

Planning Report

Marion Wayne Storage
Zoning - Application Package



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

Prepared For: Marion County Growth Management Services

Submitted To:

Address:



Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit(s)
4. Survey
5. Legal Description
6. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
7. Justification Report
8. Map Set
9. Environmental Assessment
10. Traffic Statement

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August 27, 2024

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

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

Dear Planning Staff:

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

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

SsCPA Application

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

Rezoning Application

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

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

Sincerely,

Danika Oliverio, Project Manager

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Marion County
Board of County Commissioners

Growth Services ▪ Planning & Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676
www.marionfl.org

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	
PA:	

APPLICATION FOR REZONING - \$1,000

Applicant Checklist

- Property Card
- Deed
- Location Map

Application No.: _____

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from B-2 Community Business & A-1 General Agriculture to Rural Activity Center (RAC), for the intended use of:

Self-Storage Facility

Property Address: 5591 W. Hwy 318, Reddick, FL 32686

Parcel Account Number(s): 03101-000-00 and 03114-000-00

Property Dimensions: _____ Total Acreage: ± 6.15 acres

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf. **Please print all information, except for the Owner and Applicant/Agent signature. If multiple owners or applicants, please use additional pages.**

Harold Feaster
Property Owner Name (please print)
P.O. Box 194
Mailing Address
Lowell, FL 32663
City, State, Zip Code
352-525-5341
Phone Number (please include area code)
Hal.Feaster@gmail.com
E-Mail Address (include complete address)

CHW, an NV5 Company
Applicant or Agent Name (please print)
11801 Research Drive
Mailing Address
Alachua, FL 32615
City, State, Zip Code
352-331-1976
Phone Number (please include area code)
Danika.Oliverio@NV5.com/Craig.Brashier@NV5.com
E-Mail Address (include complete address)

Harold Feaster
Signature*

[Signature]
Signature

**By signing this application, applicant 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 ordinance and any applicable permits.

STAFF/OFFICE USE ONLY				
Project No.:	Code Case No.:	Application No.:		
Rcvd by:	Rcvd Date: / /	FLUM:	AR No.:	Rev: 10/20/21

NOTE: A zoning change will not become effective until after a 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 the public hearing 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 owner and/or applicant/agent must be correct and legible in order to be processed.

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PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida
COUNTY OF Marion

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

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

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

Harold F. Feaster
Property owner's signature

8/22/24
Date

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

Patti Nameth
Notary public signature

State of Florida County of Marion
My commission expires: _____



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LEGAL DESCRIPTION

23-0660.03



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

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

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

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

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

BEGINNING AT A POINT 394.5 FEET NORTH OF THE QUARTER SECTION CORNER ON THE SOUTH BOUNDARY OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N. 459.08 FEET TO A POINT ON A CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 25 (U.S. 441), SAID CURVE HAVING A CENTRAL ANGLE OF 05 DEGREES 03' 48", A RADIUS OF 5829.65 FEET AND A CHORD BEARING AND DISTANCE OF S. 26 DEGREES 57' 05" E., 515.01 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 515.18 FEET TO A POINT ON THE AFOREMENTIONED CURVE, SAID POINT BEING N. 90 DEGREES 00' 00" E. AND A DISTANCE OF 233.42 FEET FROM THE POINT OF BEGINNING THENCE N. 90 DEGREES 00' 00" W. A DISTANCE OF 233.42 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING AND BEING SITUATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

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

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Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2024 Property Record Card Real Estate

03101-000-00

[GOOGLE Street View](#)

Prime Key: 46884

[Beta MAP IT+](#)

Current as of 7/8/2024

[Property Information](#)

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

[PC: 02](#)

Acres: 5.00

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

[Taxes / Assessments:](#)

Map ID: 138

[Millage:](#) 9001 - UNINCORPORATED

Situs: Situs: 5591 W HWY 318
REDDICK

[2023 Certified Value](#)

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

[History of Assessed Values](#)

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

[Property Transfer History](#)

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

[Property Description](#)

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

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

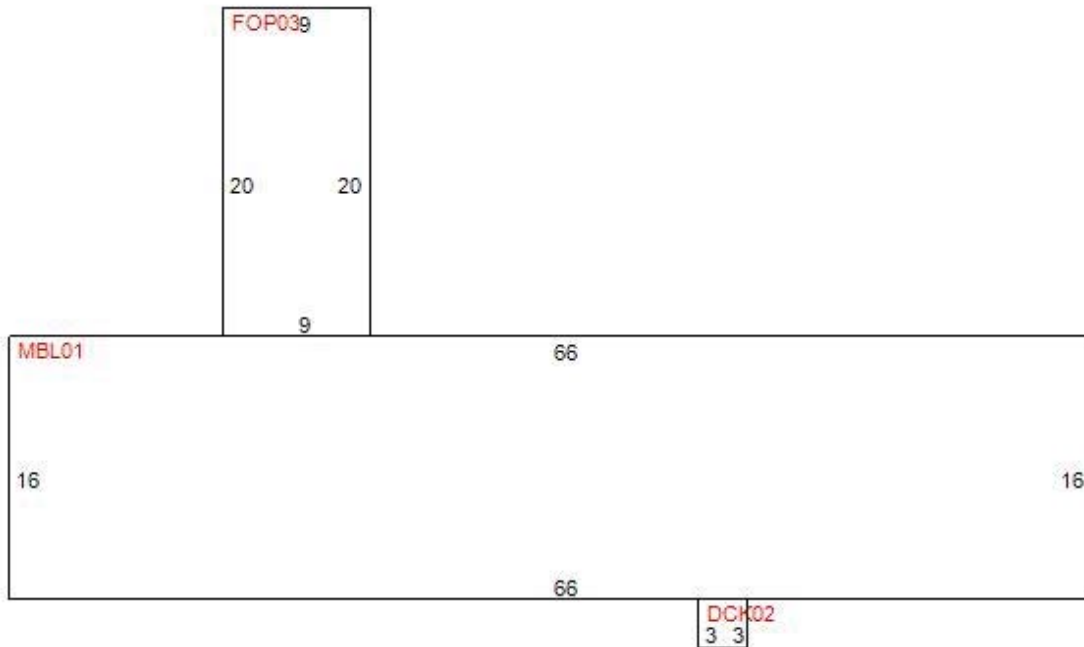
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0200		.0	.0	A1	1.00	AC							
9902		330.0	660.0	B2	4.00	AC							

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

[Traverse](#)

Building 1 of 1

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



[Building Characteristics](#)

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

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

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

Section: 1

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

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

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

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

Miscellaneous Improvements

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

Appraiser Notes

Planning and Building

**** Permit Search ****

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

Tax Roll Property Summary

[Help](#)

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

CURRENT ACCOUNT DETAILS

Account Number	2023	R03101-000-00	Tax Bill
-----------------------	------	---------------	--------------------------

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

Links of Interest

[LINK TO PA GIS](#)

[LINK TO PROPERTY APPRAISER WEB](#)



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

Prepared by and return to:

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

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

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

[Space Above This Line For Recording Data]

Quit Claim Deed

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

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

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

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

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

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

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

Parcel Identification Number: R03101-000-00

SUBJECT TO easements and restrictions of record, if any.

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

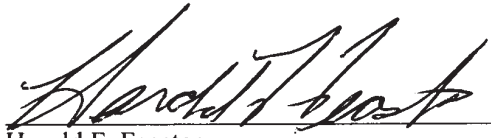
Quit Claim Deed

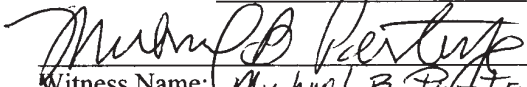
Page 2

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

Signed, sealed and delivered in our presence:


Witness Name: SUSAN DEES

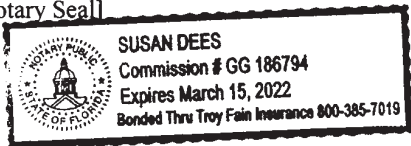

Harold F. Feaster


Witness Name: Michael B. Puffridge

State of Florida
County of Alachua

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

[Notary Seal]





Notary Public

Printed Name: SUSAN DEES

My Commission Expires: _____



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

Prepared by and return to:

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

Record 18.50
 Stamps 350.00
 Total 368.50

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

[Space Above This Line For Recording Data]

Special Warranty Deed

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

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

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

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

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

Parcel Identification Number: R03101-000-00

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

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

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

DoubleTime®

Special Warranty Deed

Page 2

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

Signed, sealed and delivered in our presence:

Katie Spell
Witness Name: Katie Spell

Leisha Lewis
Witness Name: Leisha Lewis

Secretary of Housing and Urban Development

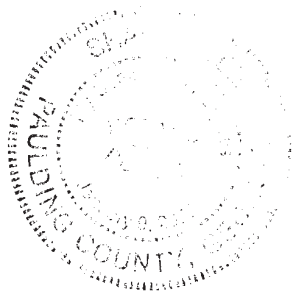
By: *SFS*
Shannah Fils

(Corporate Seal)

State of ~~Florida~~ Georgia
County of ~~Alachua~~ Fulton

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

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2024 Property Record Card Real Estate

03114-000-00

[GOOGLE Street View](#)

Prime Key: 47082

[Beta MAP IT+](#)

Current as of 7/8/2024

[Property Information](#)

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

[PC: 01](#)

Acres: 1.20

FEASTER HAROLD
PO BOX 194
LOWELL FL 32663-0194

[Taxes / Assessments:](#)

Map ID: 138

[Millage:](#) 9001 - UNINCORPORATED

Situs: Situs: 18080 N US HWY 441
REDDICK

[2023 Certified Value](#)

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

[Ex Codes:](#)

[History of Assessed Values](#)

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

[Property Transfer History](#)

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

[Property Description](#)

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

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		261.0	200.0	B2	1.20	AC							
9994		.0	.0	B2	1.00	UT							

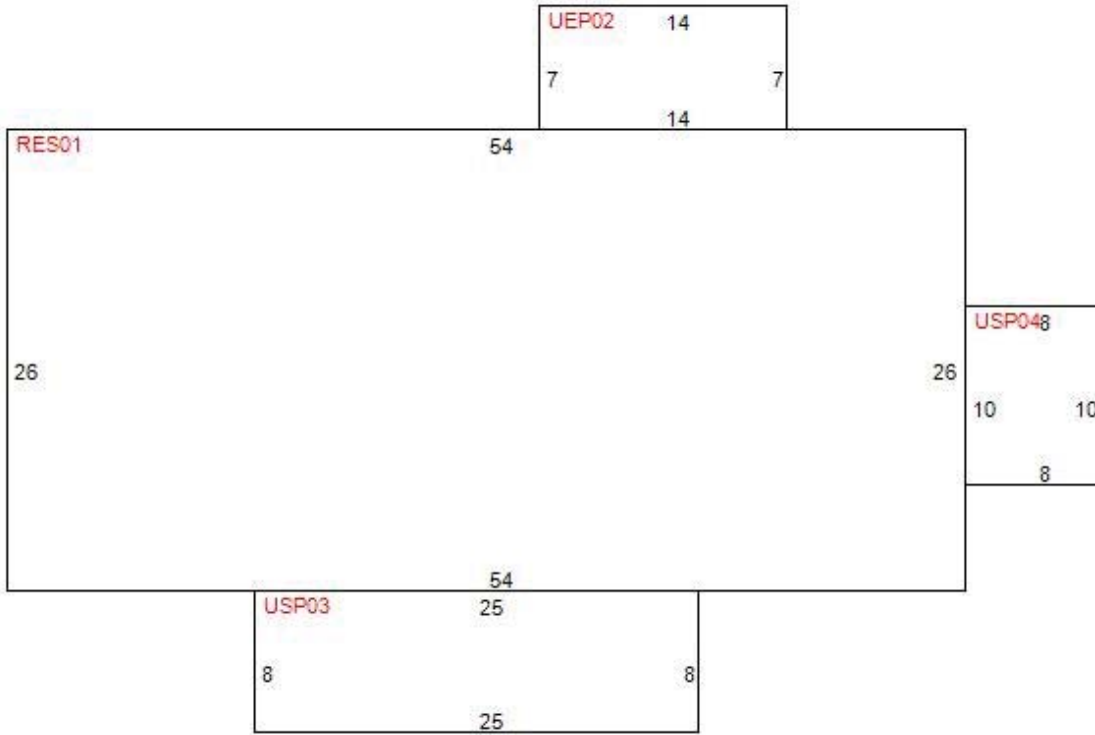
Neighborhood 1241 - RES ON HWY 441
 Mkt: 8 70

