



**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**

and expansion or creation of
new Urban Area to include
Property per FLUE 3.1.6

Staff Use Only: Case # 1__ - _____

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:

LARGE-SCALE MAP AMENDMENT _____
TEXT AMENDMENT _____

SMALL-SCALE MAP AMENDMENT ☒ _____

TEXT AMENDMENT _____

(Text amendment must be associated with submitted small-scale map amendment)

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
45984-000-00	16-17-23	20.27	Rural	Commercial

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)

Property owner/applicant	Authorized agent (if not the owner/applicant)
Raymond Rains as Personal Rep. of the Estate of John Rains Sr. c/o Larry Callaway, Esq., 40 SE 11th Avenue Ocala, FL 34471 352-732-7750 larry@kleinandkleinpa.com	W. James Gooding III 1531 SE 36th Avenue Ocala, FL 34471 352-579-6580 jgooding@lawyersocala.com

Staff Use Only: Application Complete – Yes Received: Date 4/15/25 Time ____ : ____ a.m. / p.m. Page 1 of 3

AR 32748

Empowering Marion for Success

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

Revised 01/09/2020

EXISTING USE OF SITE:

Vacant

PROPOSED USE OF SITE (IF KNOWN):

Expansion of adjacent RV park

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

Well _____ Centralized water X Provider City of Belleview (on boundary of City's utility service area)
Septic _____ Centralized sewer X Provider City of Belleview (on boundary of City's utility service area)

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

See attached

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*.

- 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.

PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida
COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED Raymond Rains as Personal Rep. of the Estate of John Rains Sr.,

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:
45984-000-00,
2. He/she duly authorizes and designates W. James Gooding III 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.

Raymond Rains
Property owner's signature

3-13-25
Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13 day of March, 2025 (year),

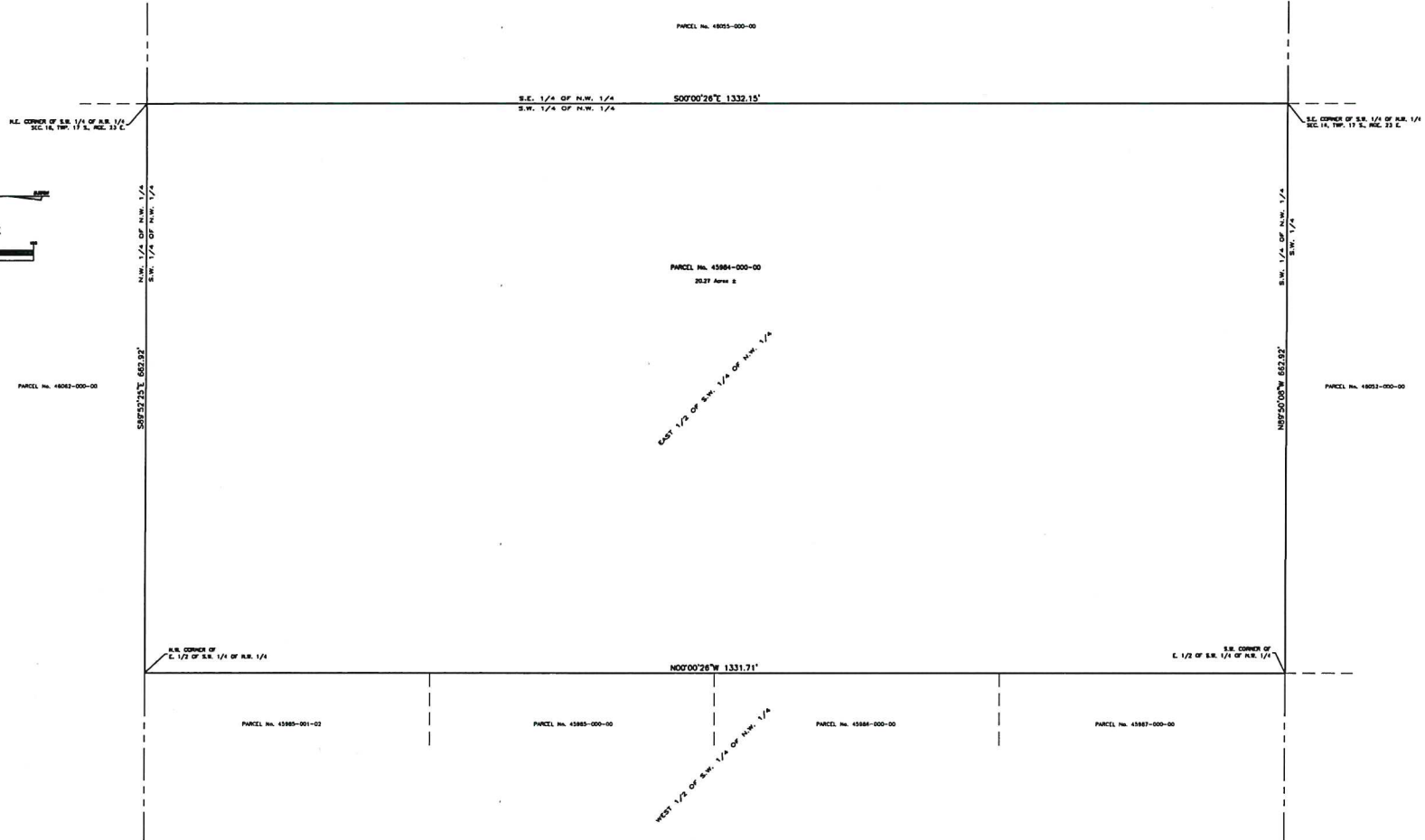
by Raymond Rains as Personal Rep. of the Estate of John Rains Sr. (name of person making statement).

