELEMENT

OBJECTIVE 1.6: The County shall regulate land use through the Comprehensive Plan and LDC to achieve a development pattern that discourages sprawl and provides a clear separation of urban and rural areas in terms of densities and intensities of use and provision of infrastructure. Centralized water facilities will be available to existing and new development in order to achieve a development pattern consistent with the provision of publicly owned and privately owned water systems and ensure that there is an adequate water supply for the current population and allows for future growth in the County.

The location of the proposed project is outside of the Utility Service Area for Marion County. A well is proposed for potable water, and an OSTDS (septic tank) is proposed for waste management. Well permitting for small businesses are handled through the Florida Department of Health in Marion County.

Rural Activity Centers (RACs) were established to "discourage sprawl and provide a clear separation of urban and rural areas in terms of densities and intensities of uses and provision of infrastructure." Rezoning the parcels to RAC will allow the proposed self-storage facility to provide services that "reduce trips to the Urban Areas of the county for daily needs," with no impacts to the adopted potable water and sanitary sewer Levels of Service for Marion County infrastructure.

SANITARY SEWER ELEMENT

OBJECTIVE 1.7: To minimize degradation of groundwater and springsheds where centralized sewer is not available or required, the use of private OSTDS shall be allowed, consistent with this and other policies of the Comprehensive Plan and applicable LDCs. In addition, other types of treatments systems that improve the quality of water that is released from the wastewater system are encouraged to be used for irrigation and other

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beneficial uses to reduce groundwater pollution and reduce overall need for additional water supply usage. These systems shall be designed and maintained in a manner that minimizes degradation of groundwater within springsheds and encourages water reuse for irrigation purposes or other beneficial uses.

The proposed project is outside the Utility Service Area for Marion County. A well is proposed for potable water, and an OSTDS (septic tank) is proposed for waste management. There will be no impacts to the adopted water and sewer Levels of Service for Marion County infrastructure.

Well permitting for small businesses are inspected and permitted through the Florida Department of Health in Marion County. Construction of the OSTDS for the project will follow all State requirements including Chapter 62-6 F.A.C., Florida Department of Environmental Protection Onsite Sewage Program and other applicable state and local County requirements.

SOLID WASTE ELEMENT

GOAL 1: The County shall provide solid and hazardous waste management facilities and services to meet the current and future needs of the citizens of the County in a sustainable manner that shall protect and enhance the economic and environmental quality of the County through recycling and proper waste management.

OBJECTIVE 1.1: Ensure that adequate solid waste facility capacity be available to support demand based on the adopted Level of Service (LOS) standard.

The County allows businesses to dispose of solid waste in the Marion County Baseline Transfer Station. The approval of these applications would not negatively affect the adopted Level of Service standards.

5. URBAN SPRAWL ANALYSIS

The approval of this SsCPA does not constitute urban sprawl. As defined in Florida Statutes, “urban sprawl” means “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses” (§ 163.3164(51)).

The thirteen (13) indicators of urban sprawl are formally identified in Chapter 163.3177(6)(a)9.a, Florida Statutes, which states:

“The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

As demonstrated by the following analysis, the proposed SsCPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within Marion County. All indicators are shown in normal font, while consistency statements are provided in **bold font**.

1. Promotes, allows or designates for substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The project site is located outside of the County’s Urban Growth Boundary (UGB).

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

The proposed SsCPA and its companion rezoning discourage urban sprawl by improving the functionality of an existing Rural Activity Center (RAC). Rezoning the proposed parcels into the existing RAC will allow development to “reduce trips to the Urban Areas of the county for daily needs and services.”

3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The project site is currently undeveloped. Approval of this SsCPA and the accompanying PUD rezoning application will realize the fullest potential of the site with an intensity that is suitable for a rural activity node within the Farmland Preservation Area (FPA). RACs support community business uses within designated activity nodes in order to preserve other lands for agricultural/rural purposes.

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The site is not located in any environmentally protected areas, nor does it possess any significant environmental features.

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5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

RACs are designated activity nodes that reduce trips into urban areas for daily needs and services in order to preserve other lands for agricultural/rural purposes. The subject property falls within the required ¼ mile radius of the existing RAC and the addition of these ± 6 acres will be far below the maximum 96 acres allowed for RAC.