[Traverse](#)

Building 1 of 1

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

USP04=R8U10L8D10.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1951
Effective Age	9 - 40-99 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	200 - LOW	Obsolescence: Locational 0%
Inspected on	7/10/2015 by 211	Architecture 0 - STANDARD SFR
		Base Perimeter 160

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0126	- SIDING-NO SHTG	1.00	1951	N	0 %	0 %	1,404	1,404
UEP	0226	- SIDING-NO SHTG	1.00	1951	N	0 %	0 %	98	98
USP	0301	- NO EXTERIOR	1.00	1951	N	0 %	0 %	200	200
USP	0401	- NO EXTERIOR	1.00	2009	N	0 %	0 %	80	80

Section: 1

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

[Miscellaneous Improvements](#)

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

[Appraiser Notes](#)

UDU N/A

[Planning and Building](#)

[** Permit Search **](#)

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

Tax Roll Property Summary

[Help](#)

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

CURRENT ACCOUNT DETAILS

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

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

Links of Interest

[LINK TO PA GIS](#)

[LINK TO PROPERTY APPRAISER WEB](#)

\$27.00 K
\$700.00 DS

\$727.00



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

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

Parcel ID #: 03114-000-00

WARRANTY DEED

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

WITNESSETH:

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

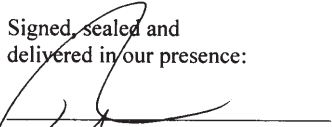
See Attached Exhibit A

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

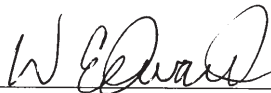
AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

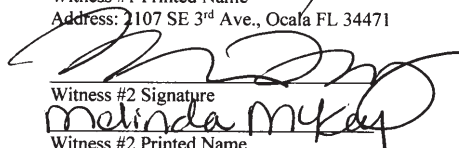
Signed, sealed and delivered in our presence:



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



WILLIAM H. EDWARDS

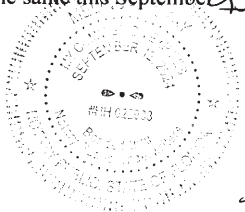


Witness #2 Signature
Melinda McKay
Witness #2 Printed Name
Address: 2107 SE 3rd Ave., Ocala FL 34471

STATE OF FLORIDA,
COUNTY OF Marion

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

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



Notary Public
My commission expires:

[Signature]
Witness #1 Signature

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

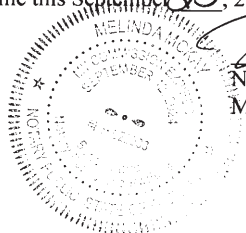
[Signature]
KENNETH G. REDDICK

[Signature]
Witness #2 Signature

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

STATE OF FLORIDA, COUNTY OF Manion

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



Notary Public
My commission expires:

[Signature]
Witness #1 Signature

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

[Signature]
EVAN E. REDDICK

[Signature]
Witness #2 Signature

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

STATE OF FLORIDA, COUNTY OF Manion

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



Notary Public
My commission expires:

[Signature]

EXHIBIT A

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

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

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit(s)
4. Survey
5. Legal Description
6. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
- 7. Justification Report**
8. Map Set
9. Environmental Assessment
10. Traffic Statement



WAYNE STORAGE

Marion County

Rezoning – Justification Report

August 27, 2024

Prepared for:
Marion County

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

Prepared by:
CHW, an NV5 Company

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

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2. Statement of Proposed Change.....	4
3. Impact Analysis	8
4. Consistency with Marion County Comprehensive Plan	11
5. Consistency with the Land Development Code.....	18

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Figure 4: Existing Zoning Map.....	6
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1. Executive Summary

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

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

2. STATEMENT OF PROPOSED CHANGE

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

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

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

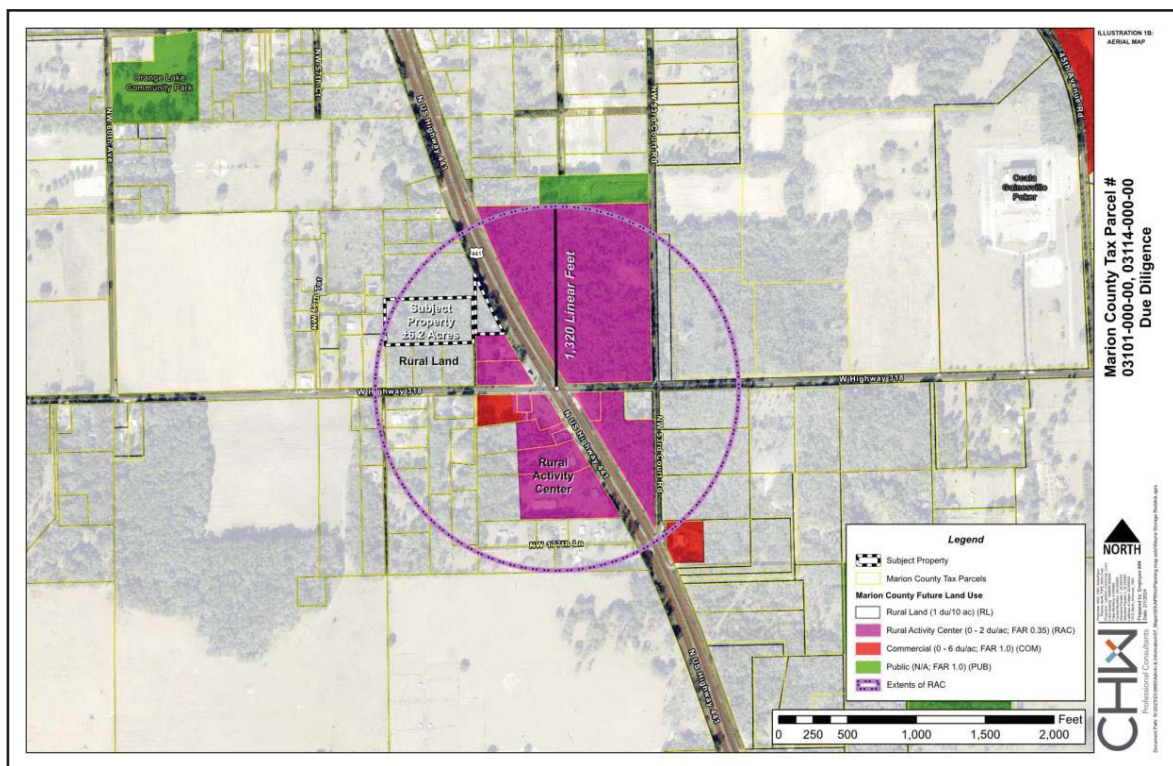


Figure 1: Aerial Map

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

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

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

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

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

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

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

The site is suitable for activity center development. Compatibility will also be addressed through thoughtful site design, buffers, lighting, and landscaping as required by the Land Development Code.