He/she is personally known to me or has produced FL DL as identification. (Driver's license, etc.)

Rene D. Huggs
Notary public signature



State of Florida County of Marion
My commission expires: 7-25-28



SHEET
1 of 1

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

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 10:14

LETTERS OF ADMINISTRATION

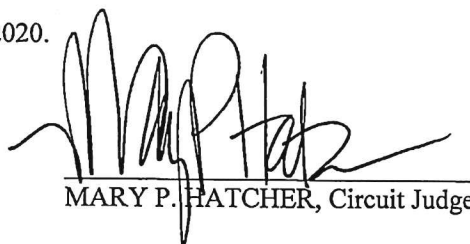
TO ALL WHOM IT MAY CONCERN:

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

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.

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.

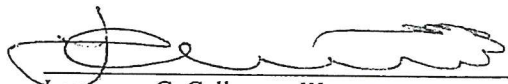
8. The partition of the Property by sale for the purpose of distribution is for the common benefit of Petitioner and Respondents.

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.

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

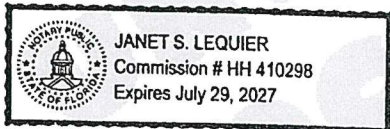
VERIFICATION STATEMENT

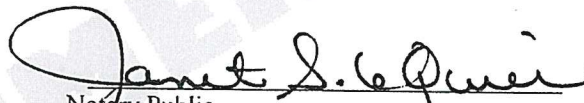
I, RAYMOND RAINS, the undersigned, understand the nature of an oath and the meaning of personal knowledge, and, having been duly sworn under oath, declare the statements and facts written above are true and accurate based upon my personal knowledge of the matters stated.


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
LONG JR., CHERYL STEVENSON MCKELLA, NICOLE
ALLEN, TINA DAVIS, WILBERT MACK, SANDRA
STOKES SELLERS, TONYA D. SMITH, DEBRA SHANNAE
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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.

**ORDER AUTHORIZING PARTITION OF CERTAIN REAL PROPERTY
FOR PURPOSES OF DISTRIBUTION**

THIS MATTER 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 the beneficiaries of the Estate (the "Beneficiaries") having the interests in the Estate, including the Property, as set forth in **Exhibit "A"** hereto;

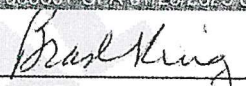
2. The Petitioner is hereby appointed a Special Magistrate in accordance with *Fla.R.Civ.P.* 1.490(b), with full power and authority to execute deeds of conveyance and other documents or instruments necessary or desirable to effectuate the sale of the Property in accordance with the terms of the Contract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

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.

42-2020-CP-000601-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

NEW URBAN AREA ANALYSIS

Policy 3.1.3: Modification of UGB¹

The County finds that the development rights assigned within this Plan and the development forms allowed by this Plan provide adequate development opportunities within and outside the UGB. To modify the UGB the following standards must be affirmatively met:

1. **Market Demand:** An analysis of the requested expansion or reduction of the UGB shall be provided to show why a change in development form is required to accommodate the population, housing or employment needs of the County projected over the planning horizon of this Plan or adjustments that may be needed due to market conditions.