6. Fails to maximize use of existing public facilities and services.

The proposed development will not impact Levels of Service for schools, water, or sewer. There will be minimal impacts to traffic and solid waste.

7. Fails to maximize use of future public facilities and services.

Public facilities and services are limited outside the UGB by design. However, proposed onsite uses shall maximize the use of future public facilities and services if they become available in the future.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The project site is located outside of the County UGB, in the Farmland Preservation Area (FPA). The site is within the ¼ mile area of an existing Rural Activity Center (RAC), which is intended to maintain a land use pattern that reduces rural area trips into urban commercial areas, while preserving other lands for agricultural use.

9. Fails to provide a clear separation between rural and urban uses.

A Rural Activity Center (RAC) is a specific and defined land use and zoning category that may be permitted on parcels within ¼ mile of the intersection that defines the center of the RAC, and which limits the maximum size of the RAC to 96 acres. A RAC is a clearly defined community business activity node within a rural area of the County.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Approval of the proposed SsCPA and rezoning applications would increase the development potential of the subject property, with intensity limits and other requirements uniquely suited to activity nodes within a rural area.

11. Fails to encourage a functional mix of uses.

A mix of uses are allowed within a RAC, from antique shops, to banks, farriers, gas stations, and restaurants.

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12. Results in poor accessibility among linked or related land uses.

RACs are intended to “reduce trips to the Urban Areas of the county for daily needs and services.” As such, RACs link rural areas to these smaller nodes.

13. Results in the loss of significant amounts of functional open space.

The project site is currently undeveloped but has no significant ecological features.

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The proposed amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (III), and (VII).

1. Sec. (163.3177(6)(a)9.b(I)): Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The site is located outside of the County UGB. Development in this area will not have an adverse impact on natural resources. RACs and similar land use strategies are intended to protect agricultural and rural lands by concentrating commercial nodes of activity in order to preserve other lands.

2. Sec. (163.3177(6)(a)9.b(II)): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The undeveloped site will use a well and OSTDS (septic).

3. Sec. (163.3177(6)(a)9.b(III)): Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

The RAC policies and development standards require a compact commercial node to serve the daily needs of the surrounding residents. By reducing the distance to obtain daily goods and services, multi-modal options become much easier to achieve.

4. Sec. (163.3177(6)(a)9.b(VII)): Creates a balance of uses based upon demands of the residential population for the non-residential needs of an area.

Approval of this SsCPA application will increase the supply of the nonresidential uses available to rural residents in the area. This will decrease the number of residents driving into the urban areas for daily needs and services.

6. CONCLUSION:

This application seeks to change the land use of two parcels to Rural Activity Center. Per Marion County Comprehensive Plan, Mixed Uses, Policy 2.1.21: Rural Activity Center (RAC), properties in a RAC are “intended to provide for the shopping and limited services needed by residents in the rural area, and encourage and allow for mixed-use nodes of residential, commercial uses, and agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to reduce trips to the urban areas of the county for daily needs and services.”

The requested rezoning will improve the existing RAC and support it to perform as intended by Marion County Comprehensive Plan Policy 2.1.21. RACs are designed to be “rural activity centers” where development is concentrated to preserve other land for agricultural use.

Per Policy 2.1.21: Rural Activity Center (RAC), “This designation shall be located at intersections of arterial, collector, and/or major roads and extend no greater than one-quarter (1/4) mile or 1,320 linear feet from the center of the RAC for a maximum of 96 acres.” The parcels for which this rezoning is requested are located within ¼ mile radius (1,320 linear feet) of the existing RAC. Rezoning into the existing RAC of approximately ± 57 acres will result in a RAC of ± 64 acres, well below the maximum.

The property is suitable for the proposed use. The topography is relatively level and there are no environmental concerns. The site faces US-441, a corridor near the types of existing and future residential and commercial areas that a rural activity node is intended to serve. The rezoning increases economic viability and serves multiple populations and economic activities. The development made possible by this rezoning can meet the local demand for daily needs and services to reduce trips to urban areas.

The proposed use will not impact levels of service for water, sewer, or schools and will have minimal impacts to traffic and solid waste. The proposed rezoning is consistent with the land use pattern, supporting the goal of having rural commercial nodes accessible for rural residential areas.

