

**Special Use Permit Application
7655 E Hwy 25, Belleview, FL 34420
Cover Page and Index**

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**Marion County
Board of County Commissioners**

Growth Services ▪ Planning & Zoning

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

SPECIAL USE PERMIT APPLICATION – 2026

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Covered outdoor storage of RVs, boats, trailers, licensed and registered vehicles, and any ancillary use for vehicle storage (excl. cont. running engines)

Parcel Account Number(s): 39169-000-00 and 39169-003-00

Property/Site Address: 7655 E Hwy 25, Belleview, FL 34420

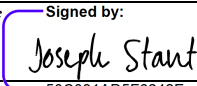

Future Land Use Designations: COM **Zoning Classification:** B-2

Current Property Use: Commercial **Total Acreage:** 11.0

Request for a reasonable accommodation Yes / No (See checklist item #7 on page 3)

Request for a listed special use Yes / No (See checklist item #4 on page 3)

Each/all property owner(s) **MUST** sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please **print** all information, except for the Owner and Applicant/Agent signature. If multiple Owners or Applicants/Agents, please use additional pages.

Property Owner Name (print legibly) PARTNERS SELF STORAGE, LLC	Applicant or Agent Name (print legibly) ANTHONY MCGUIRE
Mailing Address 315 CHRISTINE LANE	Mailing Address 212 W MAIN ST
City, State, Zip CLAYTON, DE 19938-3604	City, State, Zip NEWARK, DE 19711
Phone Number (include area code) 302-248-3633	Phone Number (include area code) 302-993-6512
E-Mail Address PARTNERS@PARTNERSSELFSTORAGE.COM	E-Mail Address ANTHONY_MCGUIRE@ROCKETMAIL.COM
Signature* <small>Signed by:</small> 	Signature* <small>Signed by:</small> 
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Joseph Stant, Managing Member	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Anthony McGuire

*By signing this application, the Owner, Applicant, and/or Agent hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinances and any applicable permits.

STAFF/OFFICE USE ONLY			
<i>LDC Section that allows proposed Special Use:</i>			
<i>Project No.:</i>	<i>Plan No.:</i>	<i>Code Case No.:</i>	
<i>Rcvd by:</i>	<i>Rcvd Date:</i> / /	<i>Time:</i>	<i>PZ Case No.:</i>

Please note: If approved, the Special Use Permit will **not** become effective until 14 days **after** the final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the Applicant or Agent must be correct and legible to be processed. The filing fee is non-refundable. For more information, please contact the Growth Services Zoning Division at 352-438-2675.

Special Use Permit Application Document Completeness Checklist – 2026

READ INSTRUCTIONS AND CHECKLIST ENTIRELY

The County will not review a Special Use Permit application unless the Applicant provides a signed and complete application, application fee payment, and all other required materials. All required materials and payment must be included with the application at the time of submission. Documents can be submitted on various page sizes but must be legible on 8.5"x11" (letter-sized) paper with no resulting font size less than 12pt.

By signing this application, you acknowledge that **all** required materials and payments must be submitted in full and in accordance with the specified guidelines. Incomplete or inaccurate submissions may result in rejection and return without further review.

To help ensure your application is complete, a pre-application meeting is highly recommended. You may contact the Growth Services Development at 352-438-2674 and a planner will be able to assist you with scheduling a pre-application meeting.

Certain special use permit applications require additional information and materials (see checklist item #4). There are additional requirement checklists for these certain special uses, which are available at the Growth Services front desk and downloadable on its website.

Growth Services reserves the right to require additional documentation on a case-by-case basis. Should more information be required, the planner assigned to your case will contact you.

A Special Use Permit application is complete and sufficient for review when an Applicant provides the following materials and information:

- 1) A signed and complete application form accompanied by payment of the application fee.
 - a. To confirm the appropriate payment amount, see the fee schedule available on the Marion County Growth Services webpage. Payments may be made by **cash, check, or credit card**¹. **Make checks payable to: Marion County Board of County Commissioners.**
 - b. Ensure the application is signed by the Owner(s) and Applicant/Agent or provide written authorization naming the Applicant/Agent to act on behalf of the Owner(s).
- 2) A copy of the most recent **recorded deed** conveying the property to the current owner. (NOTE: If the property is owned by a Corporation or Trust, also provide a copy of the Corporation or Trust document showing the person signing as "Owner" is a manager/registered agent of the company.)

¹ Payments using a credit card are subject to a surcharge.

- 3) **Findings of Facts**, either typed or written on 8 ½” x 11,” letter-sized paper. See *Finding of Facts Requirements and Cheat Sheet* on page 4 and 5.
(NOTE: If typed, use minimum 12pt font. If written, ensure the document is legible. Illegible documents may result in a delayed review or rejection.)
- 4) **Additional Findings of Facts, ONLY required for the following Special Use Permit types (select if applicable)**. See the form for “Additional Requirements for Specified Special Use Permits.”
- a. Construction & Demolition Debris Landfill
 - b. Kennels
 - c. Manufactured homes in R-2, R-3, & R-E
 - d. Mining
 - e. Parking a Commercial Vehicle Exceeding 16,000 lbs.
 - f. Schools
 - g. Telecommunication Towers
 - h. Wastewater Treatment Facilities and Treated Effluent Disposal
- 5) A Concept Plan using an appropriate scale, prepared to be consistent with (1) the provisions of Article 2 and 6 of the Land Development Code and (2) the written/typed standard for the **Findings of Facts**.
(NOTE: Certain special uses listed above require additional information and materials for concept plan review.)
- 6) A location map that clearly:
- a. Outlines the subject property; and
 - b. Shows the current zoning, future land use designation, and existing land uses for the subject property and adjacent properties.
- 7) (Optional) Any additional supporting documents, media, or information to support the application. Provide a written or typed itemized list detailing all supplemental attachments.
(NOTE: If the Applicant requests a Special Use Permit for **reasonable accommodation for animals**, then supporting documentation is **required**.)

Special Use Permit Application

Finding of Facts Requirements and Cheat Sheet - 2026

An Applicant for a Special Use Permit must address **nine (9)** Findings of Facts within both the required Concept Plan in a separate written/typed document. Growth Services may require an Applicant to address additional Findings of Facts to confirm whether the Applicant acknowledges and accounts for any unique conditions relating to the proposed special use.

This section provides the required Findings of Facts as well as instructions intended to help you satisfy the Findings of Facts requirement of the Special Use Permit application. **Write or type your answers on a separate document and attach the document to your application package.**

If your application requires additional Findings of Fact as laid out in the Special Use Permit checklist item #4, include the additional Findings of Fact in the same document in addition to the standard Findings of Fact.

Should you have questions regarding the Finding of Facts or the application process, please contact the Growth Services Department at 352-438-2674 and a planner will assist you.

Required Nine (9) Questions for the Findings of Facts: *(Attach as a separate document)*

- 1) Provision for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire or catastrophe.
 - a. Describe the access from the roads to the subject property.
 - b. Describe the access from the roads to each accessory structure on the subject property.

- 2) Provision for off-street parking and loading areas, where required, with particular attention to the items in (1) above, and the economic, noise, glare, or odor effects of the Special Use Permit on adjoining properties and properties generally in the surrounding area.
 - a. Describe how parking will be provided at the subject property.
 - b. Describe how loading areas will be provided at the subject property.
 - c. Describe how the Special Use Permit may cause any economic, noise, glare, or odor effects to the neighboring properties or surrounding area.

- 3) Provisions for refuse and service area, with particular reference to the items in (1) and (2) above, describe how waste removal will take place.
- 4) Provision for utilities (including water and sewer), with reference to locations, availability, and compatibility, describe how utilities will be provided to the subject property.
- 5) Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary, describe if there will be landscaping, fencing, screening, or buffering around the subject property.
- 6) Provision for signs, if any, and exterior lighting with consideration given to glare, traffic safety, economic effects, and compatibility and harmony with properties in the surrounding area, describe if there will be any signs or exterior lighting as part of the Special Use Permit.
- 7) Provision for required yards and other green space:
 - a. Describe how much of the site will remain undeveloped.
 - b. Confirm that setback requirements are being met.
- 8) Provision for general compatibility with adjacent properties and other properties in the surrounding area, describe the general surrounding properties and how the proposed Special Use Permit will fit with the existing uses.
- 9) Provision for meeting any special requirements required by the site analysis for the particular use involved, describe if you will be willing to meet any special conditions necessary to obtain this special use permit.