Proposed Right-of-Way Vacation

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

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

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

Table 1: Surrounding Future Land Use and Zoning Designations

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

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

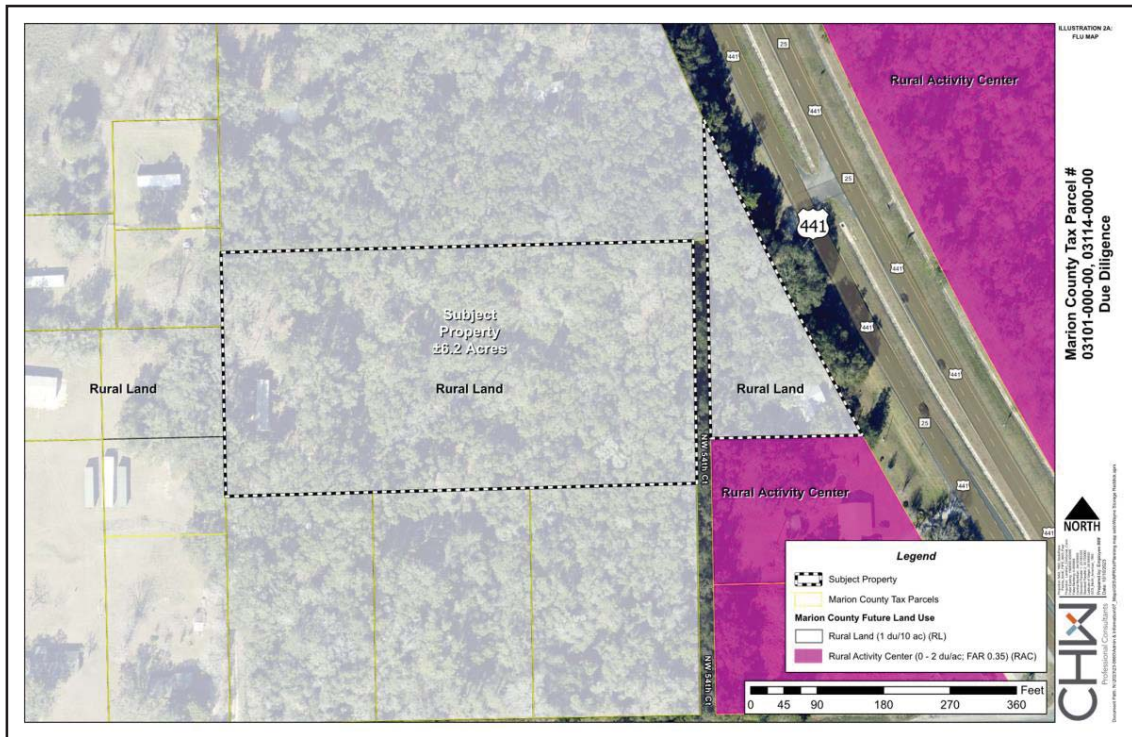


Figure 2: Existing Future Land Use Map



Figure 3: Proposed Future Land Use Map

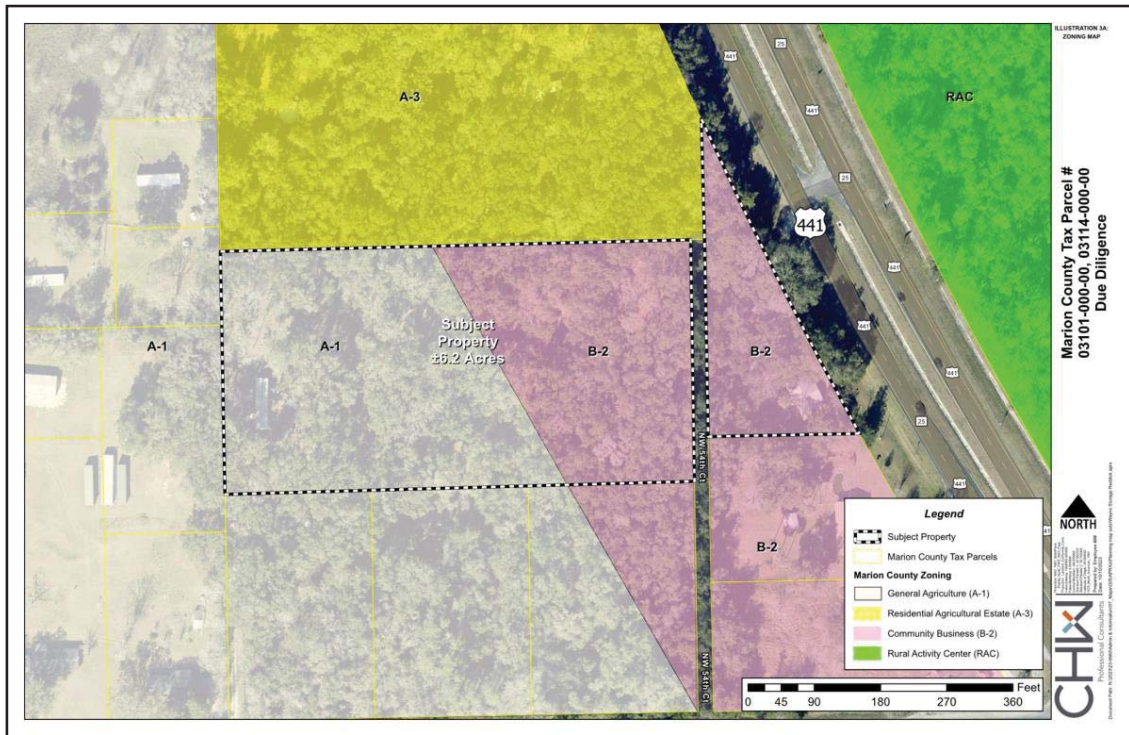


Figure 4: Existing Zoning Map

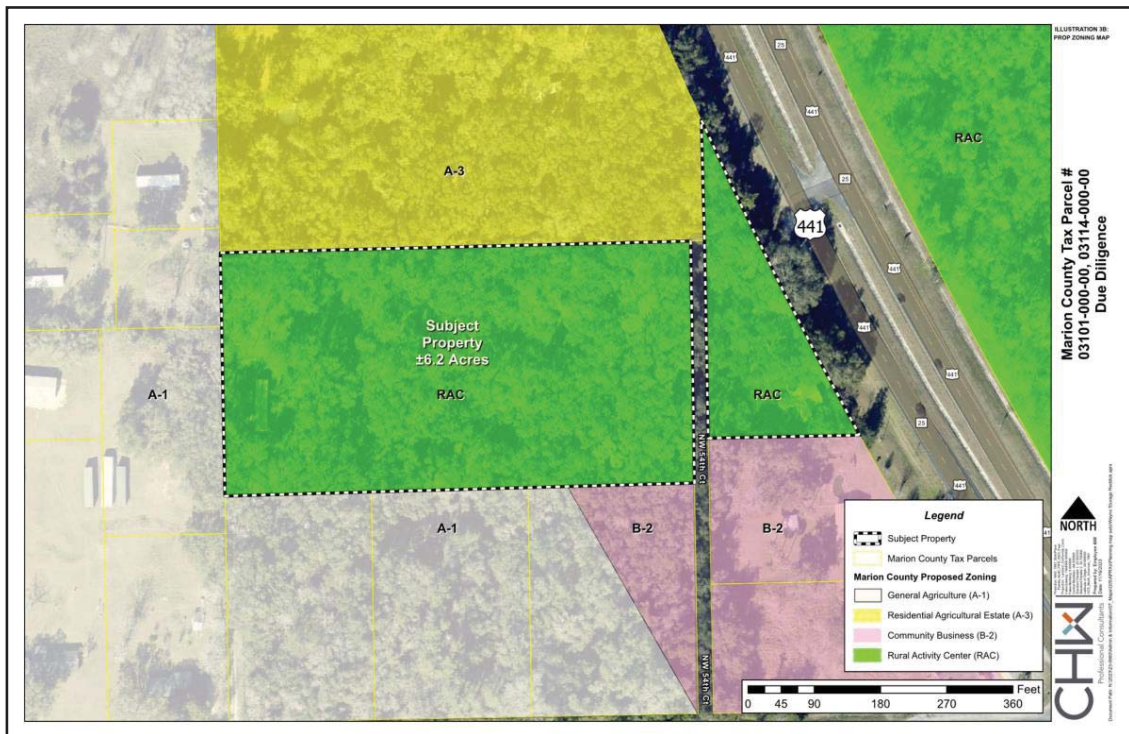


Figure 5: Proposed Zoning Map

3. PUBLIC FACILITY ANALYSIS

Roadways/Transportation

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

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

Table 2a: Existing Zoning: Projected Net Trip Generation

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

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

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

Table 2b: Proposed Use: Projected Net Trip Generation

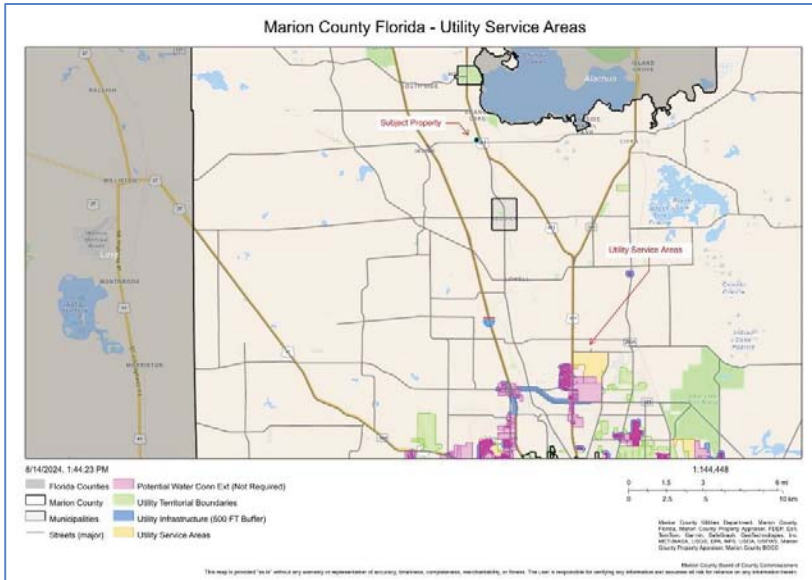
(Based on the ITE Trip Generation, 11th Edition)

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

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

Potable Water/Sewer Impacts

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



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

Solid Waste Impact

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

Table 3a: Projected Solid Waste Demand: Existing Zoning

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

Table 3b: Projected Solid Waste Demand: Proposed Zoning

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

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

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

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

Stormwater Impact

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

4. CONSISTENCY WITH MARION COUNTY COMPREHENSIVE PLAN

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

FUTURE LAND USE ELEMENT

GOAL 2: Allocation and Distribution of Land Uses

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

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

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

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

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

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

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

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

Not applicable to this application.

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

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

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

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

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

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

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

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

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

OBJECTIVE 5.1: COMPREHENSIVE PLAN AND ZONING CHANGES

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

Policy 5.1.1: Application Requirements

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

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

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

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

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

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

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

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

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

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

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

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

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

ECONOMIC ELEMENT

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

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

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

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

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

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

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

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

TRANSPORTATION ELEMENT

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

1. Functionality of the Transportation System;

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

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

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

POTABLE WATER ELEMENT

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

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

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

SANITARY SEWER ELEMENT

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

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

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

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

SOLID WASTE ELEMENT

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

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

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

5. CONSISTENCY WITH MARION COUNTY LAND DEVELOPMENT CODE

The following identifies how this application is consistent with Marion County Land Development Code (LDC). Language from the LDC is provided in normal font, and the consistency statements are provided in **bold font**.

Sec. 4.2.24. - Rural Activity Center (RAC) classification.

A. Intent of classification. The Rural Activity Center classification is intended to provide for the shopping and limited services needed by residents in the rural area, and encourage and allow for mixed use nodes of residential (single-family and multi-family), commercial uses, and agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to reduce trips to the urban areas of the county for daily needs and services.

Developments in an RAC are “intended to provide for the shopping and limited services needed by residents in the rural area, and encourage and allow for mixed-use nodes of residential, commercial uses, and agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to reduce trips to the urban areas of the county for daily needs and services.”

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

D. Development Standards:

Maximum Density Permitted: 2 per acre

Minimum Lot Area: None

Minimum Lot Width: None

Maximum Building Height: 50 feet

Maximum Floor Area: 0.35

E. Setbacks:

Minimum Front Setback: 40 feet

Minimum Rear Setback: 25 feet

Minimum Side Setback: 10 feet

Proposed development will comply with all Development Standards and Setback requirements for the Rural Activity Center (RAC).

F. Special Requirements:

(1) Retained zoning. All property located in a Rural Activity Center as of the adoption date of this Code which is zoned B-1, B-2, B-3, B-4, B-5, M-1, or M-2 shall retain its respective zoning district, however, uses shall be limited to the uses designated above for a Rural Activity Center.

Rezoning the subject property to RAC will improve the existing RAC and allow it to perform as intended by the Marion County Comprehensive Plan.

Of the eleven parcels in the existing RAC, seven of them are businesses, including Citgo, Circle K, Kinetic, and an Irrigation Supply location. The largest parcels in the RAC, on the east side of US Hwy 441, are owned by a Family Trust and have not been developed or offered up for sale for many years.

G. Buffering Requirements: The table below is a modified version of Table 6.8-2 of the Land Development Code and provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use. Refer to Section 6.8.6 for additional requirements.

Land Use Buffer Requirements		Existing or Permitted Land Use			
Proposed Use	COM	AG	SF	COM	ROW
		D	B	-	C

Buffer Type	Required Width	Number of Trees	Shrubs & Ground Coverage	Wall Required
B	20'	2 Shade/ 3 Understory	50%	yes
C	15'	2 Shade/3 Understory	50%	no
D	15'	2 Shade/3 Understory	25%	yes
E	5'	4 Shade Trees	Shrubs Only	no

Proposed development will be designed to comply with all buffer requirements for RACs as described in Sec. 4.2.24.G.

Sec. 6.14.3 – Onsite Waste Treatment and Disposal Systems (OSTDS).

The following will apply to new, modified, or repaired OSTDS:

- A. All OSTDS permits shall be issued in conjunction with a notification of mandatory connection to a central sewer system, in accordance with Section 6.14.2.
- B. Nothing set forth herein shall preclude the Board of County Commissioners (BCC) or Development Review Committee (DRC) from requiring Performance Based Treatment System (PBTS) on a case-by-case basis and considering soil conditions, parcel sizes and the proximity to protected springs.
- C. Any OSTDS that is determined to be failing shall be required to be brought into compliance with current state standards within 90 days of the inspection date, or sooner if the failing conditions pose an imminent threat to public health and safety, as determined by the state, or the BCC.
- D. For any activity related to OSTDS that requires a state-issued repair/modification permit, a minimum of 24 inch separation between the bottom of the drainfield and estimated wettest season water table shall also be required.

- E. Repairs or modification of drainfield components must comply with current FAC regulations for new systems regarding size and construction.

The proposed project is outside the Utility Service Area for Marion County. A well is proposed for potable water, and a septic tank (Onsite Waste Treatment and Disposal System, or OSTDS) is proposed for waste management. The septic/drainfield system will be installed and maintained according to all Marion County code requirements and applicable State of Florida requirements.

Sec. 16-62. – Managing Commercial waste

- (a) Any person that owns commercial property shall be responsible for the disposal of any solid waste generated or discarded on the person's commercial property. Upon such request, such person shall demonstrate to the director that the person: (1) hauls their solid waste to the baseline landfill; (2) uses the commercial collection services provided by a franchise holder; or (3) otherwise lawfully disposes of the solid waste generated on the person's commercial property.
- (b) Owners and occupants of commercial property shall use collection containers that are adequate to contain all of the commercial waste they generate. The County may prohibit the use of any collection container that is unsuitable or undersized.
- (c) Owners and occupants of commercial property shall place all of their commercial waste in an appropriate collection container. Owners and occupants of commercial property shall not create unsanitary or nuisance conditions on the commercial property. Commercial waste shall not be transported from the commercial property where it was generated to a residential property for collection or disposal.

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

Sec. 19-144 Mandatory Connection to Marion County Utilities System Facilities

(d) *Definitions*

Service area shall mean: the geographic location within unincorporated Marion County in which the county provides utility services.

The proposed project is outside the Utility Service Area for Marion County.