The proposed use is consistent with the character of the surrounding area. There is an existing mix of residential and agricultural uses north and west of the site, and rural support/commercial uses to the south and east, adjacent to US-441 in the existing RAC.

RAC are intended to be areas where commercial development is concentrated in order to preserve other lands for agricultural use. Rezoning these parcels into the existing RAC meets the intent of the Marion County Comprehensive Plan Policy.

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavits
4. Survey
5. Legal Description
6. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
7. Justification Report
8. **Map Set**

Attachment E

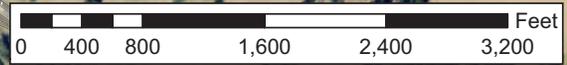
ILLUSTRATION 1A:
CONTEXT MAP



Subject Property

Legend

 Subject Property



**Marion County Tax Parcel #
03101-000-00, 03114-000-00**
Due Diligence

NORTH

Project No. 18-000000
Prepared by: CH2M Hill
Date: 10/20/23

CH2M
Professional Consultants
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E-56

Attachment E

Subject Property
±6.2 Acres
Tax Parcel #
03101-000-00

Tax Parcel #
03114-000-00

NW 54th Ct

NW 54th Ct

441

441

441

441

441

Legend

-  Subject Property
-  Marion County Tax Parcels

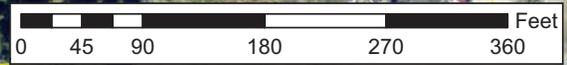


ILLUSTRATION 1B:
AERIAL MAP

Marion County Tax Parcel #
03101-000-00, 03114-000-00
Due Diligence

NORTH

Prepared by: Employee #
Date: 10/20/23

CHWA
Professional Consultants

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E-57

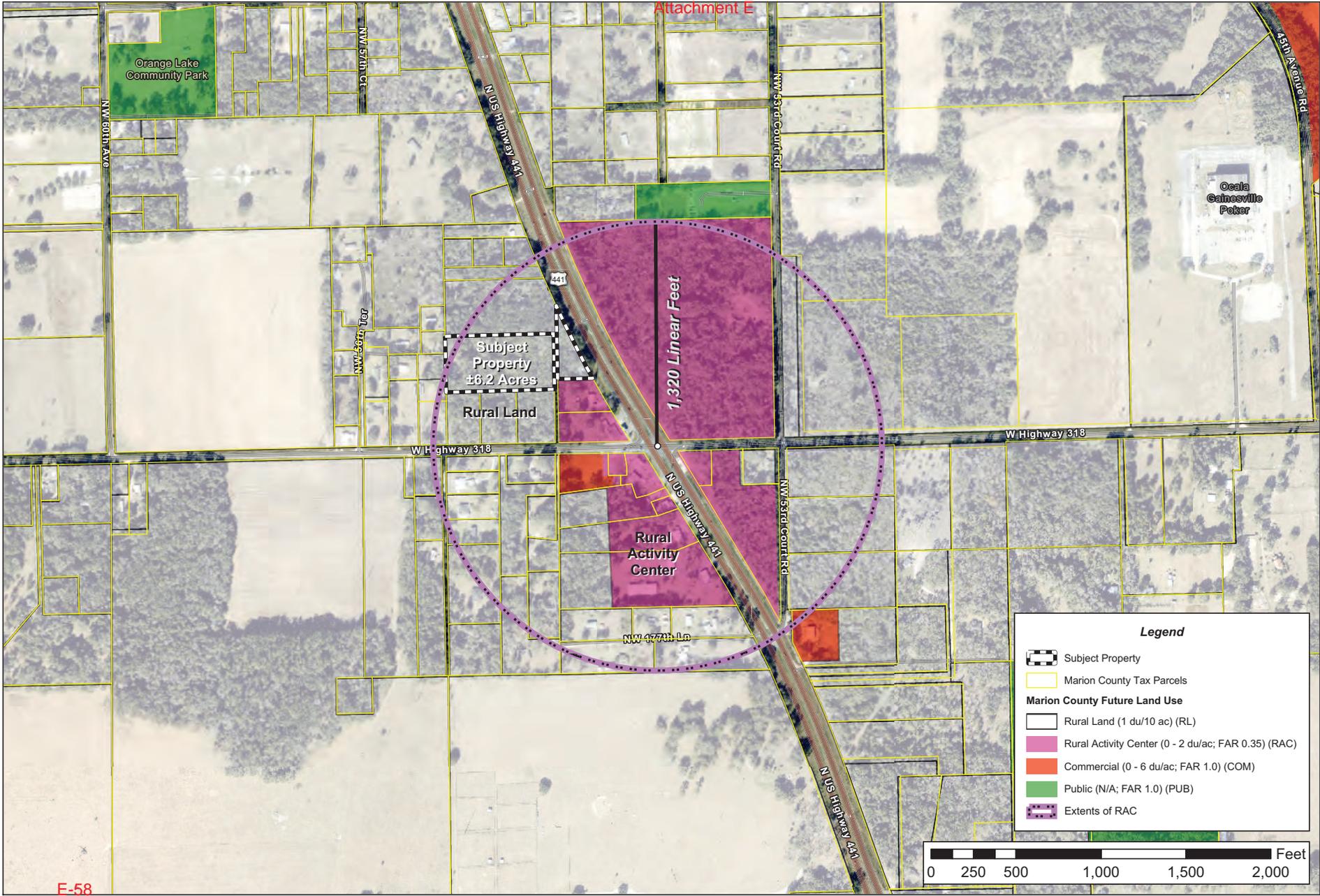
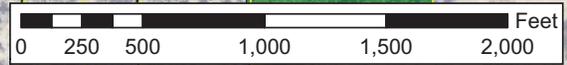