FINDINGS OF FACT

1. The subject property identified under Marion County Parcel Identification Numbers 39169-000-00 and 39169-003-00 (the "Parcels" or the "Property") has previously received a Special Use Permit (Resolution No. 25-R-299) for outdoor storage of vehicles. Applicant does not seek to revise or modify the conditions of that SUP except to obtain approval for covered, outdoor parking of boats, RVs, trailers, and any licensed and registered vehicle.
2. Applicant has submitted a Major Site Plan for the Property to Marion County and St. John's River Water Management District. A copy of the cover sheet with site data and site layout from the latest Major Site Plan submittal ("Concept Plan") is included with this application and dated February 2026.
3. Ingress and egress to and from the Property will be provided at the intersection of E Hwy 25 and SE Hwy 25A in accordance with the attached Concept Plan and which corresponds to the currently existing improvements of the Property.
4. Parking and loading areas will be addressed within the boundaries of the Property on those areas identified on the Concept Plan and which correspond to the contemplated improvements on the Parcels. Storage areas are identified in the Concept Plan and are subject to further modifications required for final approvals. Applicant seeks to obtain approvals to provide covered parking for those areas identified as surface storage parking on the Concept Plan (as opposed to those customer/employee parking spaces next to the proposed office or as opposed to fully enclosed parking within buildings).
5. Refuse and service areas shall be located within the boundaries of the Property and shall be screened from public view. Refuse and service areas are both already constructed as part of the currently existing improvements on the Parcel.
6. Required electrical utilities are currently available through Duke Energy and are provided along the relevant portions of E Hwy 25. The Property and improvements are currently serviced by Sunshine for potable water, and will be serviced by Sunshine or the City of Belleview for potable water and fire suppression water (or a mix of the two providers). The Property is currently serviced by a septic system, and the final determination as to whether the Property will be serviced by a septic system or public sewer is subject to Marion County's decision during the plan review process.
7. Parcel 39169-000-00 is currently improved with a structure. However, Applicant will be demolishing the current improvements and replacing them with the improvements contemplated on the Concept Plan, or as may be modified pursuant to final plan approvals.
8. There is currently no permanent signage on the Property. However, Applicant may contemplate signage adjacent to E Hwy 25 subject to requirements per code and the plan approval process. Lighting is proposed as part of the Concept Plan and will be reviewed and approved via a separate Lighting Plan which will conform with applicable Marion County land develop code requirements.
9. Per the Concept Plan, approximately 61% of the Property area will be impervious cover and 39% of the Property area will be open space, including the drainage retention area. The required front setback of 40 feet, the side setback of 10 feet,

and the rear setback of 25 feet are met in the Concept Plan. Final figures are subject to the final plan approval process.

10. Any landscaping shall be maintained per code and is subject to modification during the plan approval process. Future landscaping buffers are also subject to requirements under the previously approved Special Use Permit.
11. The intended use is not incompatible with surrounding uses and zoning. The new requested Special Use Permit will simply allow for covered outdoor storage of vehicles in the areas designed on the Concept Plan or areas as may be modified during the plan approval process. Screening requirements are provided under the existing Special Use Permit.
12. To the applicant's knowledge, there are no special conditions necessary for the intended use beyond the previously approved Special Use Permit conditions and the proposed screening below.
13. Applicant intends to provide screening to limit the visual impact of vehicles stored under the proposed covered parking to individuals who may travel or live along E Hwy 25. The majority of the proposed parking areas will be screened by proposed buildings and fencing located along the perimeter of the property. Additional screening is proposed, as shown on the Concept Plan, to limit visual impacts where there is a break in the perimeter buildings at the entrance. The screening is proposed to be siding, similar to the siding material of the proposed buildings, mounted on the side of the covered parking canopy nearest the proposed entrance gate. Applicant has provided renderings of the anticipated views along E Hwy 25.

Prepared by and return to:

Laura M. Ferris
Commercial Escrow Officer
Old Republican National Title Insurance Company
1410 N. Westshore Blvd., Suite 800
Tampa, FL 33607

Parcel Identification Nos.: 39169-000-00
39169-003-00

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 20th day of June, 2024 by and between **JAMES FLEMING** and **JENNIFER LENORE FLEMING**, husband and wife (hereinafter called "**Grantor**"), whose address is P.O. Box 701, Marshall, Michigan 49068 and **PARTNERS SELF STORAGE, LLC** a Delaware limited liability company (hereinafter called "**Grantee**"), whose address is 315 Christine Lane, Clayton, Delaware 19938.

WITNESSETH

The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold and does hereby grant, bargain and sell to Grantee the following described real estate, situated, lying and being in the County of Marion, State of Florida, more particularly described on Exhibit A attached hereto and made a part hereof.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2024 and subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and (c) those matters set forth on Exhibit B attached hereto and incorporate herein by reference.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the improvements, licenses, tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor hereby specially warrants the title to the aforesaid real estate and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires, and shall include heirs, personal representatives, successors or assigns.)

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be executed in its name and caused its seal to be affixed as of the day and year first above written.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name as of the day and year first above written.

Signed and sealed in the presence of:


Signature of Witness #1


JAMES FLEMING

Silveria Luna-Stepp
Typed or Printed Name of Witness #1

Address #1: 839 W Green St
Marshall MI 49068

Signed and sealed in the presence of:


Signature of Witness #2


JENNIFER LENORE FLEMING

Chelsea Norris
Typed or Printed Name of Witness #2

Address #2: 839 W. Green St
Marshall MI 49068

THE STATE OF MICHIGAN

COUNTY OF Calhoun

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, on the 15 day of June, 2024, by JAMES FLEMING and JENNIFER LENORE FLEMING, husband and wife. They are personally known to me or produced Driver License as identification.

Andrea Smith
Notary Public, State of Michigan
Commission Expires: 05-06-2027
Andrea Smith

Printed/Typed Name

ANDREA SMITH
Notary Public, State of Michigan
County of Calhoun
My Commission Expires May 06, 2027
Acting in the County of Calhoun

EXHIBIT A TO SPECIAL WARRANTY DEED

TITLE DESCRIPTION – To be Insured

Commence at a point on the West boundary of the East ½ of the Northwest ¼ of the Northeast ¼ of Section 32, Township 16 South, Range 23 East, South 0 degrees 18 minutes 00 seconds West 630 feet from the Northwest corner of said East ½ of the Northwest ¼ of the Northeast ¼ for a Point of Beginning. Thence East 711.06 feet to the West boundary of Florida Power Corporation Easement as recorded in Official Records Book 256, Page 286, Public Records of Marion County, Florida, thence South 0 degrees 01 minutes 18 seconds East, 697.88 feet to the South boundary of the West ½ of the Northeast ¼ of the Northeast ¼ of said Section, thence North 89 degrees 49 minutes 00 seconds West along said South boundary 57.98 feet, thence South 0 degrees 16 minutes 20 seconds West along the East boundary of the East ½ of the Southwest ¼ of the Northeast ¼ of said Section 86.06 feet to the North right-of-way line of Alt. U.S. Highway 441, thence North 70 degrees 52 minutes 21 seconds West along said right-of-way line 694.21 feet, thence North 00 degrees 18 minutes 00 seconds East along the West boundary of the East ½ of the Northwest ¼ of the Northeast ¼ of said Section a distance of 555.29 feet to the Point of Beginning. All being in Marion County, Florida.