6. CONCLUSION:

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

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

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

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

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

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

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

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit(s)
4. Survey
5. Legal Description
6. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
7. Justification Report
- 8. Map Set**
9. Environmental Assessment
10. Traffic Statement



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

Tax Parcel #
03114-000-00

Legend

- Subject Property
- Marion County Tax Parcels

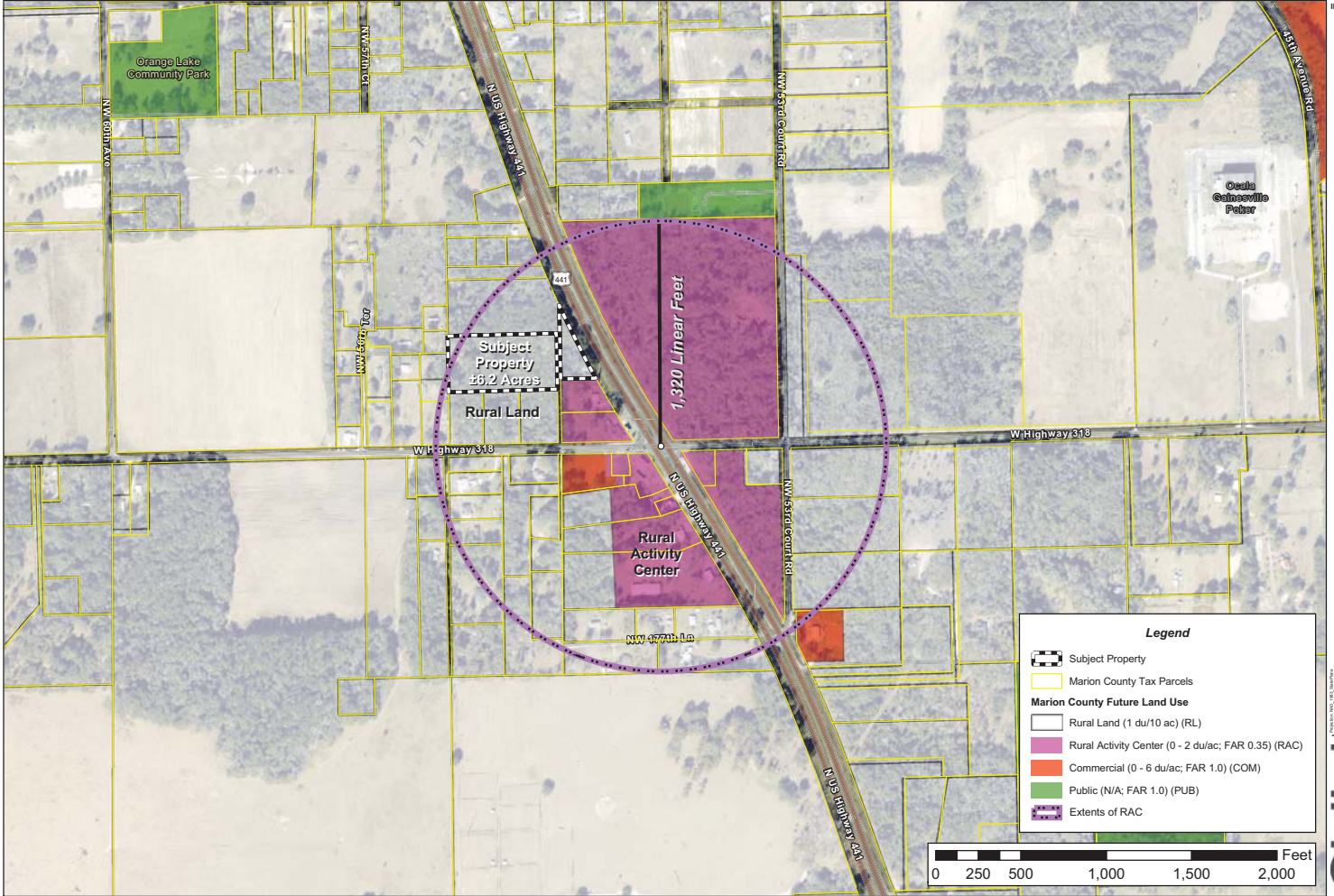


Marion County Tax Parcel #
03101-000-00, 03114-000-00
Due Diligence

NORTH

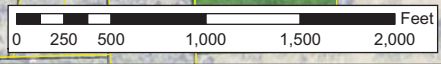
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Legend

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

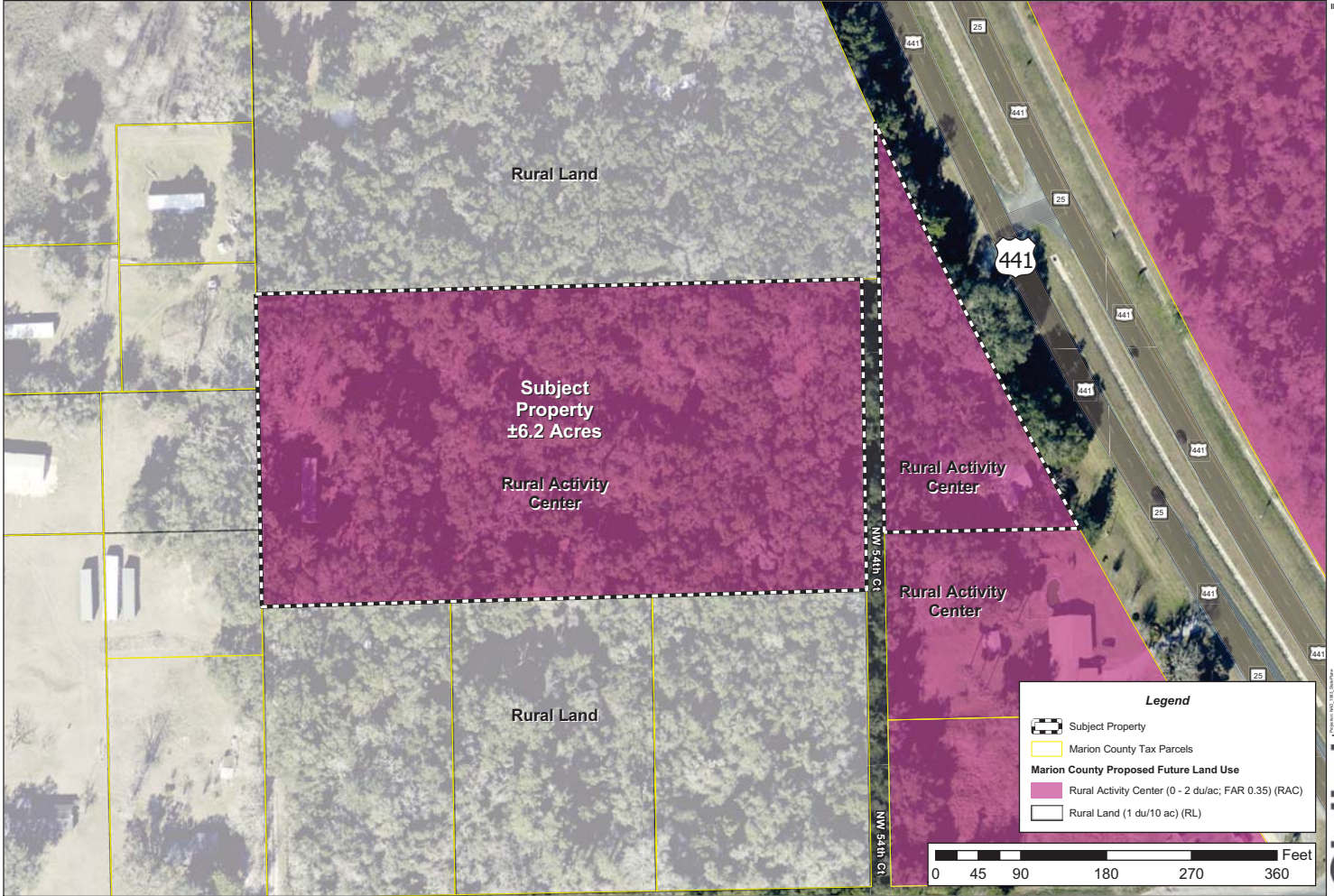


Marion County Tax Parcel #
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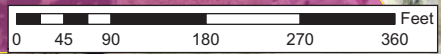


Marion County Tax Parcel #
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Legend

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





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

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Wayne Self Storage Reddick Environmental Assessment

September 28, 2023

1.0 Introduction

This report documents the results of a natural resource environmental assessment and listed species survey conducted on September 28th, 2023, by CHW Ecological Services Group for Wayne Self Storage Reddick identified by parcel numbers 03101-000-00 (± 4.82 acres) and 03114-000-00 (± 0.98 acres) (Project). The Project totals approximately ± 5.80 acres and is located in Section 28, Township 12 South, and Range 21 East, Marion County, Florida (Exhibit 1). Surrounding land uses to the west of the Project include single family homes and crop lands, to the south is undeveloped forested lands and County Road 318, to the east is U.S. Highway 441, and to the north is sparsely forested lands with scattered single-family residences. The Project contains single family residences, outdoor sheds/storage areas, and undeveloped forested uplands (Exhibit 2).

2.0 Land Use and Land Cover

The vegetation and land use mapping for the Project was conducted using Florida Department of Transportation 2021 color rectified aerials. Ground truthing to map the vegetative communities was conducted utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III (Florida Department of Transportation 1999). AutoCAD Map 3D 2022 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map for the Project.

A total of 3 vegetative associations and land uses (i.e., FLUCFCS codes) were identified on the subject property (Exhibit 3). Table 1 summarizes the FLUCFCS acreages and a description of each FLUCFCS code is provided below.

Table 1. FLUCFCS Descriptions

FLUCFCS	Description	Percent	Acreage
110	Residential, Low Density	18.8	± 1.09
430	Upland Hardwoods	72.6	± 4.21
434	Hardwood – Conifer Mixed	8.6	± 0.50
	Total	100.0%	± 5.80

Residential, Low Density (FLUCFCS Code 110)

The canopy of this upland land use includes southern magnolia (*Magnolia grandiflora*), longleaf pine (*Pinus palustris*), laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), cabbage palm (*Sabal palmetto*), and loquat (*Eriobotrya japonica*). Sub canopy includes cabbage palm, laurel oak, paper mulberry (*Broussonetia papyrifera*). The groundcover includes St. Augustine

grass (*Stenotaphrum secundatum*), tuberose sword fern (*Nephrolepis cordifolia*), Ohio spiderwort (*Tradescantia ohiensis*), and beggars tick (*Bidens alba*).

Upland Hardwoods (FLUCFCS Code 430)

The canopy of this upland habitat consists primarily of laurel oak and includes scattered red cedar (*Juniperus virginiana*), longleaf pine, live oak, and cabbage palm. The subcanopy is maintained to be open and free of most vegetation but does include scattered laurel oaks, beautyberry (*Callicarpa americana*), pignut hickory (*Carya glabra*), and cabbage palm. The groundcover is also mowed and maintained and includes earleaf greenbrier (*Smilax auriculata*), muscadine grape (*Vitis rotundifolia*), Ohio spiderwort, beggars tick, pokeweed (*Phytolacca americana*), tuberose sword fern, and woods grass (*Oplismenus setarius*).

Hardwood – Conifer Mixed (FLUCFCS Code 434)

The canopy of this upland habitat consists of longleaf pine, laurel oak, water oak (*Quercus nigra*), sweetgum (*Liquidambar styraciflua*), hackberry (*Celtis laevigata*), southern magnolia, and cabbage palm. The subcanopy includes laurel oak, water oak, Carolina laurel cherry (*Prunus caroliniana*), paper mulberry, cabbage palm, persimmon (*Diospyros virginiana*), camphor tree (*Cinnamomum camphora*), and beauty berry. The groundcover includes tuberose sword fern, earleaf greenbrier, and muscadine grape.

2.1 Native Vegetation – Marion County

The Project is located in rural lands as identified on the Future Land Use Map (Exhibit 4). Habitats on site have incurred significant human impact. Based on review of historic aerial photographs, Project lands exhibit evidence of clearing in the 1930’s (Exhibit 5). Project habitats have revegetated and include a majority native hardwoods dominated in part by laurel oak. Habitats have been impacted to varying degrees by residential land use including understory and ground clearing and dumping. Plant community is not unique for this region and reflects past and current history of disturbance.

3.0 Soils

The Natural Resources Conservation Service (NRCS) soils map describes two soil types as occurring on the Project site (Exhibit 6). Table 2 summarizes the Project’s mapped soil units and their hydric ratings. There are no hydric soil types mapped on the Project. All soil types align with upland habitat observed by CHW ecologists during ground-truthing efforts.

Table 2. Summary of Soils on the Project Site

Map Unit	Soil Description	Hydric Rating
9	Arredondo sand, 0 to 5 Percent Slopes	No
37	Hague Sand, 2 to 5 Percent Slopes	No

4.0 Listed Species

4.1 Methods

A literature review and field survey were conducted to determine if the Project site was being utilized by state or federally listed species as identified by the Florida Fish and Wildlife Conservation Commission (FWCC) and the U.S. Fish and Wildlife Service (USFWS) as endangered or threatened. In addition, the Project site was surveyed for plant species listed by the Florida Department of Agriculture and Consumer Services (FDACS) and the USFWS as endangered, threatened, or commercially exploited.