ILLUSTRATION 1B:
AERIAL MAP

Marion County Tax Parcel #
03101-000-00, 03114-000-00
Due Diligence

Legend

-  Subject Property
-  Marion County Tax Parcels
- Marion County Future Land Use**
-  Rural Land (1 du/10 ac) (RL)
-  Rural Activity Center (0 - 2 du/ac; FAR 0.35) (RAC)
-  Commercial (0 - 6 du/ac; FAR 1.0) (COM)
-  Public (N/A; FAR 1.0) (PUB)
-  Extents of RAC



NORTH

CHWA
Professional Consultants

Prepared by: Employee ###
Date: 2/1/2024

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Attachment E

ILLUSTRATION 2A:
FLU MAP

Rural Activity Center

Subject Property
±6.2 Acres

Rural Land

Rural Land

Rural Land

Rural Activity Center

Legend

-  Subject Property
-  Marion County Tax Parcels
- Marion County Future Land Use**
-  Rural Land (1 du/10 ac) (RL)
-  Rural Activity Center (0 - 2 du/ac; FAR 0.35) (RAC)

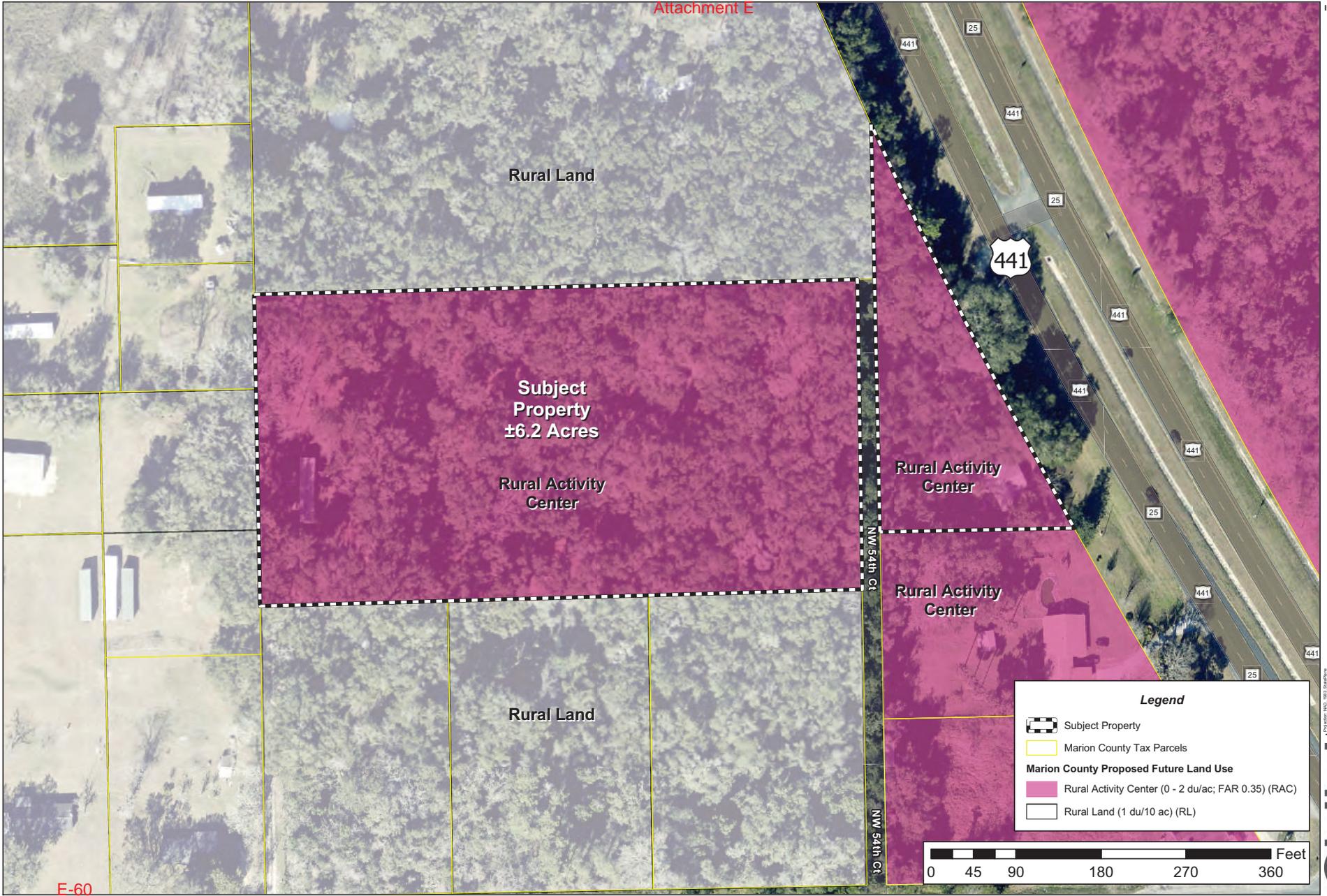


Marion County Tax Parcel #
03101-000-00, 03114-000-00
Due Diligence



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Prepared by: Employee ###
Date: 10/10/2023

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Rural Land

Subject Property
±6.2 Acres

Rural Activity Center

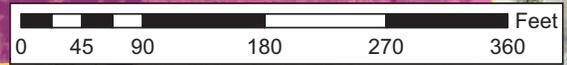
Rural Land

Rural Activity Center

Rural Activity Center

Legend

- Subject Property
- Marion County Tax Parcels
- Marion County Proposed Future Land Use**
- Rural Activity Center (0 - 2 du/ac; FAR 0.35) (RAC)
- Rural Land (1 du/10 ac) (RL)



Marion County Tax Parcel #
03101-000-00, 03114-000-00
Due Diligence

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Prepared by: Employee ###
Date: 11/16/2023



Attachment E

A-3

RAC

A-1

A-1

Subject Property
±6.2 Acres

B-2

B-2

B-2

NW 54th Ct

NW 54th Ct

441

441

441

441

41

Legend

- Subject Property
- Marion County Tax Parcels

Marion County Zoning

- General Agriculture (A-1)
- Residential Agricultural Estate (A-3)
- Community Business (B-2)
- Rural Activity Center (RAC)