ALSO DESCRIBED AS:

Known as 7655 East Highway 25, Belleview, Marion County, Florida, Parcel No. 39169-000-00 and 39169-003-00, being more particularly described as follows:

Beginning at a found ½" iron rod, said iron rod being a common corner for the property herein described and the property now or formerly owned by Joel Evan Hancock, Parcel No. 39169-002-00; thence North 89°57'55" East a distance of 711.10 feet to a concrete monument, said concrete monument being a common corner for the property herein described and the property now or formerly owned by Gwendolyn H. Varnum, Parcel No. 39169-001-00; thence South 00°03'23" East a distance of 697.88 feet to a found ½" iron rod; thence North 89°51'05" West a distance of 57.98 feet to a concrete monument; thence South 00°14'15" West a distance of 86.06 feet to a concrete monument located in the Northern right of way of East Highway 25 (U.S. Highway 441), said concrete monument being a common corner for the property herein described and the property now or formerly owned by Duke Energy Center, Parcel No. 39171-001-00; thence, along the northern right of way of East Highway 25 (U.S. Highway 441), North 70° 54'26" West a distance of 694.21 feet to a concrete monument, said concrete monument being a common corner for the property herein described and the property now or formerly owned by Peter John Carpenter, Parcel No. 39200-000-00; thence North 00°15'55" East a distance of 556.29 feet to the Point and Place of Beginning; and containing 11.003 acres more or less, all as according to that certain 2021 ATLA/NSPS Land Title Survey, entitled "Proposed Storage Site, Site Address 7655 East Highway 25, City of Belleview, Marion County, Florida 34420", dated May 1, 2024, revised May 7, 2024, revised May 8, 2024, revised May 15, 2024, and revised May 16, 2024, by Southern Geomatics Services, LLC and Alfred J. Kesler, Professional Surveyor & Mapper #6947

EXHIBIT B

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.
2. Terms and conditions of that certain Public Ingress and Egress Easement in favor of Marion County, recorded in O.R. Book 4173, Page 1359.
3. Terms and conditions of that certain Covenant for Sidewalk Development recorded in O.R. Book 4173, Page 1355.
4. Terms and conditions of that certain Covenant for Paving Parallel Access Road recorded in O.R. Book 4173, Page 1357.
5. Matters of that certain survey prepared by Southern Geomatics Services, Job No. 24-108, dated 05/01/2024, to include:
 - a) Overhead utility easement running over, through and across the subject property.

LEGAL DESCRIPTION OF PARCELS

Commence at a point on the West boundary of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32, Township 16 South, Range 23 East, South 0 degrees 18 minutes 00 seconds West 630 feet from the Northwest corner of said East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ for a Point of Beginning. Thence East 711.06 feet to the West boundary of Florida Power Corporation Easement as recorded in Official Records Book 256, Page 286, Public Records of Marion County, Florida, thence South 0 degrees 01 minutes 18 seconds East, 697.88 feet to the South boundary of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section, thence North 89 degrees 49 minutes 00 seconds West along said South boundary 57.98 feet, thence South 0 degrees 16 minutes 20 seconds West along the East boundary of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 86.06 feet to the North right-of-way line of Alt. U.S. Highway 441, thence North 70 degrees 52 minutes 21 seconds West along said right-of-way line 694.21 feet, thence North 00 degrees 18 minutes 00 seconds East along the West boundary of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section a distance of 555.29 feet to the Point of Beginning. All being in Marion County, Florida.

ALSO DESCRIBED AS:

Known as 7655 East Highway 25, Belleview, Marion County, Florida, Parcel No. 39169-000-00 and 39169-003-00, being more particularly described as follows:

Beginning at a found $\frac{1}{2}$ " iron rod, said iron rod being a common corner for the property herein described and the property now or formerly owned by Joel Evan Hancock, Parcel No. 39169-002-00; thence North 89°57'55" East a distance of 711.10 feet to a concrete monument, said concrete monument being a common corner for the property herein described and the property now or formerly owned by Gwendolyn H. Varnum, Parcel No. 39169-001-00; thence South 00°03'23" East a distance of 697.88 feet to a found $\frac{1}{2}$ " iron rod; thence North 89°51'05" West a distance of 57.98 feet to a concrete monument; thence South 00°14'15" West a distance of 86.06 feet to a concrete monument located in the Northern right of way of East Highway 25 (U.S. Highway 441), said concrete monument being a common corner for the property herein described and the property now or formerly owned by Duke Energy Center, Parcel No. 39171-001-00; thence, along the northern right of way of East Highway 25 (U.S. Highway 441), North 70° 54'26" West a distance of 694.21 feet to a concrete monument, said concrete monument being a common corner for the property herein described and the property now or formerly owned by Peter John Carpenter, Parcel No. 39200-000-00; thence North 00°15'55" East a distance of 556.29 feet to the Point and Place of Beginning; and containing 11.003 acres more or less, all as according to that certain 2021 ATLA/NSPS Land Title Survey, entitled "Proposed Storage Site, Site Address 7655 East Highway 25, City of Belleview, Marion County, Florida 34420", dated May 1, 2024, revised May 7, 2024, revised May 8, 2024, revised May 15, 2024, and revised May 16, 2024, by Southern Geomatics Services, LLC and Alfred J. Kesler, Professional Surveyor & Mapper #6947



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
PARTNERS SELF STORAGE, LLC

Filing Information

Document Number M24000015057
FEI/EIN Number 88-3596281
Date Filed 12/03/2024
State DE
Status ACTIVE

Principal Address

315 CHRISTINE LANE
CLAYTON, DE 19938

Mailing Address

315 CHRISTINE LANE
CLAYTON, DE 19938

Registered Agent Name & Address

STANT, JOSEPH
45 FALLING WATER CT
PONTE VEDRA, FL 32081

Authorized Person(s) Detail

Name & Address

Title MGR

STANT, JOSEPH
45 FALLING WATER CT
PONTE VEDRA, FL 32081

Annual Reports

Report Year	Filed Date
2025	02/08/2025
2026	01/06/2026

Document Images

[01/06/2026 -- ANNUAL REPORT](#) [View image in PDF format](#)

[02/08/2025 -- ANNUAL REPORT](#) [View image in PDF format](#)

ATTACHMENT A

[12/03/2024 -- Foreign Limited](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

LIMITED LIABILITY COMPANY OPERATING AGREEMENT
OF
PARTNERS SELF STORAGE, LLC

DATED AS OF

August 5th, 2022

LIMITED LIABILITY COMPANY OPERATING AGREEMENT

OF

PARTNERS SELF STORAGE, LLC

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LIMITED LIABILITY COMPANY OPERATING AGREEMENT
OF
PARTNERS SELF STORAGE, LLC

This Limited Liability Company Operating Agreement (the "Agreement") of **PARTNERS SELF STORAGE, LLC** a Delaware limited liability company (the "Company"), is entered into this 5th day of August 2022 by **PARNTERS REAL ESTATE HOLDINGS, LLC** a Delaware limited liability company (each, a "Member" and collectively, the "Members"), pursuant to the Delaware Limited Liability Company Act (the "Act"), for the purpose of operating and managing the Company.

RECITALS

WHEREAS, the Company was formed as a limited liability company under the laws of the State of Delaware on August 5th, 2022; and

WHEREAS, the Members desire to enter into this Agreement, in accordance with the provisions of the Act, governing the affairs of the Company and the conduct of its business.

ARTICLE I

Name; Formation;

Registered Agent and Address; and Place of Business

The name of the Company is Partners Self Storage, LLC. The Members have formed the Company as a Delaware limited liability company under the Act, and agree that the rights, duties and liabilities of the Members shall be as provided in the Act, except as otherwise provided herein. The Company's registered office is 315 Christine Ln, New Castle County, Delaware 19938, and its registered agent at such address is F. Kale English.

ARTICLE II

Business, Purposes, and Term of Company

Section 2.1 Business and Purpose of the Company. The Company is formed for the purpose of engaging in any lawful business, purpose or activity for which limited liability companies may be formed under the Act. The Company shall possess and may exercise all the powers and privileges granted by the Act or by any other law or by this Agreement, together with any powers incidental thereto, so far as such powers and privileges are necessary or convenient to the conduct, promotion or attainment of the business purposes or activities of the Company. If the Company qualifies to do business in a foreign jurisdiction, then it may transact all business and activities permitted in that jurisdiction. There is no jurisdictional restriction upon the assets, business, or activity of the Company.

Section 2.2 Term of Company. The term of the Company shall commence on the date the Certificate of Formation of the Company is filed with the Secretary of State of the State of Delaware in accordance with the provisions of the Act and shall continue in perpetual existence unless and until dissolved and terminated pursuant to this Agreement.

Section 2.3 Other Qualifications. The parties to this Agreement agree that the Company shall file or record such documents and take such other actions under the laws of any jurisdiction as are necessary or desirable to permit the Company to do business in any such jurisdiction and/or promote the limitation of liability for the Members in any such jurisdiction. Each Member hereby authorizes each other Member to execute on his or her behalf any document (including any qualification statement or consent to service of process on behalf of the Company, and all amendments thereto) and to take any other action that may be necessary or desirable in order to permit the Company to do business (or facilitate the doing of business) in any jurisdiction and/or to promote the limitation of liability for the Members therein.