The literature review involved an examination of available information on listed species in the Project's geographical region. The literature sources reviewed included the FWCC's Florida's Endangered and Threatened Species (2021); Florida Atlas of Breeding Sites for Herons and Their Allies (Runde et al. 1991); National Bald Eagle Management Guidelines (USFWS 2007); the Audubon Eagle Watch database of bald eagle (*Haliaeetus leucocephalus*) nest locations; and database information from the USFWS and the FWCC.

A field survey was conducted on September 28th, 2023, between 8:00am – 4:00pm to determine if the Project site is being utilized by wildlife species listed by the FWCC and the USFWS as threatened or endangered. Pedestrian transects were spaced at approximately 75-foot intervals to ensure that sufficient visual coverage of ground and flora was obtained, depictions of transect approximate locations are depicted on Exhibit 7. At regular intervals, the ecologists stopped, remained quiet, and listened for wildlife vocalizations. The survey was conducted with the aid of 8x power binoculars. Weather conditions during the survey included temperatures in the mid 80's, clear skies, and no precipitation.

4.2 Results

According to the Audubon Eagle Watch and FWCC databases, the closest bald eagle nest (MR-111) is located approximately 1.02 miles northeast of the Project (Exhibit 8). This distance is beyond the FWCC and the USFWS recommended 660-foot buffer protection zone for active and alternate bald eagle nests. The bald eagle was delisted under the federal Endangered Species Act in 2007, but it is still protected under the Bald and Golden Eagle Protection Act.

The Florida Atlas of Breeding Sites for Herons and Their Allies (Runde et al. 1991) and the FWCC database were referenced for the locations of breeding colonies for both listed and non-listed wading birds including, but not limited to, snowy egret (*Egretta thula*), roseate spoonbill (*Ajaia ajaja*), little blue heron (*Egretta caerulea*), and tri-colored heron (*Egretta tricolor*). The FWCC information is current through 1999. According to these sources, a rookery exists approximately 1.9 miles northeast of the Project (Exhibit 8) which is beyond the FWC's recommended 250-foot buffer.

No listed species were observed during field reconnaissance, nor were any documented during literature and databases review within the Project site.

4.3 EALS Exemption Request (EALS-ER)

Proceeding desktop review and ground truthing by CHW ecologists, there is sufficient evidence for this Project to fall under an Environmental Assessment for Listed Species Exemption Request (EALS-ER) in Division 5 Sec.6.5.3 - Exemptions found in the Marion County Land Development Code

Justification for these parameters are as follows:

- (1) Utilizing the Florida Geographic Data Library and applying FWCC Species observations layers, USFWS consultation areas and critical habitat layers, and the Florida Natural Areas Inventory (FNAI) Biodiversity matrix tool, there were no listed species documented within the proposed Project area within the last two years.
- (2) The Project area is not within any USFWS consultation areas for any listed species.
- (3) The Project area's current forested habitat condition has been significantly disturbed by both historic clearing activity dating back to the 1930's and current residential land uses (Exhibit 8). Totalling approximately ±5.80 acres, the Project area is currently surrounded by open pastureland, commercial enterprises, and two highways near its western and southern borders. Subsequently, it is highly unlikely that any listed species would be able to sustain a viable population in the Project's current state of isolation, limited resources, and relatively small area.

5.0 Summary

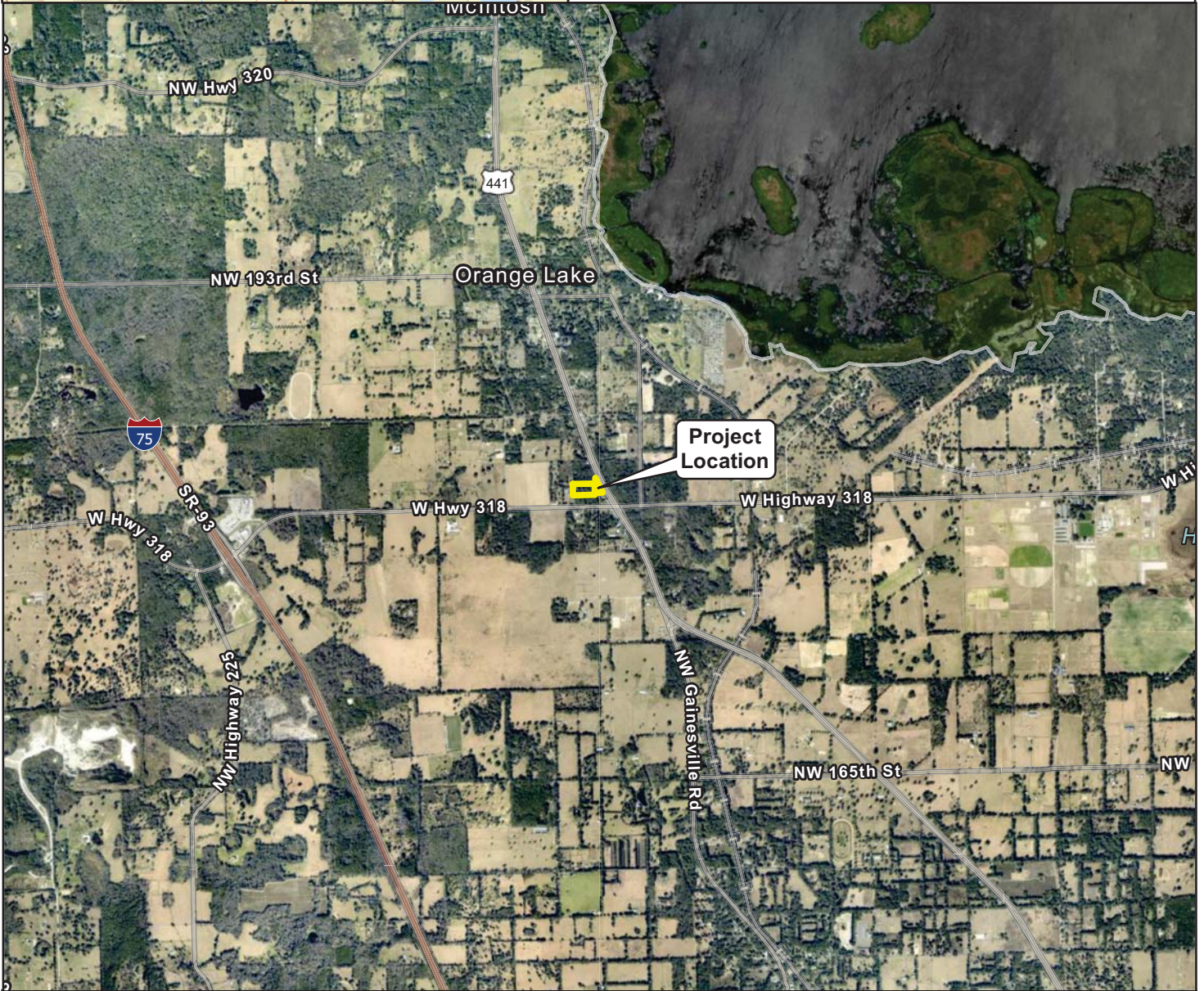
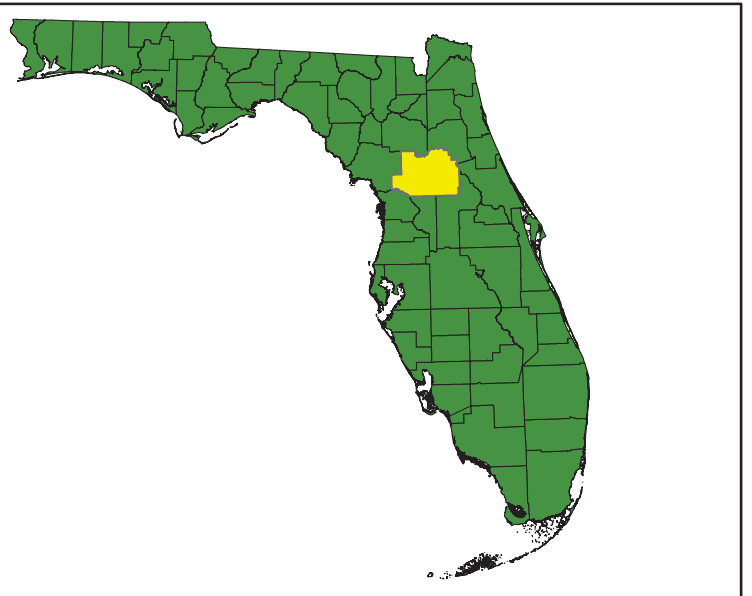
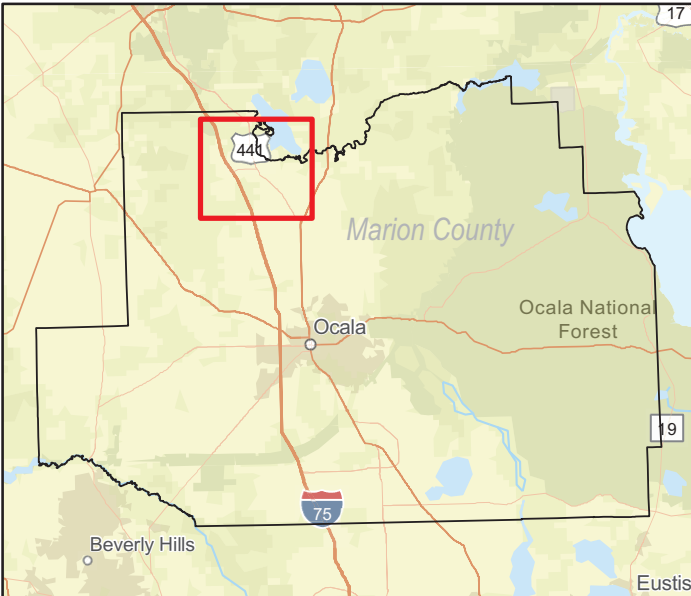
No significant, rare, or unique natural communities were identified onsite. Literature search, field survey on September 28, 2023, and review of agency databases identified no listed species on the project site. The Project does not lie within any USFWS Consultation Areas for listed species. After a field survey and desktop analysis, this Project may qualify for an EALS-ER if approved by regulatory agency.

6.0 References

Florida Fish and Wildlife Conservation Commission. 2022. Florida's Endangered and Threatened Species. Official Lists, Bureau of Non-Game Wildlife, Division of Wildlife.