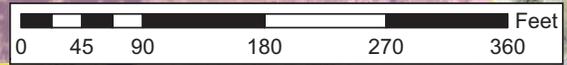


ILLUSTRATION 3A:
ZONING MAP

Marion County Tax Parcel #
03101-000-00, 03114-000-00
Due Diligence

CHWA
Professional Consultants

Prepared by: Employee #
Date: 10/20/23

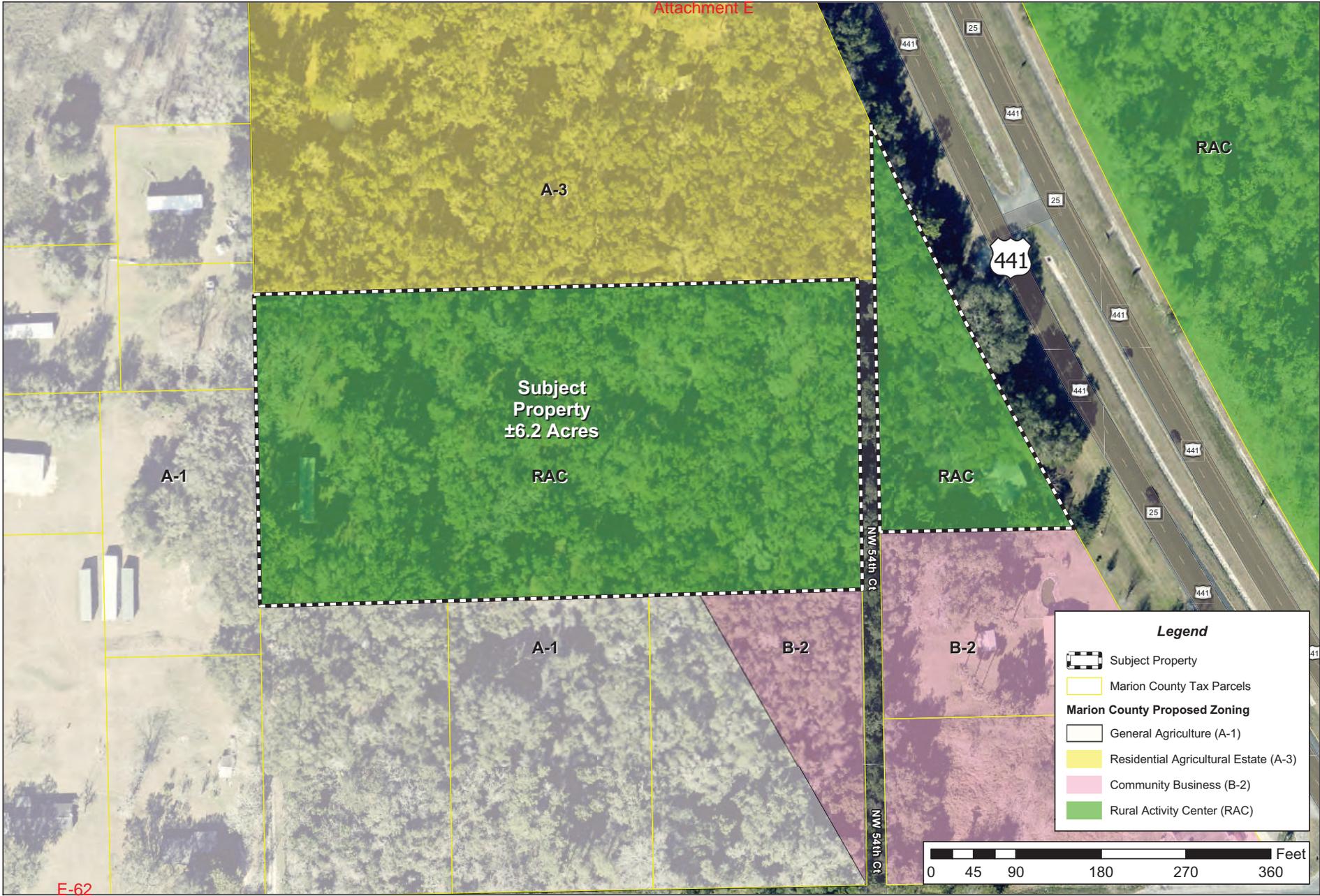
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Attachment E

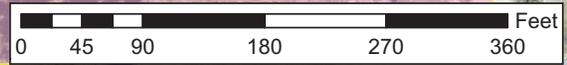
ILLUSTRATION 3B:
PROP ZONING MAP



Subject Property
±6.2 Acres

Legend

- Subject Property
- Marion County Tax Parcels
- Marion County Proposed Zoning**
- General Agriculture (A-1)
- Residential Agricultural Estate (A-3)
- Community Business (B-2)
- Rural Activity Center (RAC)



Marion County Tax Parcel #
03101-000-00, 03114-000-00
Due Diligence

CHWA
Professional Consultants
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Prepared by: Employee #
Date: 11/16/2023