ARTICLE III

Capital Contributions; Distributions; Capital Structure

Section 3.1 Capital Contributions by Members; Initial Issuance of Units. Upon the formation of the Company, each Member shall make a capital contribution to the capital of the Company in the amount of cash, or of the property in-kind, or both, set forth opposite such Member's name on the Schedule of Capital Contributions attached hereto. The Company shall thereupon issue to the Member that number and class of Units so subscribed and contributed for. The Members agree that the property described on the Schedule of Capital Contributions forming a part of this Agreement has the fair market value (net of liabilities assumed or taken subject to by the Company to which such property is subject) listed opposite such property and that such values are the values to be used to determine each Member's initial capital contribution.

Section 3.2 Additional Capital Contributions; Additional Units. No additional contributions to the Company beyond those provided for in the Schedule of Capital Contributions shall be required of by any Member without the consent of all of the Members. No additional Units beyond those provided for in the Schedule of Capital Contributions shall be issued by the Company without the consent of all of the Members.

Section 3.3 No Interest; No Return of Capital. Capital contributions to the Company shall not earn interest despite any disproportion therein as between the Members. Except as otherwise provided in this Agreement, no Member shall be entitled to withdraw, or to receive a return of, a capital contribution or any portion thereof.

Section 3.4 Capital Structure. The capital structure of the Company shall consist of one class of common units ("Units"). Except as otherwise set forth herein, each of the Units shall be identical.

ARTICLE IV
Capital Accounts

Section 4.1 Capital Accounts. A separate Capital Account shall be maintained for each Member. All Capital Accounts shall be determined and maintained in accordance with the provisions of this Article and the provisions of Treasury Regulations (“Regulations”) Section 1.704-1(b)(2)(iv), the latter controlling in the event of a conflict between the two provisions.

Section 4.2 (a) Increases to Capital Accounts. The Capital Account of each Member shall be increased by:

- (i) the fair market value of such Member's initial capital contribution;
- (ii) the fair market value of any additional capital contributions made by such Member;
- (iii) such Member's share of Company income and gain (including income and gain exempt from income taxation) computed and allocated in accordance with Section 4.3 of this Agreement; and
- (iv) the amount of any Company liabilities that are assumed by such Member.

The fair market value of property contributed to the Company by a Member shall be decreased by any liabilities secured by the contributed property which liabilities are assumed by the Company and increased by such Member's share of such assumed liabilities. Each Member's share of such liabilities shall be determined in the same manner as such Member's share of Company profits and Company losses is determined.

(b) Decreases in Capital Accounts. The Capital Account of each Member shall be decreased by:

- (i) the amount of cash and the fair market value of any property distributed to such Member pursuant to any provision of this Agreement;
- (ii) such Member's distributive share of Company deduction and loss computed and allocated in accordance with Section 4.3 of this Agreement;
- (iii) the amount of any liabilities of such Member that are assumed by the Company; and
- (iv) the Member's share of all expenses characterized as non-deductible, non-amortizable syndication expenses under Regulation section 1.709-2(b).

The fair market value of property distributed by the Company to a Member shall be decreased by any liabilities secured by the distributed property which liabilities are assumed by such Member and

increased by such Member's share of such assumed liabilities. Each Member's share of such liabilities and syndication expenses shall be determined in the same manner as such Member's share of Company profits and Company losses is determined.

Section 4.3 Computation and Allocation of Income, Gain, Loss, Deduction, and Credit. All items of Company income, gain, loss, deduction, and credit, whether resulting from Company operations or from the dissolution of the Company, shall be computed in accordance with the provisions of section 703(a) of the Internal Revenue Code of 1986, as amended (the "Code"), and shall be allocated among the Members' Capital Accounts in proportion to the Members' respective Units.

Section 4.4 Modifications by Members. The provisions of this Agreement relating to the maintenance of Capital Accounts are intended to comply with Regulations Section 1.704-1(b), and shall be interpreted and applied in a manner consistent with such Regulations. In the event that any Member(s) shall determine that it is prudent to modify the manner in which the Capital Accounts, or any debits or credits thereto (including debits or credits relating to liabilities which are secured by contributed or distributed property or which are assumed by the Company or the Members) are computed in order to comply with such Regulations, such Member(s) shall give prompt written notice thereof to the other Members and the Members shall determine whether to make such modifications. The Members also shall make any adjustments that are necessary or appropriate to maintain equality between the Capital Accounts of the Members and the amount of Company capital reflected on the Company's balance sheet, as computed for book purposes, in accordance with Regulations Section 1.704-1(b)(2)(iv)(q).

ARTICLE V

Allocation of Tax Items

Section 5.1 Allocation of Tax Items. Except as otherwise provided in Section 5.2 of this Agreement, all items of Company income, gain, loss, deduction, and credit, whether resulting from Company operations or from the dissolution of the Company, shall be allocated among the Members for federal, state and local income tax purposes in proportion to the Members' respective Units; provided, however, that all such items shall in all events be allocated in accordance with the Regulations so that all such allocations comport with the economic interest of the Members in the Company.

Section 5.2 Allocation with Respect to Contributed Property. If, on the formation of the Company, or if, at any time during the term of the Company, any Member contributes to the Company, property with an adjusted basis to the contributing Member which is more or less than the agreed fair market value of the contributed property and which is accepted by the Company at the time of its contribution, the taxable income, gain, loss, deduction, or credit with respect to such contributed property for tax purposes only (but not for purposes of calculating the Members' respective Capital Accounts) shall be shared among the Members so as to take account of the variation between the basis of the property to the Company and its agreed fair market value at the time of contribution, pursuant to section 704(c) of the Code.

Section 5.3 Allocations for Tax Purposes. For federal income tax purposes, each item of income, gain, loss and deduction shall be allocated among the Members in the same manner as its correlative item of “book” income, gain, loss or deduction is allocated pursuant to Sections 5.1 and 5.2 of this Agreement.

ARTICLE VI **Distributions**

Section 6.1 Authorization of Distributions. All distributions of cash or property shall be made at such time and in such amounts as determined by the Members.

Section 6.2 Manner of Distributions. All distributions of cash or other property (except upon the Company’s dissolution, which shall be governed by the applicable provisions of the Act) shall be made to the Members in proportion to their respective Units. All amounts withheld pursuant to the Code or any provisions of state or local tax law with respect to any payment or distribution to the Members from the Company shall be treated as amounts distributed to the relevant Member or Members pursuant to this Section.

ARTICLE VII **Management of the Company**

Section 7.1. Managing Member. The Members shall designate the Managing Member or Manager of the Company (the “Managing Member”) by a vote of Members owning more than fifty percent (50%) of the Units. The Managing Member may be changed from time to time by such a vote of the Members. Subject to Section 7.2 of this Agreement, the Managing Member shall be responsible for the day to day management of the Company, and shall have the full right, power and authority to manage, direct and control all of the business and affairs of the Company, to transact business on its behalf, and to sign for it or on its behalf or otherwise to bind the Company, except as otherwise limited by this Agreement or by the Act. The Managing Member may designate from time to time the officers of the Company, including a President, a Secretary and a Treasurer, who shall serve at the pleasure of the Managing Member and shall have the authority and duties assigned to them by the Managing Member including any and all duties of the Managing Member if so delegated. This Section may be amended only by amendment of this Agreement. **The initial Manager will be Joseph Stant.**

Section 7.2 Extraordinary Transactions. Any transaction by the Company that (a) constitutes or results in the acquisition or disposition of any real property; or (b) results in the expenditure or receipt of a gross amount equal to or greater than \$10,000, excluding for purposes of such calculation the incurrence of, or relief from, debt associated with the subject transaction, shall be deemed to be an “Extraordinary Transaction”. The conduct of any Extraordinary Transaction by the Company shall require the approval, in advance, of all of the Members. The conduct of any Extraordinary Transaction by the Company without such prior approval shall be deemed to be null and void and the transaction shall be of no effect.

Section 7.3 Members. Except as to the powers of the Managing Member and as set forth in Section 7.2 above, no Member or group of Members, in their capacity as a Member or Members, shall have the power or authority to sign for or on behalf of the Company, or otherwise to bind the Company.

Section 7.4 Voting of Units. A Unit is entitled to be voted only if it is owned by a Member and each such Unit shall be entitled to one vote. Neither an assignee nor a transferee may vote a Unit unless such assignee or transferee is a Member. For purposes of determining the necessary percentage of any vote, only those Units entitled to vote shall be counted. Any number of Members may vote by written consent on any issue that could otherwise be brought before a meeting of the Members for a vote. Such a written consent may be utilized at any meeting of the Members, or it may be utilized in obtaining approval by the Members without a meeting.