Runde, D.E., J.A. Gore, J.A. Hovis, M.S. Robson, and P.D. Southall. 1991. Florida Atlas of Breeding Sites for Herons and Their Allies, Update 1986 - 1989. Nongame Wildlife Program Technical Report No. 10. Florida Game and Fresh Water Fish Commission, Tallahassee, Florida. E6-5

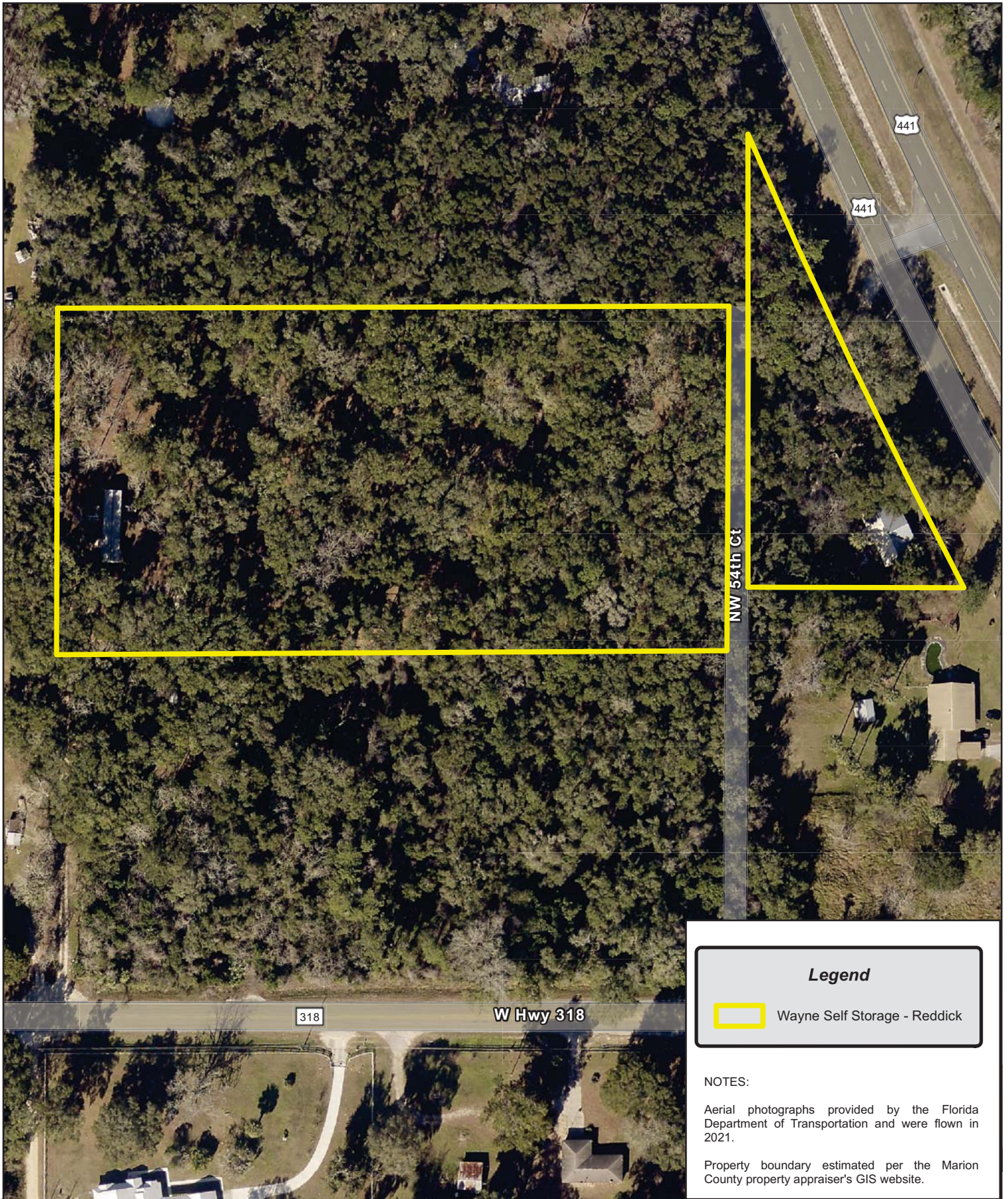
U.S. Fish and Wildlife Service. 2007. National Bald Eagle Management Guidelines.



Project Location Map

Wayne Self Storage - Reddick

DRAWN BY:	D. B.
DRAWING DATE:	10/02/23
REVIEWED BY:	A. W.
EXHIBIT NUMBER:	Exhibit 1



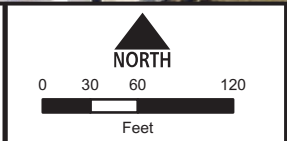
Legend

Wayne Self Storage - Reddick

NOTES:

Aerial photographs provided by the Florida Department of Transportation and were flown in 2021.

Property boundary estimated per the Marion County property appraiser's GIS website.



Aerial with Boundary Wayne Self Storage - Reddick

DRAWN BY:	D. B.
DRAWING DATE:	10/02/23
REVIEWED BY:	A. W.
EXHIBIT NUMBER:	Exhibit 2



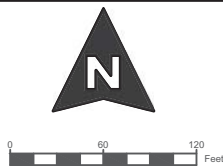
FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
110	RESIDENTIAL, LOW DENSITY	1.09 Ac. ±	18.8%
430	UPLAND HARDWOODS	4.21 Ac. ±	72.6%
434	HARDWOOD-CONIFER MIXED	0.50 Ac. ±	8.6%
TOTAL		5.80 Ac. ±	100.0%

PROPERTY BOUNDARIES ESTIMATED FROM THE MARION COUNTY PROPERTY APPRAISER'S GIS WEBSITE.

AERIAL PHOTOGRAPHS PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND WERE FLOWN IN 2021.

FLUCFCS PER FLORIDA LAND USE, COVER, AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

PROPERTY COMPOSED ENTIRELY OF UPLANDS SUBJECT TO AGENCY REVIEW.



Aerial with FLUCFCS Map Wayne Self Storage - Reddick

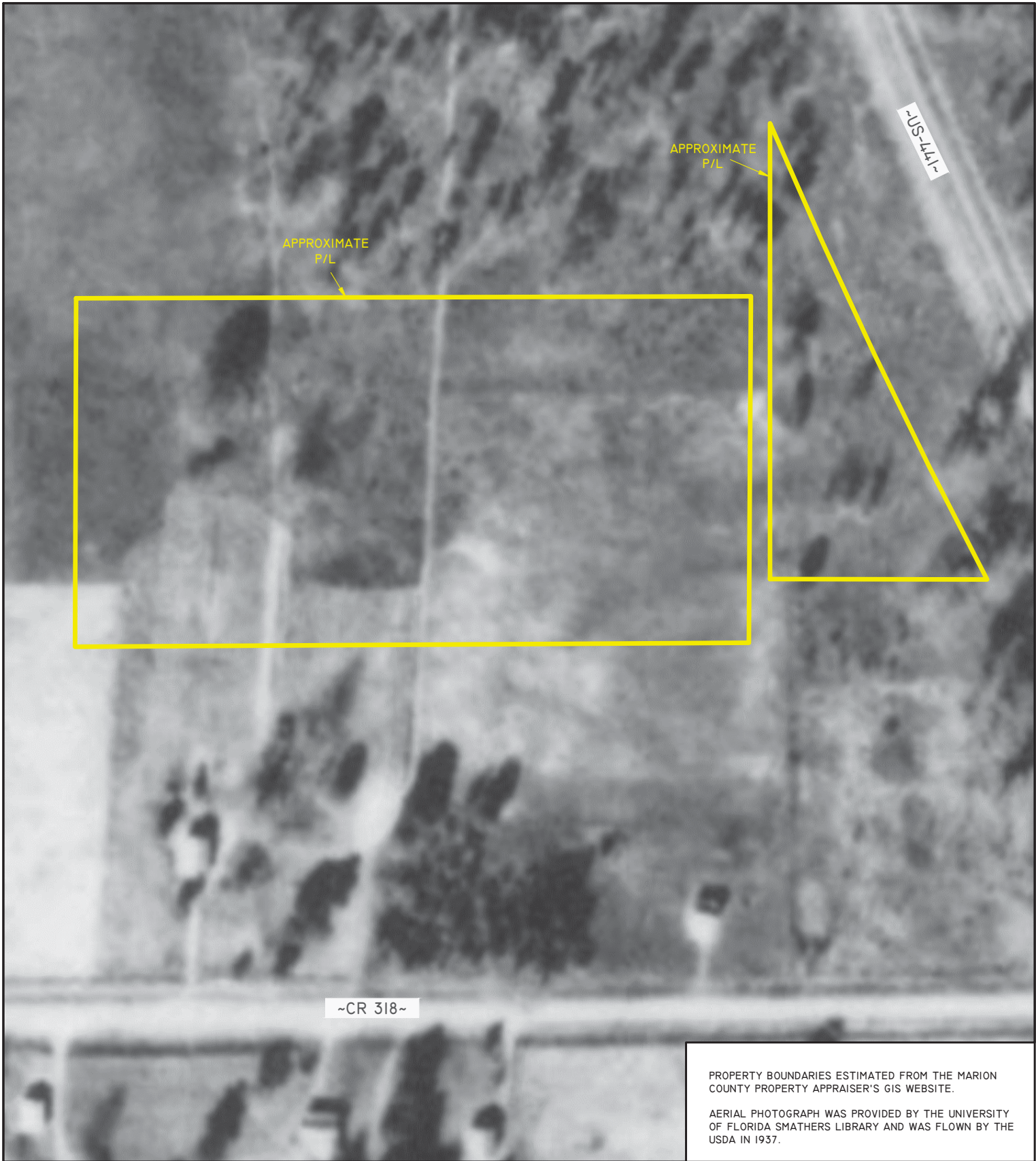
DRAWN BY: D.B.

DRAWING DATE:
10/03/23

REVISED:

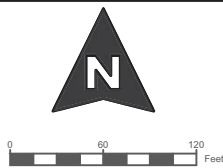
EXHIBIT NUMBER:

Exhibit 3



PROPERTY BOUNDARIES ESTIMATED FROM THE MARION COUNTY PROPERTY APPRAISER'S GIS WEBSITE.

AERIAL PHOTOGRAPH WAS PROVIDED BY THE UNIVERSITY OF FLORIDA SMATHERS LIBRARY AND WAS FLOWN BY THE USDA IN 1937.



1937 Aerial With Boundary

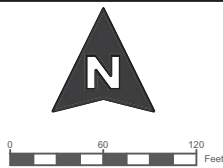
Wayne Self Storage - Reddick

DRAWN BY:	D.B.
DRAWING DATE:	10/06/23
REVISED:	
EXHIBIT NUMBER:	Exhibit 5a



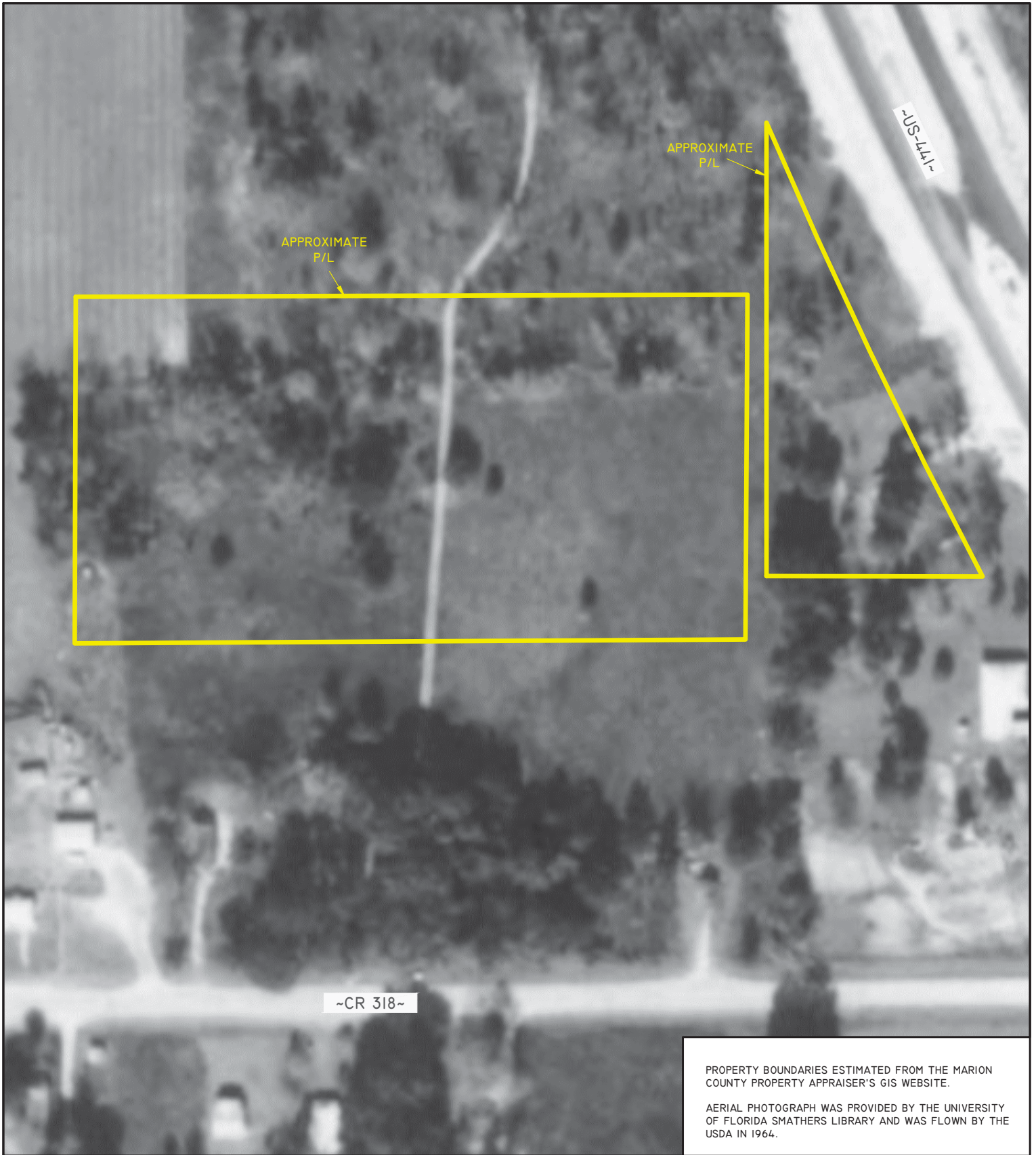
PROPERTY BOUNDARIES ESTIMATED FROM THE MARION COUNTY PROPERTY APPRAISER'S GIS WEBSITE.