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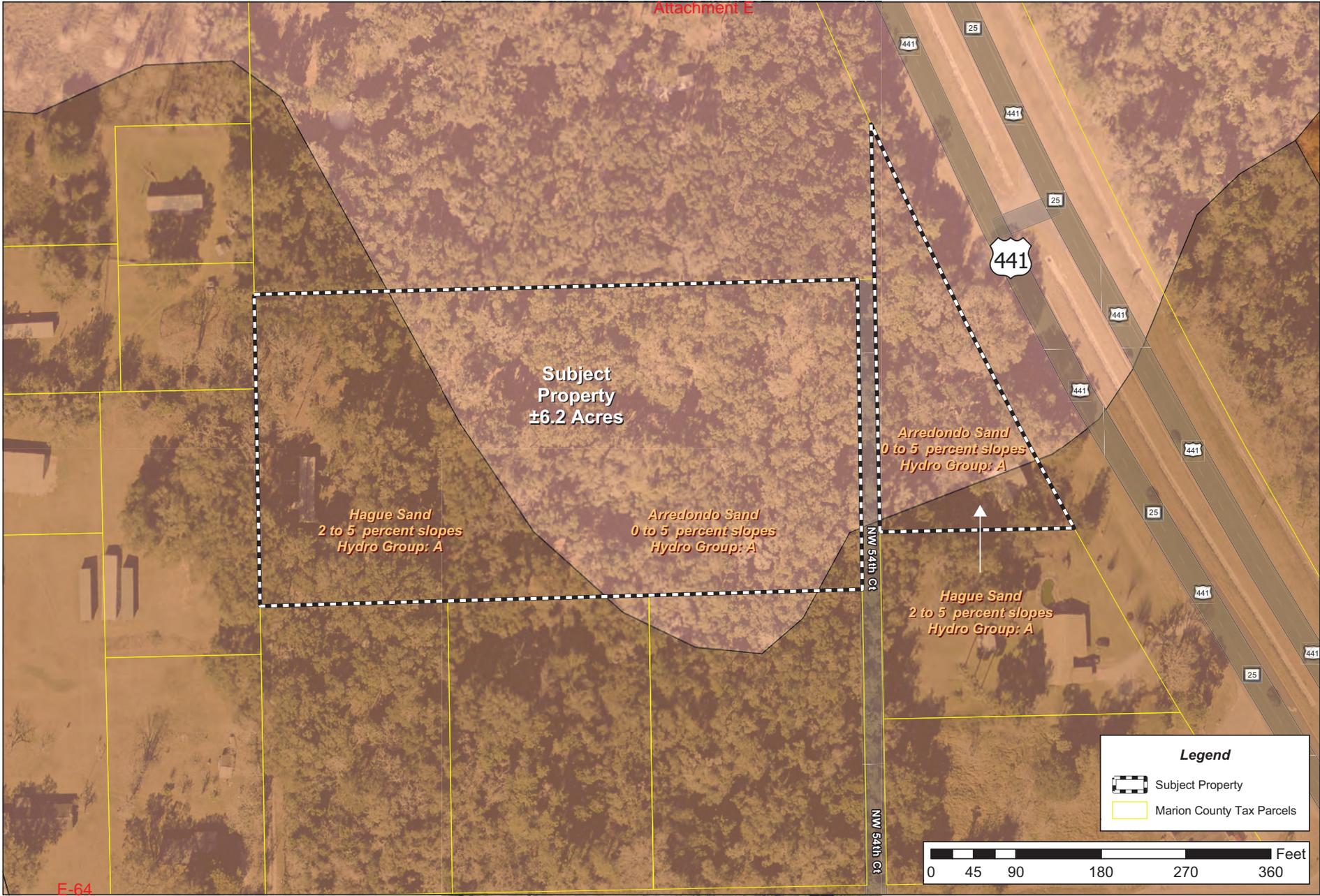
ILLUSTRATION 4:
ENV MAP

Marion County Tax Parcel #
03101-000-00, 03114-000-00
Due Diligence

NORTH

Prepared by: Employee #
 Date: 10/10/2023
 Professional Consultants
 Document Path: K:\2023\0460\Amm & Information\07_Maps\GIS\AP\Planing map steel\Myne Storage Redline.aprx

CHW



Marion County Tax Parcel #
03101-000-00, 03114-000-00
Due Diligence

PROJ: 10/13/2023
PROJECT: 10/13/2023
DATE: 10/13/2023
PREPARED BY: Employee #
DATE: 10/13/2023

CHWA
Professional Consultants
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