ARTICLE VIII

Limitations on Transfers of Members' Units

Section 8.1 Basic Restrictions. The ownership and transferability of interests in the Company are substantially restricted. Except as otherwise provided in this Article, no Member may sell, assign, give, hypothecate, pledge, transfer, bequeath, dispose of or otherwise alienate (each, a "Transfer") any or all of his or her Units, in whole or in part, voluntarily, involuntarily, by operation of law or otherwise, to any other person or entity. Receipt or possession by a transferee, assignee, or legatee of Units shall in no way imply that such transferee, assignee, or legatee is, or cause such transferee, assignee, or legatee to be, a Member. No transferee, assignee, or legatee of Units may vote such Units unless such transferee, assignee, or legatee is a Member.

Section 8.2 General Intent and Purpose. The Company is formed by those who know and trust one another, and who will have surrendered certain management rights (in exchange for limited liability in the case of a Member) or who will have assumed management responsibility and risk (in the case of a Managing Member) based upon their relationship and trust. An unauthorized transfer of a Member's Units could create a substantial hardship to the Company, and could jeopardize the Company's ability to carry out the Company purposes as defined in Section 2.1 of this Agreement. These restrictions upon ownership and transfer are not intended as a penalty, but as a method to protect and preserve the Company's ability to carry out those Company purposes. To this end, neither record title nor beneficial ownership of any Units may be transferred except as provided in this Article.

Section 8.3 Representations and Warranties. Each Member hereby represents and warrants to the Members and to the Company that his or her acquisition of his or her Units is made as principal for his or her own account for investment purposes only and not with a view to the resale or distribution of any of such Units. Each Member agrees that he or she will not transfer any or all of his or her Units to any person or entity who or which does not similarly represent and warrant and agree as provided in this Article.

Section 8.4 No Withdrawal Rights Prior to Dissolution. The Act prohibits any Member from withdrawing from the Company and this Agreement makes no change to that provision. Prior to the dissolution of the Company, no Member may receive any return of capital

or other distribution of Company assets in respect of any withdrawal or attempted withdrawal.

Section 8.5 Transfers During Lifetime. (a) An individual Member may, during his or her lifetime, Transfer any or all of his or her Units, in whole or in part, to one or more Permitted Transferees without the consent of the Company, the Managing Member or any of the Members. An individual Member may, during his or her lifetime, Transfer any or all of his or her Units, in whole or in part, to a person or entity who or which is not a Permitted Transferee with, but only with, the written consent of all of the Members. **For purposes of this Agreement, a Permitted Transferee is any individual who is, at the time in question, a Member.** Notwithstanding any provision of this Agreement to the contrary, in the event that any Member determines that it is necessary for such Member to Transfer his or her Units, such Member shall give written notice of the necessity of such Transfer to the Company (“Transfer Notice”). Within one hundred twenty (120) days of receipt of a Transfer Notice, the Company shall repurchase such Member’s Units for Fair Market Value. In the event of such a Transfer, the Fair Market Value shall be paid to the selling Member in three (3) equal annual installments, beginning on the date that is four (4) months after the date the Transfer Notice is received, without interest.

(b) As used in this Agreement, the term “Fair Market Value” shall mean a number that is equal to (i) the aggregate value of all real property owned by the Company as of the date of the Transfer Notice or the death of the Member, as applicable, which value shall be determined by obtaining three estimates of such value from qualified appraisers or qualified real estate sales professionals chosen by mutual agreement of the Company and the selling Member or the deceased Member’s personal representative, as applicable; less (ii) the aggregate amount of all indebtedness attributable to such real property; multiplied by (iii) a fraction, the numerator of which is the number of Units owned by the selling Member or the deceased Member, as applicable, and the denominator of which is the total number of outstanding Units owned by all Members.

Section 8.6 Death of a Member. (a) An individual Member may bequeath some or all of his or her Units to one or more Permitted Transferees without the consent of the Company or any of the Members.

(b) Upon the death of a Member, all of his or her Units that are not bequeathed to a Permitted Transferee shall be repurchased by the Company at their Fair Market Value. The purchase price shall be paid in three (3) equal annual installments beginning on the date that is four (4) months after the date of the death of the deceased Member, without interest.

Section 8.7 Admission of Additional Members.

(a) Any person to whom any Units are Transferred shall be admitted as a Member hereunder and shall have all of the rights herein conferred upon a Member if and only if (i) the written consent of all of the Members shall have been given to such person’s admission as a Member; (ii) such person’s admission as a Member will not violate, nor cause the Company to violate, any applicable laws, rules, or regulations, including federal and state securities laws, and either such person’s counsel or the Company’s counsel shall have delivered an opinion of counsel satisfactory to the Managing Member to such effect, or the Managing Member shall have waived the Company’s right to such opinion; (iii) such person shall have

delivered to the Managing Member a letter containing a representation and an agreement in the form set forth in Section 8.3 of this Agreement, and shall have paid to the Company a sum that is sufficient in the sole determination of the Managing Member to cover all expenses connected with the admission of such person as a Member; and (iv) such person shall have accepted and agreed to be bound by the terms and provisions of this Agreement by executing a counterpart thereof and such other documents or instruments as the Managing Member may require in order to effect the admission of such person as a Member.

(b) Any person who possesses Units or any interest therein, by whatever means or method (other than the initial Members) and Permitted Transferees who have been admitted as Members pursuant to this Agreement), shall be merely an assignee, shall have only those rights given by the Act to an assignee, and shall have no rights as a Member.

(c) No transferee, assignee, or legatee of Units shall become a Member except pursuant to the terms of this Section.

Section 8.8 Restrictions on Transferees, Assignees, and Legatees. (a) No transferee, assignee, or legatee of Units (or of any interest in any Units) who is not Member may Transfer any or all of such Units (or of any interest in such Units whatever that interest may be), in whole or in part, voluntarily, involuntarily, by operation of law, or otherwise, to any other person or entity without the consent of all of the Members.

(b) If a transferee, assignee, or legatee of Units (or of any interest in any Units) who is not a Member dies while holding such Units or interest, the Units in question and any such interest shall be cancelled by the Company and shall be null and void without any payment or consideration of any kind to such transferee, assignee, or legatee or to any other individual or entity.

ARTICLE IX **Amendment of Agreement**

Any amendment or supplement to this Agreement shall require the approval of all of the Members. Any amendment or supplement to this Agreement shall be effective only if in writing and signed by all of the Members.

ARTICLE X **Dissolution**

The Company shall be dissolved, and shall terminate and wind up its affairs, upon the determination of the Managing Member and of Members owning more than fifty percent of the Units. The death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member shall not cause the dissolution of the Company.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Limited Liability Company Operating Agreement as of the day and year first above written.

**PARTNERS REAL ESTATE
HOLDINGS, LLC a Delaware limited
liability company**

Witness

By: 
F. Kale English, Member

Witness







By: 
Joseph Stant, Member

SCHEDULE OF CAPITAL CONTRIBUTION

<u>Name</u>	<u>Units</u>
1. Partners Real Estate Holdings, LLC	1000
TOTAL	1000

TITLE	Partners Self Storage, LLC Operating Agreement
FILE NAME	Partners Self Sto...Agreement (1).pdf
DOCUMENT ID	ab44f4c62d35c534bdbd04dbae349ce2cd023b6c
AUDIT TRAIL DATE FORMAT	MM / DD / YYYY
STATUS	● Signed

Document History

 SENT	10 / 24 / 2022 15:53:46 UTC	Sent for signature to Joseph Stant (partners@mypartnersrealestate.com) and F Kale English (kaleenglish@gmail.com) from partners@mypartnersrealestate.com IP: 72.45.20.199
 VIEWED	10 / 24 / 2022 15:54:02 UTC	Viewed by F Kale English (kaleenglish@gmail.com) IP: 72.45.20.199
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 SIGNED	10 / 24 / 2022 15:54:39 UTC	Signed by Joseph Stant (partners@mypartnersrealestate.com) IP: 99.171.76.90
 SIGNED	10 / 24 / 2022 15:55:07 UTC	Signed by F Kale English (kaleenglish@gmail.com) IP: 72.45.20.199
 COMPLETED	10 / 24 / 2022 15:55:07 UTC	The document has been completed.