AERIAL PHOTOGRAPH WAS PROVIDED BY THE UNIVERSITY OF FLORIDA SMATHERS LIBRARY AND WAS FLOWN BY THE USDA IN 1949.



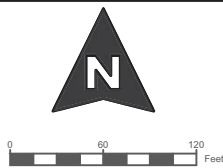
1949 Aerial With Boundary Wayne Self Storage - Reddick

DRAWN BY:	D.B.
DRAWING DATE:	10/06/23
REVISED:	
EXHIBIT NUMBER:	Exhibit 5b



PROPERTY BOUNDARIES ESTIMATED FROM THE MARION COUNTY PROPERTY APPRAISER'S GIS WEBSITE.

AERIAL PHOTOGRAPH WAS PROVIDED BY THE UNIVERSITY OF FLORIDA SMATHERS LIBRARY AND WAS FLOWN BY THE USDA IN 1964.



1964 Aerial With Boundary

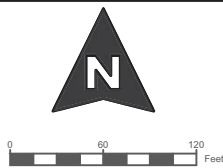
Wayne Self Storage - Reddick

DRAWN BY:	D.B.
DRAWING DATE:	10/06/23
REVISED:	
EXHIBIT NUMBER:	Exhibit 5c



PROPERTY BOUNDARIES ESTIMATED FROM THE MARION COUNTY PROPERTY APPRAISER'S GIS WEBSITE.

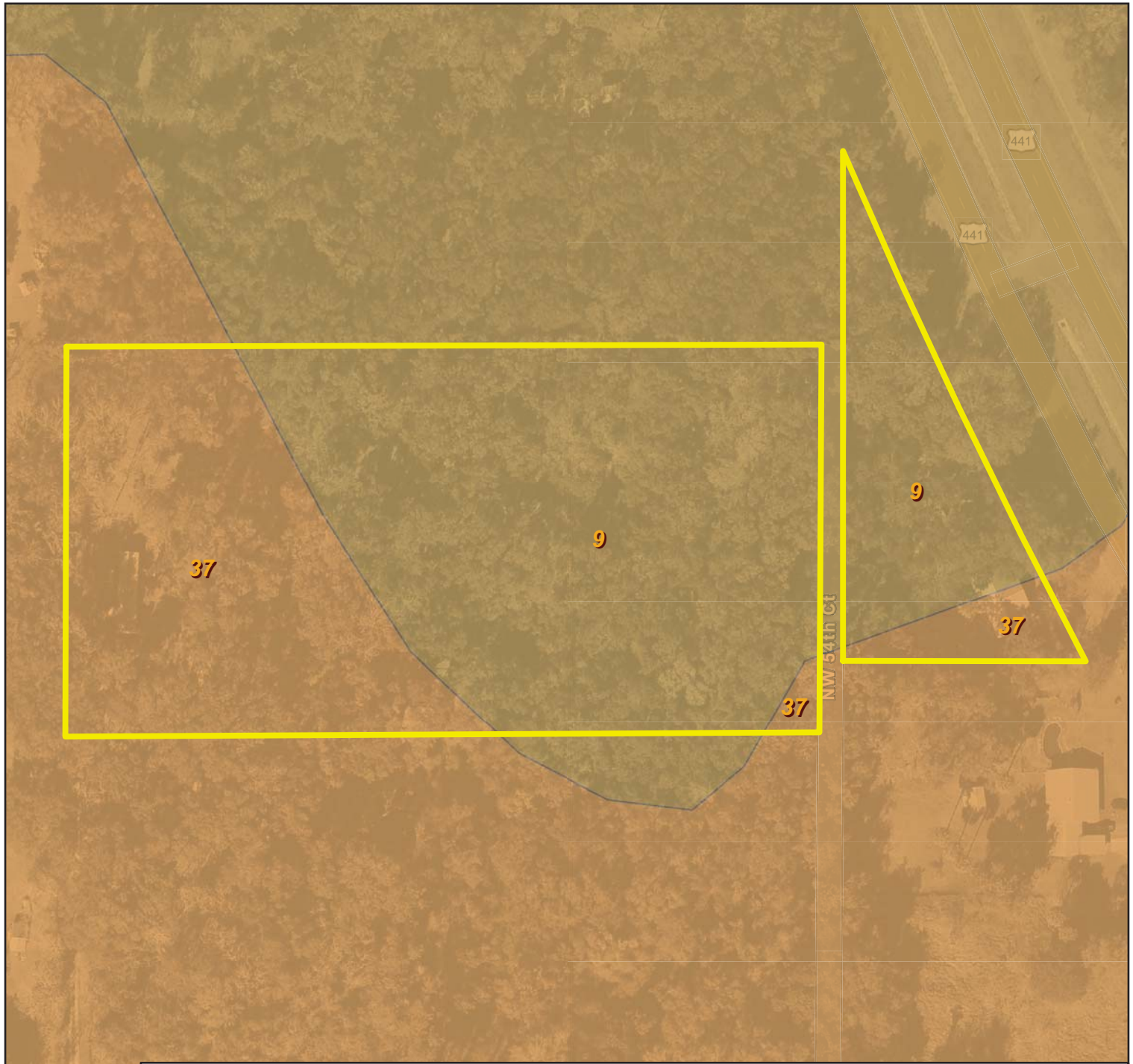
AERIAL PHOTOGRAPH WAS PROVIDED BY THE UNIVERSITY OF FLORIDA SMATHERS LIBRARY AND WAS FLOWN BY THE USDA IN 1974.



1974 Aerial With Boundary

Wayne Self Storage - Reddick

DRAWN BY:	D.B.
DRAWING DATE:	10/06/23
REVISED:	
EXHIBIT NUMBER:	Exhibit 5d



Legend

Wayne Self Storage - Reddick

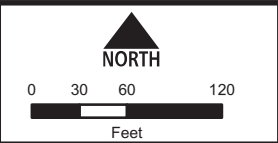
Map Unit	Soil Type	Hydric
9	Arredondo Sand, 0 to 5 Percent slopes	No
37	Hague Sand, 2 to 5 Percent Slopes	No

NOTES:

Aerial photographs provided by the Florida Department of Transportation and were flown in 2021.

Property boundary estimated per the Marion County property appraiser's GIS website.

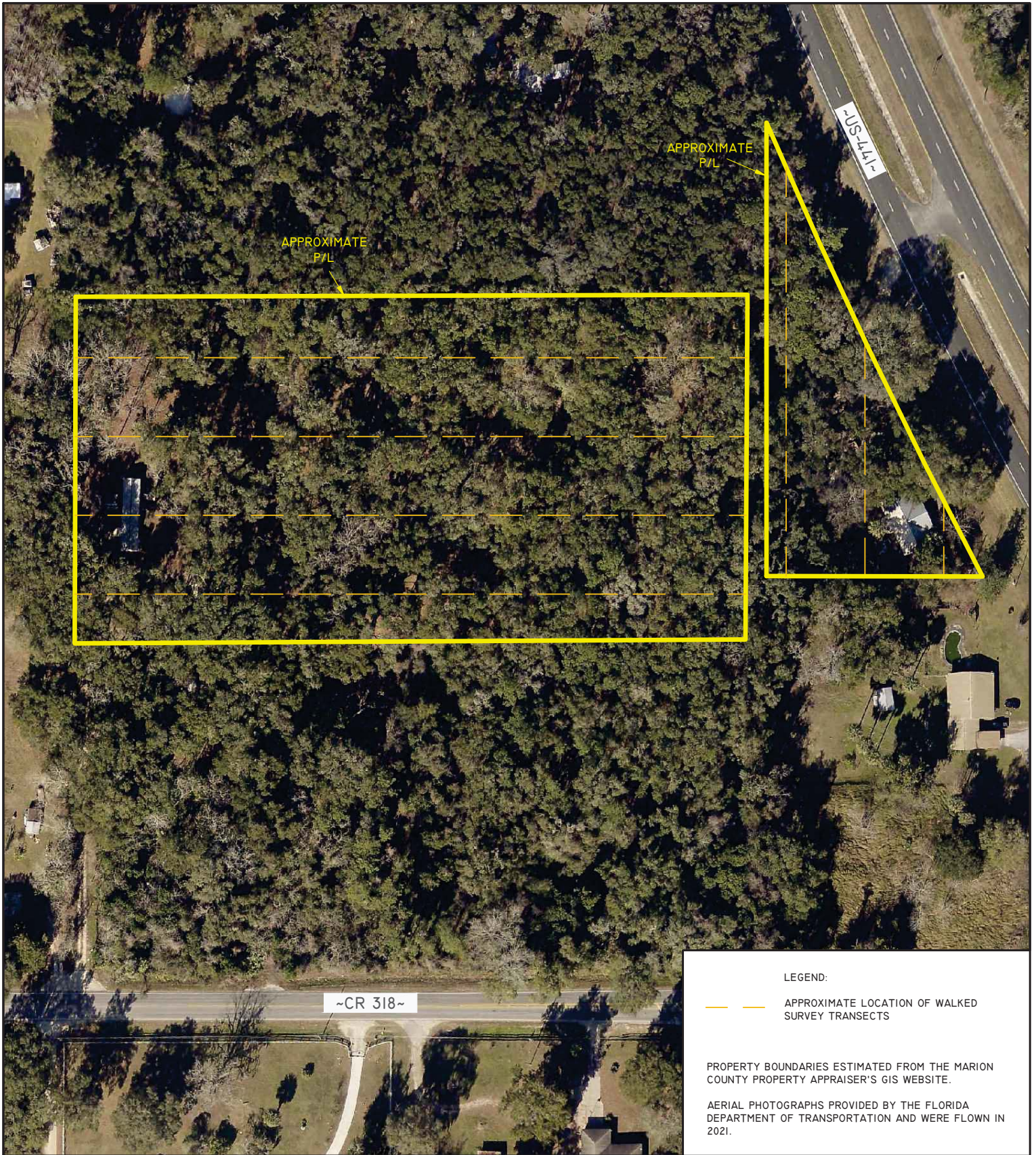
Soils data downloaded from the FGDL library and is comprised of data current to 2021 provided by the USDA National Resources Conservation Service.



Soils Map

Wayne Self Storage - Reddick

DRAWN BY:	D. B.
DRAWING DATE:	10/02/23
REVIEWED BY:	A. W.
EXHIBIT NUMBER:	Exhibit 6

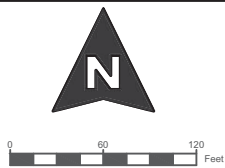


LEGEND:

— — — — — APPROXIMATE LOCATION OF WALKED SURVEY TRANSECTS

PROPERTY BOUNDARIES ESTIMATED FROM THE MARION COUNTY PROPERTY APPRAISER'S GIS WEBSITE.