Attached as **Exhibit A** is an Occupancy Report of the existing RV Park to the East of the subject property between March 2024 and March 2025. The Report establishes that the occupancy rate ranges between 100% (for March 2025) to a low of 37.6% (for August 2024). Further, the Occupancy Report shows a definite pattern concerning occupancy: the low occupancy periods are all during the Summer months, while the high occupancy periods are during the Winter months. This, of course, corresponds to the typical "Snowbird" pattern of visitors to Florida. While the Summer months' occupancy rate do not justify an expansion, the Winter months obviously do and that is the period that should be looked at. (Like traffic engineers focus on PM Peak hour trips, as opposed to average daily). That is, an RV Park with occupancy rates of 99.3% (March 2024), 97.8% (January 2025), 99.6% (February 2025) and 100% (March 2025) needs to expand. Thus, there is a need to establish the Property as a new Urban Area.

2. **Contiguity to Existing Urban Development Patterns:** It must be demonstrated that the expansion area is contiguous to existing urban patterns of development.

The Property is contiguous to an existing RV Park to the East.

3. **Availability of Urban Infrastructure:** A projection of requirements for public facilities and services must be completed and the ability to provide those facilities and services to serve the proposed development through private or public means shall be demonstrated.

Public water and sewer are available from the existing RV Park.

4. **Compatibility:** An evaluation of existing land uses and environmentally sensitive areas within the expansion area must be completed. Appropriate policies shall be written and adopted into this Plan to provide appropriate protections for the transition of land uses adjacent to rural development, to provide for non-interference with agricultural or conservation activities, and to provide for protection of environmentally sensitive lands.

¹ As set forth, Policy 3.1.5 – that requires establishment of new Urban Area – indicates the application must contain the information required by this Policy.

The Property is compatible with the existing RV Park to the East. It is less compatible with the agricultural properties to the North and South and the small farm residential lots to the West. The project will accommodate these with buffering the North and South with buffers per the LDC and additional buffering for the property to the West.

5. **Urban Sprawl:** It must be demonstrated that the expansion area and development within it will discourage urban sprawl.

Attached as **Exhibit B** is an analysis of the factors set forth in Section 163.3177(9), Florida Statutes.

6. **Water Supply:** It must be demonstrated that there is available water supply for the proposed expansion area.

There is available water supply in the adjacent RV Park.

Policy 3.1.5: Urban Areas Outside of UGB

The County shall maintain existing Future Land Use designations that have been previously adopted that are outside of the UGB to recognize vested development rights. Any expansion or creation of new Urban Areas outside the UGB shall require a Comprehensive Plan Amendment, analysis to demonstrate the potential need for the creation of such new Urban Areas, and other appropriate documentation in accordance with Policy 3.1.3. It shall not be necessary to modify the UGB to expand or create Urban Areas outside the UGB unless the expansion or creation of new urban area is within the FPA.

This Policy requires that the need to create a new Urban Area outside the UGB contained documentation in accordance with Policy 3.1.3. See above for that analysis. The requirement that the analysis demonstrate the "potential need for the creation of ... new Urban Areas" is contained in the Market Demand analysis in Policy 3.1.3 above.

EXHIBIT A OCCUPANCY REPORT

Occupancy Report (as of 3/13/2025)

	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Average
Normal	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.4%	0.4%	0.4%	0.4%	0.2%	0.0%	0.1%
Group	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Free Stay	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	1.3%	6.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%
Guest	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Day Pass	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Daily	0.7%	2.7%	2.0%	1.2%	1.4%	0.5%	0.8%	1.5%	1.5%	1.1%	0.7%	0.5%	0.0%	1.1%
Weekly	0.7%	2.2%	1.3%	0.3%	0.3%	0.4%	0.8%	3.2%	2.1%	2.3%	1.2%	0.4%	0.0%	1.2%
Monthly	8.2%	5.2%	4.3%	4.9%	4.0%	2.9%	2.9%	4.6%	9.9%	7.7%	5.8%	8.4%	11.6%	6.2%
3 Month	19.8%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.6%	23.1%	23.6%	22.1%	7.0%
4 to 5 Month	26.6%	9.0%	0.7%	0.0%	0.4%	0.4%	0.4%	0.9%	8.5%	21.1%	25.2%	25.1%	24.3%	10.9%
6 Month	9.7%	9.7%	3.0%	2.4%	2.6%	2.3%	2.8%	3.8%	9.4%	9.7%	9.7%	9.7%	9.7%	6.5%
Park Model Annual	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%
Annual RV	15.0%	15.4%	15.0%	14.2%	13.9%	14.2%	14.2%	13.8%	14.2%	14.2%	13.5%	13.5%	13.5%	14.2%
Work Camper Annual	0.6%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%
Work Camper Season	2.2%	1.3%	0.5%	0.4%	0.6%	0.7%	0.9%	1.2%	2.1%	1.9%	2.0%	2.1%	2.6%	1.4%
Average	99.3%	62.1%	42.9%	39.6%	39.3%	37.6%	40.3%	51.8%	64.2%	77.2%	97.8%	99.6%	100.0%	65.4%