State Of Delaware

****THIS IS NOT AN OFFICIAL CERTIFICATE OF STATUS****

Date Retrieved: 2/24/2026 3:06:26PM

File Number: 6952320

Incorporation Date / Formation Date: 8/3/2022

Entity Name: PARTNERS SELF STORAGE, LLC

Entity Kind: Limited Liability Company

Entity Type: General

Residency: Domestic

State: DELAWARE

Status: Good Standing

Status as of: 8/3/2022

Registered Agent Information

Name: F KALE ENGLISH

Address: 315 CHRISTINE LANE,

City: CLAYTON,

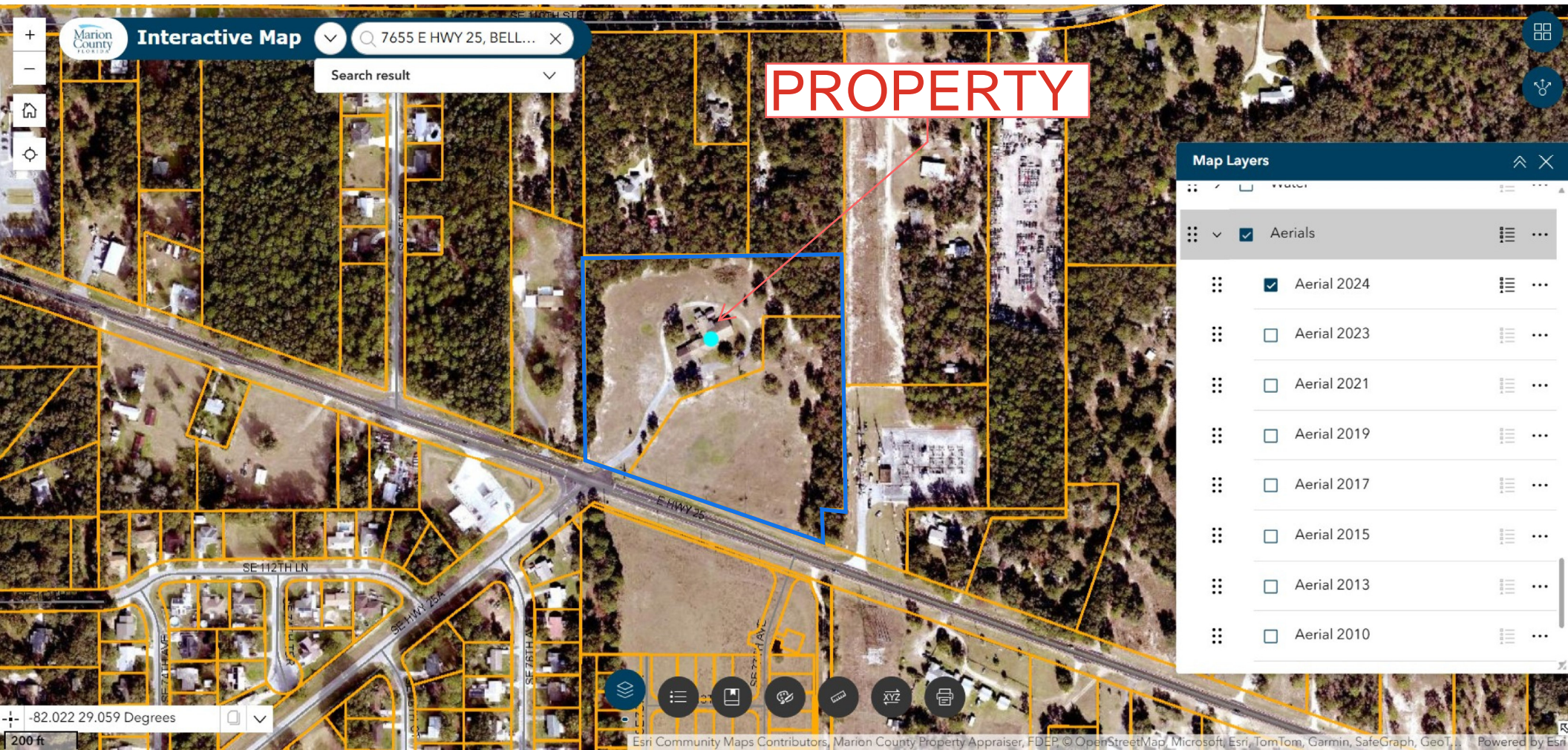
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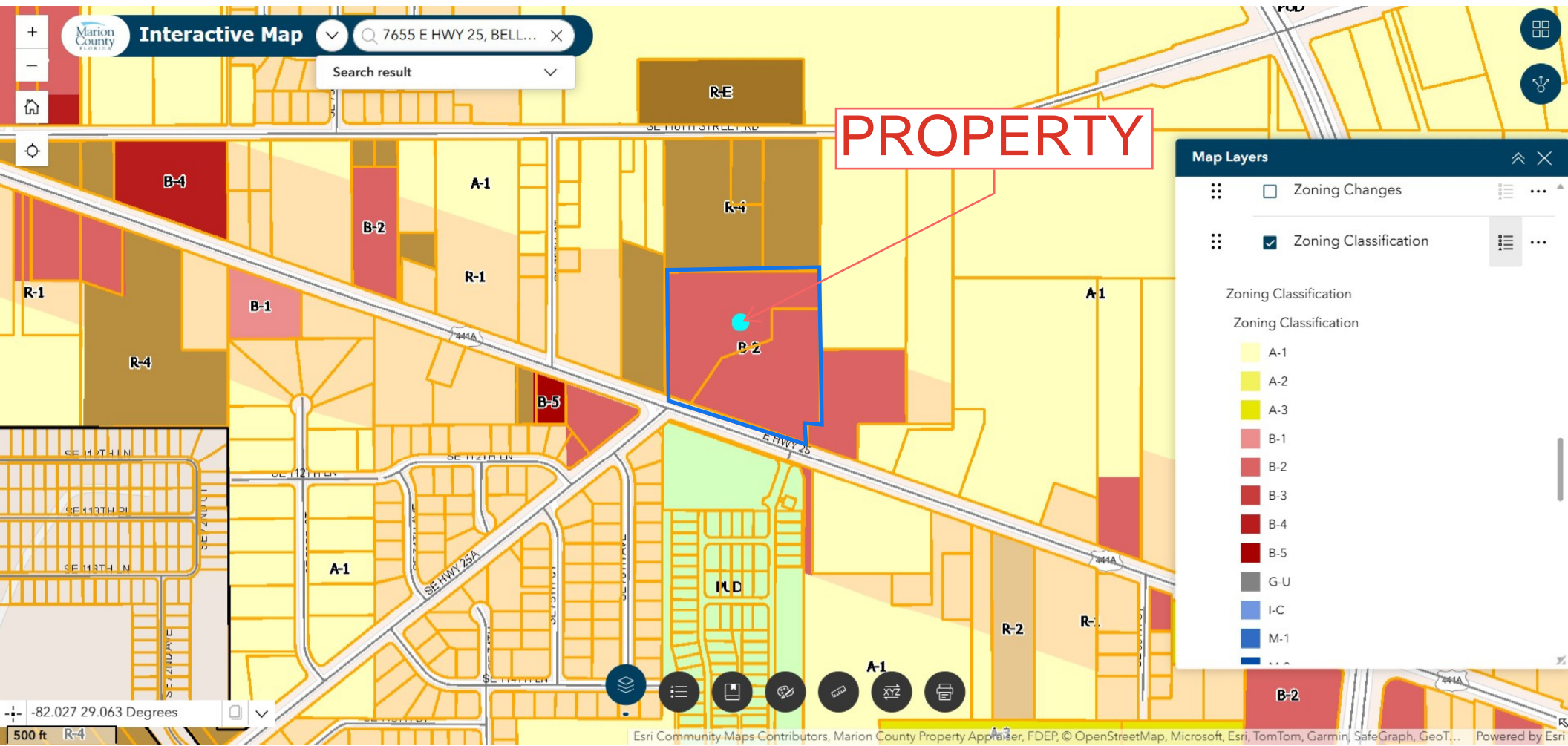
State: DE

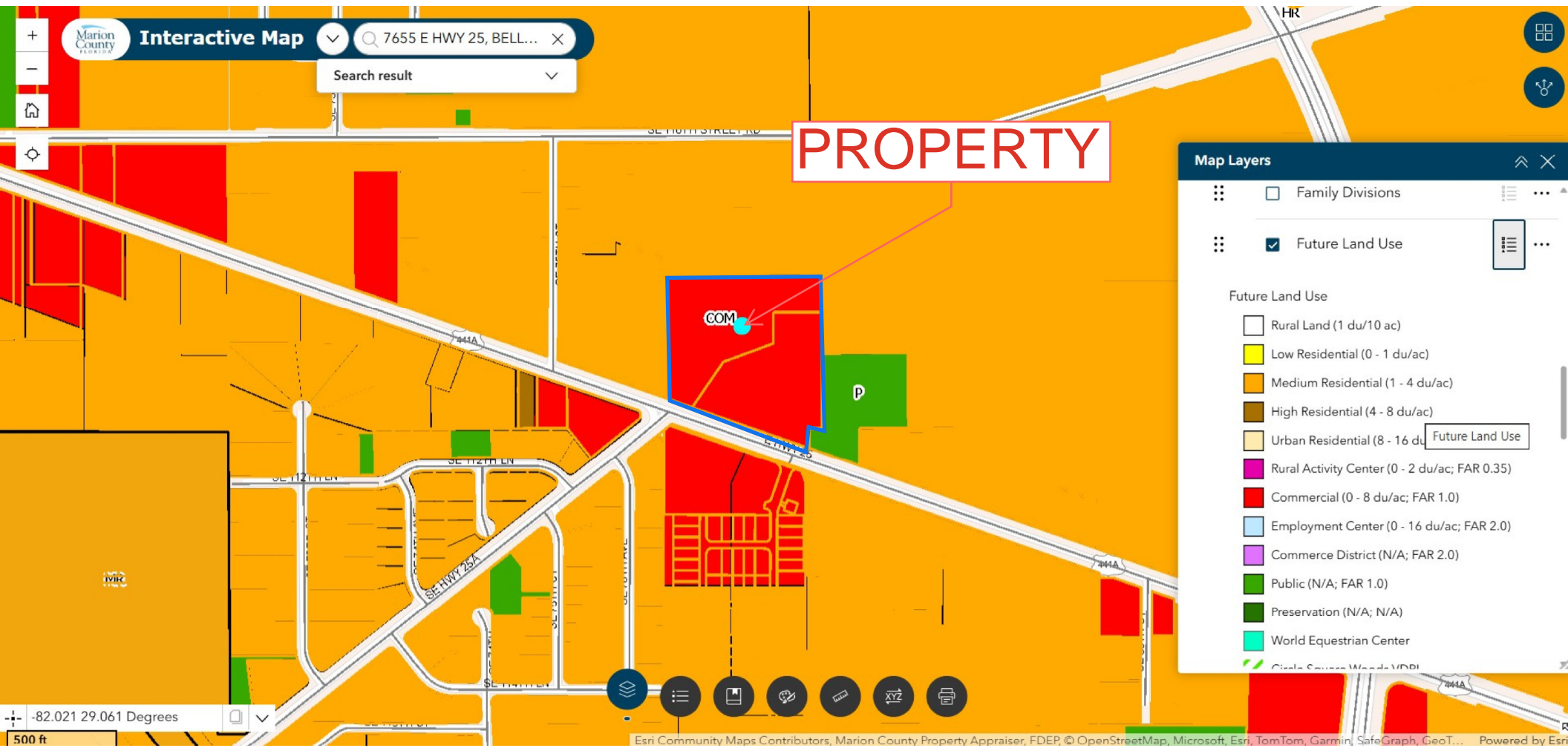
Postal Code: 19938

Phone:

****THIS IS NOT AN OFFICIAL CERTIFICATE OF STATUS****







RESOLUTION NO. 25-R-299

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on July 28, 2025; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, August 19, 2025. Now, therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. SPECIAL USE PERMIT PETITION 250802SU – Partners Self Storage, LLC, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Ethan White, Ocala, FL 34471 outdoor storage of vehicles, in a Community Business (B-2) zone, on an approximate 11.0-acre tract, on Parcel Account Numbers 39169-000-00 and 39169-003-00, Site Address 7655 E Highway 25, Belleview, FL 34420.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission and approves the Special Use Permit subject to the following conditions:

1. The project shall be developed consistent with the conditions outlined herein and with the project's Concept Plan (Dated 03/2025). The outdoor storage parking use shall be limited to RVs, boats, trailers, or any licensed and registered vehicle.
 - a. The parking of refrigerated tractor-trailer units, running/idling tractor-trailer cab units, and/or similar vehicles that require continuous or periodic engine operation to maintain particular vehicle conditions is prohibited on the site.
2. Site access shall be determined during the Development Review phase of development.
3. The outdoor vehicle storage parking spaces shall be located internally to the site and predominantly screened by pull-up/self-storage buildings, consistent with the Concept Plan (Dated 03/2025). Covered parking is not allowed by this Special Use Permit. If desired, the developer/property owner must submit a new SUP application to allow covered parking to address the potential need for additional buffering and screening.
 - a. In the event that gaps between pull-up / mini-storage buildings are provided to comply with Building/Fire Code requirements, the gaps between the buildings shall be filled with an opaque vinyl privacy fence reaching at least 6-feet in height. The opaque fencing combined with the buildings shall form a continuous screen blocking views from adjacent properties and E Hwy 25.
4. Landscape area buffers shall be provided and maintained along the site's boundaries consistent with the following:

- a. North, East, and West, where pull-up/self-storage buildings are located and abut existing residential properties – a modified 20' B-Type no-touch buffer. The blank rear wall of the storage building(s) and fencing outlined in condition 3. a shall serve as the required buffer wall. The storage buildings and fences shall be located on the perimeter of the development area, with the outdoor storage being internal to the storage buildings. Viable existing buffer vegetation, as confirmed by a Landscape Architect or Certified Arborist, shall be left in place, and each viable tree's Critical Root Zone shall be adequately protected during site grading and development. Any gaps in existing buffer vegetation that do not meet B-Type buffer LDC requirements shall be planted per code.
 - b. West, where pull-up/self-storage buildings are not located and where there is an adjacent existing residential property – a modified 20' B-type no-touch buffer. There shall be an opaque vinyl privacy fence reaching at least 6-feet in height running parallel with the preserved trees. Viable existing buffer vegetation, as confirmed by a Landscape Architect or Certified Arborist, shall be left in place, and each viable tree's Critical Root Zone shall be adequately protected during site grading and development. Any gaps in existing buffer vegetation that do not meet B-Type buffer LDC requirements shall be planted per code.
 - c. East, where pull-up/self-storage buildings are not located and where there is an adjacent public use – a 20' no-touch buffer. Viable existing buffer vegetation, as confirmed by a Landscape Architect or Certified Arborist, shall be left in place, and each viable tree's Critical Root Zone shall be adequately protected during site grading and development. Any gaps in existing buffer vegetation shall be planted and maintained according to the LDC.
 - d. South, along E Hwy 25 – a 15' C-Type buffer.
5. No trees shall be removed from the property prior to obtaining Development Review Committee site plan approval.
 6. Provision of utilities shall be determined during the Development Review phase of development.
 7. Screening for on-site refuse and service areas shall be determined during the Development Review phase of development.
 8. Exterior lighting shall comply with applicable sections of the LDC and shall be designed and located to minimize glare, maintain traffic safety, and ensure compatibility with adjacent uses. Light produced on the subject property shall be shielded from the roadway and property lines.
 9. The Special Use Permit shall not have a time-based expiration date, subject to compliance with the conditions of the Special Use Permit, wherein non-compliance may result in revocation of the Special Use Permit consistent with Marion County regulations effective at that time.
 10. The Special Use Permit shall run with the property.
 11. Expansion of the mini-storage facility consistent with the overall site's zoning is permitted. Outdoor parking may not take place on the expansion unless there are revisions to the LDC or a new Special Use Permit (or its equivalent) is obtained.

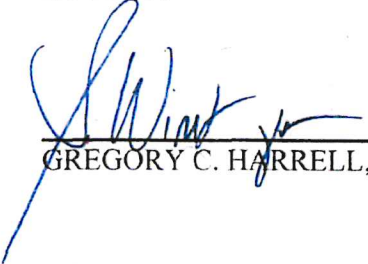
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 19th day of August, 2025.