**EXHIBIT B
URBAN SPRAWL ANALYSIS**

TEXT OF SECTION 163.3177(9), FLORIDA STATUTES	MEETS	ANALYSIS
(9.) The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.		
a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. 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 in order to determine whether the plan or plan amendment:		
(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.	No	This Amendment is only for 20 acres; that could scarcely be described as a "substantial area." Further, the proposed use is as an RV Park which could scarcely be described as a low-intensity or low-density use. Thus, although it is a single-use development, it is not for substantial areas of the County.
(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.	No	The property is adjacent to an existing RV Park. Further, there is significant commercial development up and down Highway 301/441.
(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.	No	This expands the urban development deeper into the subject property and therefore somewhat mitigates existing strip pattern of development.
(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers,	No	There are no known wetlands, etc., on this property.

TEXT OF SECTION 163.3177(9), FLORIDA STATUTES	MEETS	ANALYSIS
shorelines, beaches, bays, estuarine systems, and other significant natural systems.		
(V) 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.	No	Although this Amendment does convert potential agricultural property into urban, our proposed zoning conditions protect adjacent agricultural areas.
(VI) Fails to maximize use of existing public facilities and services.	No	This use promotes existing public utilities in proximity to the property (at the adjacent RV Park).
(VII) Fails to maximize use of future public facilities and services.	Not applicable	There are no known "future" public facilities or services to be maximized.
(VIII) 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.	No	There is no additional increase in time, money or energy of providing and maintaining facilities and services.
(IX) Fails to provide a clear separation between rural and urban uses.	No	This Amendment expands existing urban uses.
(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.	Not applicable	Although it does not provide for infill development or redevelopment, it is contiguous to an existing RV Park.
(XI) Fails to encourage a functional mix of uses.	Yes	This is a single-use.
(XII) Results in poor accessibility among linked or related land uses.	No	This will be developed in connection with the contiguous RV Park and thus promotes accessibility.
(XIII) Results in the loss of significant amounts of functional open space.	Yes	The 20 acres affected by this Amendment are not a "significant amount" of functional open space. Further, the property is land-locked and could therefore not be considered

TEXT OF SECTION 163.3177(9), FLORIDA STATUTES	MEETS	ANALYSIS
		"functional."
b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:		
(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.	Yes	There are no natural resources or ecosystems to be impacted.
(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.	Yes	This project will utilize existing water and sewer utilities contiguous to the development in the existing RV Park.
(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.	Yes	Although this does not provide for a mixed-use, it does provide for connection between the proposed property and the adjacent RV Park, as well as an additional housing choice for residents.
(IV) Promotes conservation of water and energy.	Yes	This has a neutral affect on water and energy.
(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.	Maybe	The agricultural land being converted to urban is landlocked.
(VI) Preserves open space and natural lands and provides for public open space and recreation needs.	No	Although this does provide for recreation, it does not preserve open space or natural lands.
(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.	No	Does not meet; Single-use.

TEXT OF SECTION 163.3177(9), FLORIDA STATUTES	MEETS	ANALYSIS
(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.	No	There are no existing or planned development patterns in the vicinity that constitutes sprawl.

P:\JG\Sunkissed Village RV\Rains\Entitlements\Comp Plan\New Urban Area Analysis.docx

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

[More Names](#)

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

[Property Information](#)[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		
Total Just Value	\$275,500	Impact	
Total Assessed Value	\$5,440	Land Class Value	(\$270,060)
Exemptions	\$0	Total Class Value	\$5,440
Total Taxable	\$5,440	Ex Codes: 08	\$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											

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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Appraiser Notes

PET TO REOPEN EST OF JOHN & FRANCES RAINS PER OR BOOK 4570-1651.

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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