ATTEST:

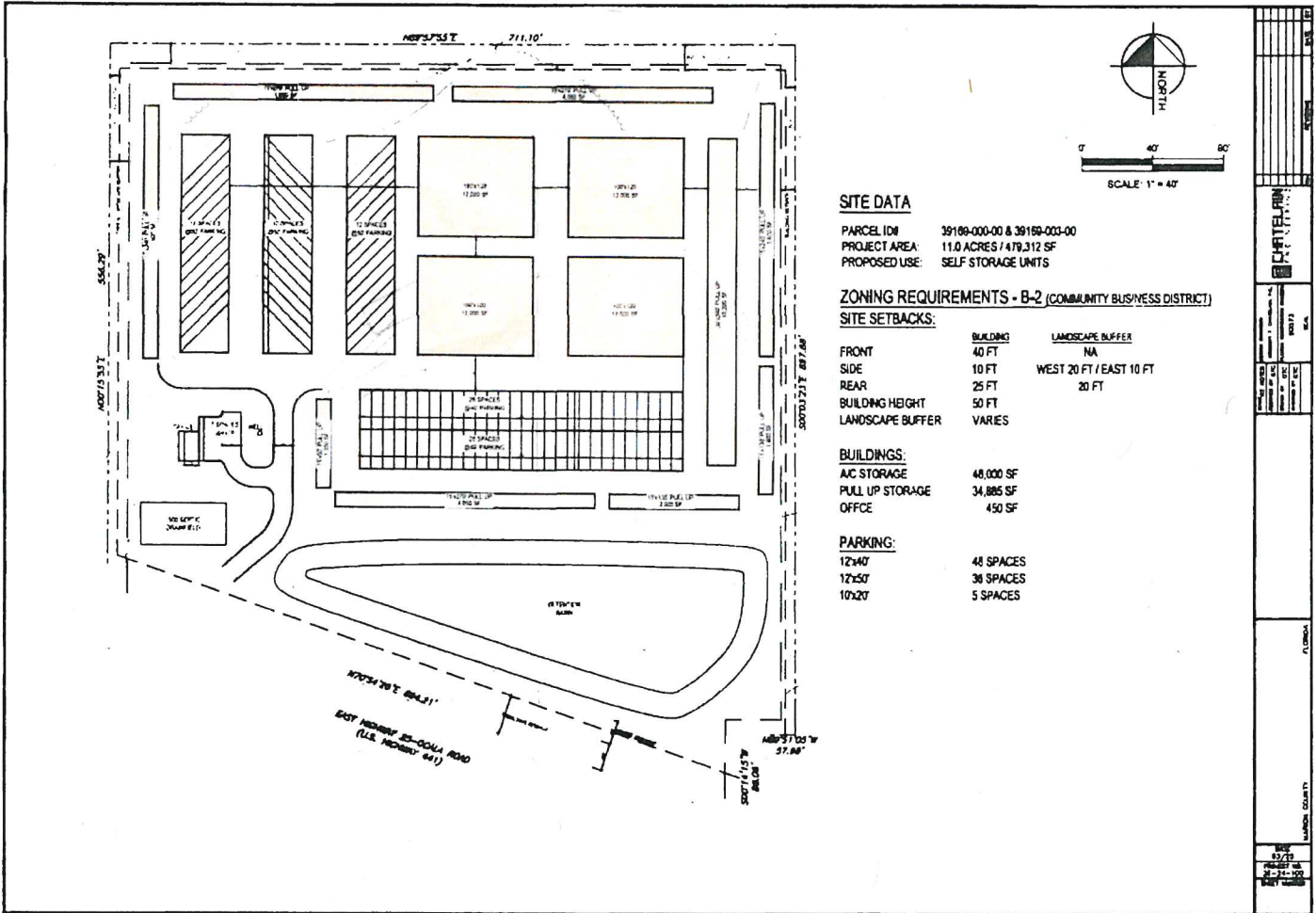
**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN



SITE DATA

PARCEL ID# 39169-000-00 & 39169-003-00
 PROJECT AREA: 11.0 ACRES / 479,312 SF
 PROPOSED USE: SELF STORAGE UNITS

ZONING REQUIREMENTS - B-2 (COMMUNITY BUSINESS DISTRICT)

SITE SETBACKS:

	<u>BUILDING</u>	<u>LANDSCAPE BUFFER</u>
FRONT	40 FT	NA
SIDE	10 FT	WEST 20 FT / EAST 10 FT
REAR	25 FT	20 FT
BUILDING HEIGHT	50 FT	
LANDSCAPE BUFFER	VARIES	

BUILDINGS:

A/C STORAGE	48,000 SF
PULL UP STORAGE	34,885 SF
OFFICE	450 SF

PARKING:

12x40'	48 SPACES
12x50'	36 SPACES
10x20'	5 SPACES

Figure 8
Buffer Locations as Described in Conditions

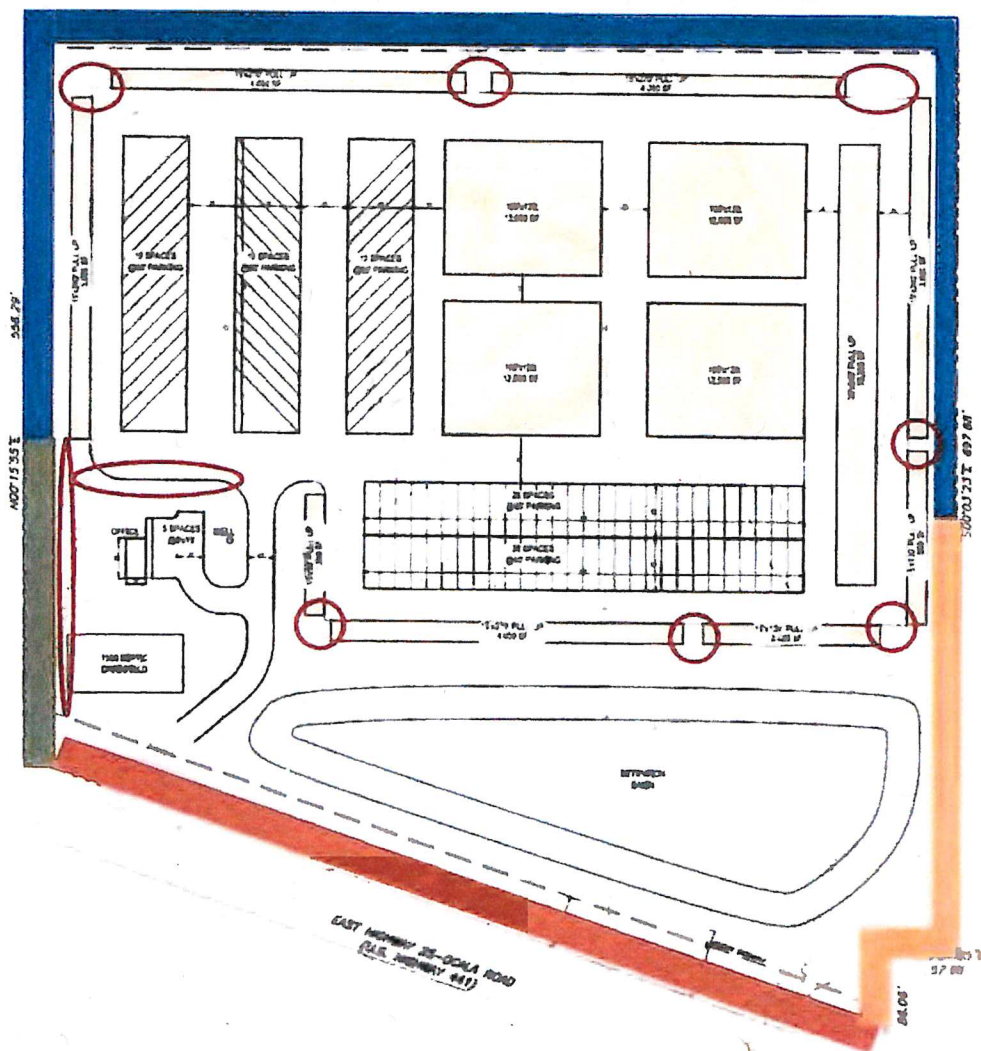



Table 1. Buffer Conditions Key

	15' Type C Buffer
	20' No Touch Buffer. Fill in gaps w/ Type C plantings if needed
	20' No Touch Buffer w/ continuous wall effect. Fill in gaps w/ Type B plantings if needed
	20' No Touch Buffer w/ opaque vinyl privacy fence in lieu of buffer wall required by Type B
	6' tall (min) opaque vinyl privacy fence