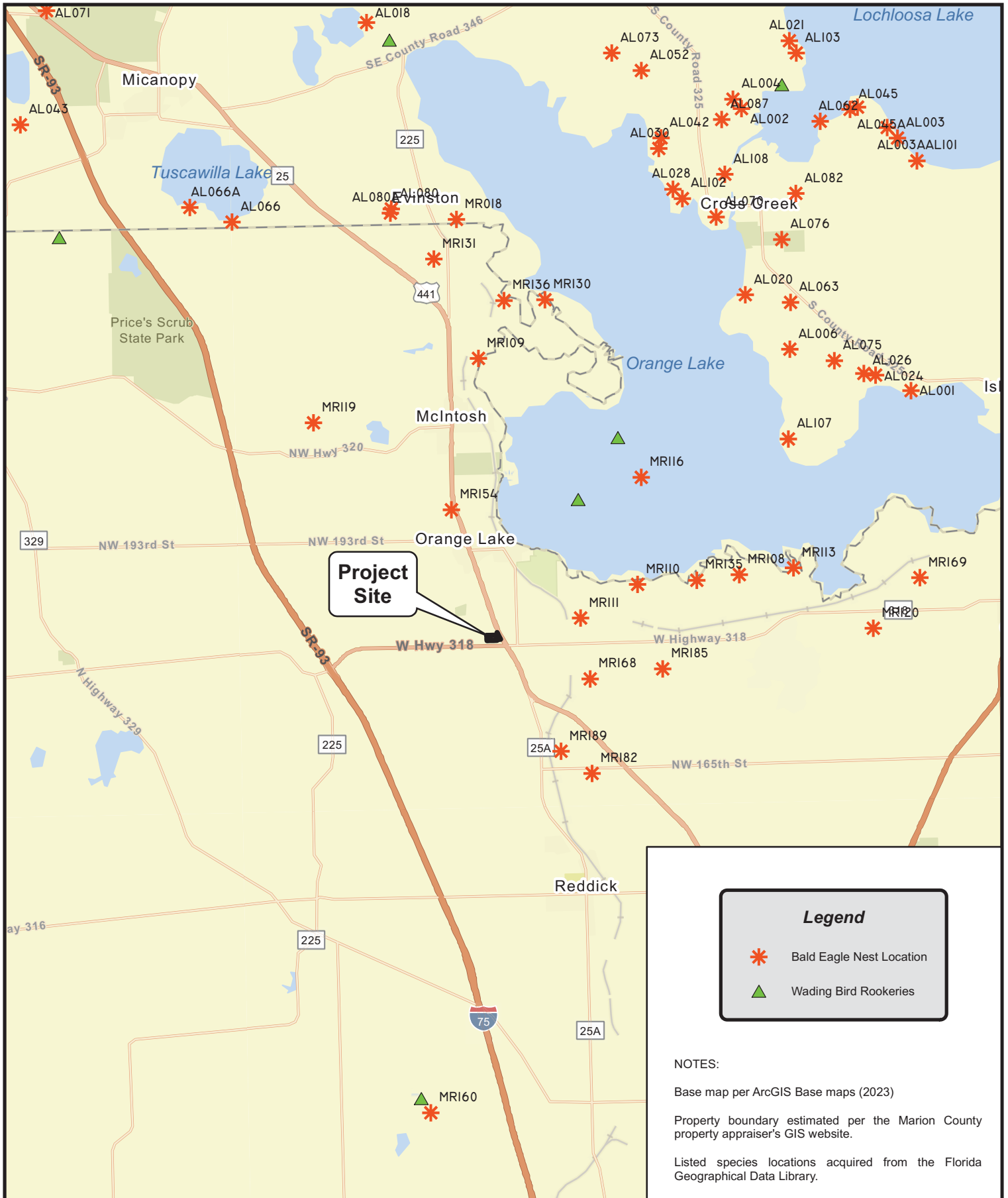
AERIAL PHOTOGRAPHS PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND WERE FLOWN IN 2021.



Aerial with Survey Transects Map

Wayne Self Storage - Reddick

DRAWN BY:	D.B.
DRAWING DATE:	10/03/23
REVISED:	
EXHIBIT NUMBER:	Exhibit 7



Project Site

Legend

- * Bald Eagle Nest Location
- ▲ Wading Bird Rookeries

NOTES:

Base map per ArcGIS Base maps (2023)

Property boundary estimated per the Marion County property appraiser's GIS website.

Listed species locations acquired from the Florida Geographical Data Library.



Documented Occurrences of Listed Species Wayne Self Storage - Reddick

DRAWN BY:	D. B.
DRAWING DATE:	10/02/23
REVIEWED BY:	A. W.
EXHIBIT NUMBER:	Exhibit 8

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit(s)
4. Survey
5. Legal Description
6. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
7. Justification Report
8. Map Set
9. Environmental Assessment
- 10. Traffic Statement**



August 22, 2024

Nicole Aiton, PE
Operations Program Engineer
FDOT Ocala Operations

Donald Watson, PE
Senior Engineer
Office of the County Engineer
Marion County Board of County Commissioners
412 SE 25th Ave.
Ocala, FL 34471

RE: Wayne Storage Reddick Traffic Statement

Dear Nicole, Donald,

CHW has prepared the following Traffic Statement Letter in accordance with Marion County’s Traffic Impact Analysis Guidelines. Based on pre-application discussion with FDOT staff, left and right turn lane warrant analyses should be included with the FDOT permit application, so these analyses are also included in this study.

Wayne Storage Reddick is a proposed self storage facility with approximately 93.8 KSF of building area. The site will be located on US HWY 441 approximately 860 FT north of HWY 318 in Marion County, Florida. A single access is proposed on US HWY 441 at the existing median opening located approximately 860 FT north of HWY 318. The buildout of the site is anticipated in 2026. The site concept plan is provided in Attachment A.

Trip Generation

The trip generation for Wayne Storage Reddick is provided in Table 1 . This trip generation is based on the ITE Trip Generation Manual, 11th Edition. The trip generation documentation is provided in Attachment B.

Table 1: Trip Generation - Wayne Storage Reddick									
Land Use	ITE LU Code	Variable KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Mini- Warehouse	151	93.800	136	8	5	3	14	7	7

Access Management

US HWY 441, at the project site location, has a Class 3 access designation and a posted speed limit of 60 MPH, according to the straight line diagram provided in Attachment C. The FDOT spacing standards of a Class 3 facility and a 60 MPH speed limit are provided in Table 2, per the *FDOT Access Management Guidebook 2023*.

Table 2: FDOT Access Management Standards			
Connection Spacing	Directional Median Opening	Full Median Opening	Signal Spacing
660 FT	1,320 FT	2,640 FT	2,640 FT

Figure 1 provides the existing connection and median opening separation on US HWY 441 adjacent to the project. As indicated in Figure 1 the current connection and full median openings do not meet the FDOT spacing standards.

The proposed condition provides improvements to the access management along US HWY 441. Per discussion with FDOT, the existing median opening adjacent to the site should be closed since it does not meet FDOT spacing standards. Therefore, this median opening is planned to be closed as part of the site development. By removing this median opening and providing a single right-in/right-out access, at the location shown in Figure 1, the following access management improvements result:

- The full median opening spacing is increased from approximately 850 FT to 1,700 FT.
- The connection spacing is increased from 290 FT to 430 FT

Though the proposed condition is still short of meeting the FDOT access standards, the improvements being proposed greatly improve access management along US HWY 441 and should therefore be acceptable to FDOT.

Buildout Traffic Volume Forecast

US HWY 441 segment counts, provided by FDOT Traffic Online, were used to forecast the US HWY 441 2026 background traffic. Seasonal adjustment factors were applied to the AM and PM peak hour traffic at count stations 360166 and 360233, located to the north and south of the project, respectively. These volumes were then averaged to provide the US HWY 441 AM and PM peak hour traffic volumes used for the analysis. The historic growth rate was calculated from count station 360166. Since the calculated growth rate was less than 1.0%, a 1.0% growth rate was conservatively applied to the existing (peak season) volumes to derive the 2026 US HWY 441 background volumes.

The project trip distribution was based on the directional distribution along US HWY 441 during the AM and PM peak hours. The project trip turning movements were combined with the US HWY 441 background volumes to derive the 2026 buildout volumes used for the analysis. The buildout traffic volume forecast is documented in Attachment D.



Figure 1 - Existing/Proposed Connection and Median Opening Separation



Turn Lane Warrant Analysis

As noted above, the median opening adjacent to the site is proposed to be closed with the site construction. This will require northbound entering vehicles to utilize the median opening to the north as the location to make a U-turn, followed by a right turn to enter the site. A northbound left turn lane warrant analysis was performed at this median opening during the buildout year in 2026. In accordance with *FDOT Access Management Guidebook, 2023*, both NCHRP 745 and NCHRP 457 criteria were used for the analysis. Based on these criteria a left turn lane is not recommended at the median opening north of the site.

The access to the site will be via a right-in/right-out connection on US HWY 441. A southbound right turn lane warrant analysis was performed on US HWY 441 at the proposed site access during the buildout year in 2026 using NCHRP 457 criteria. Based on these criteria a right turn lane is not recommended at the proposed US HWY 441/proposed site access connection.

The turn lane warrant analysis documentation is provided in Attachment E.

Should you have any question or concerns, please contact me at (386) 518-5154 or Brian.Snyder@nv5.com.

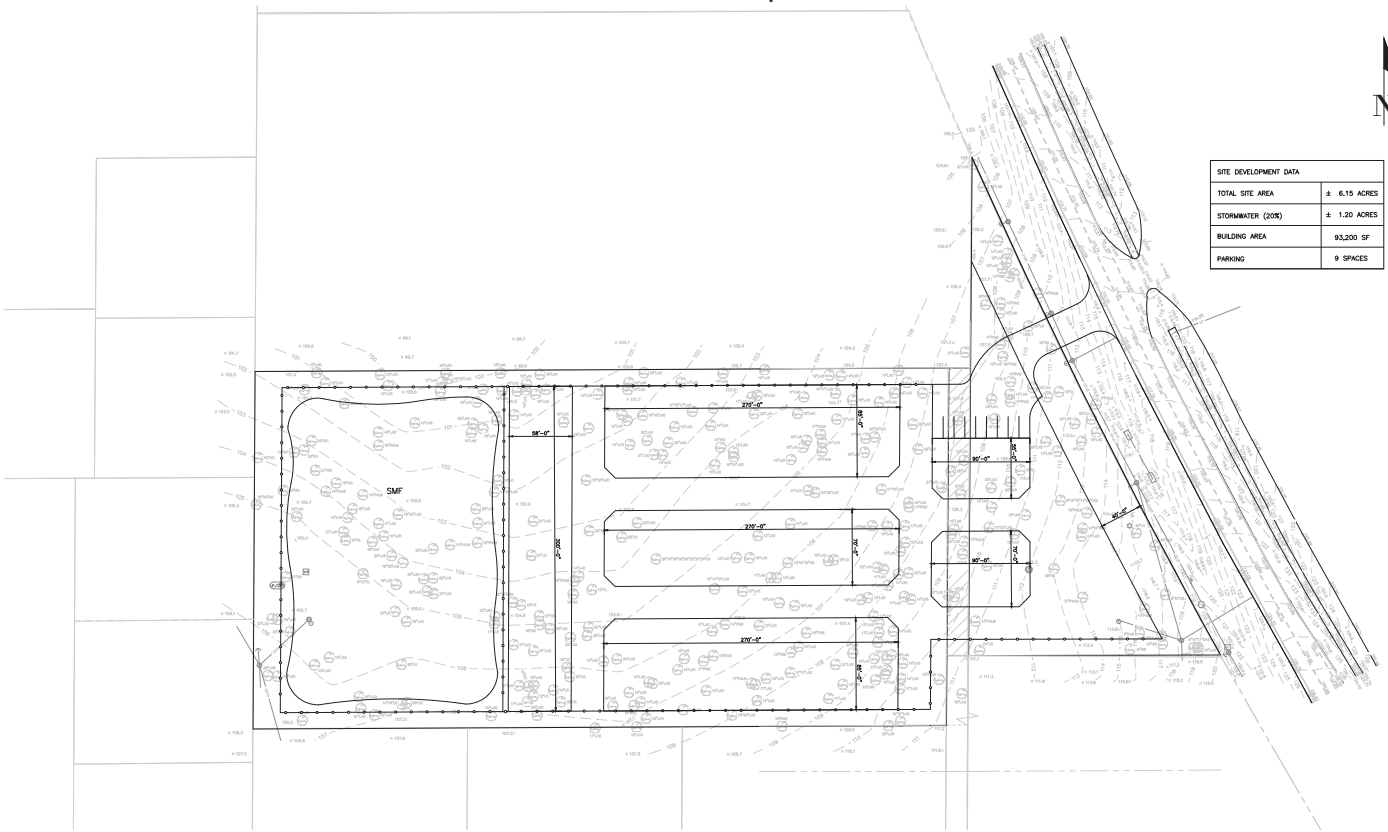
Sincerely,
CHW

A handwritten signature in blue ink that reads 'Brian Snyder'.

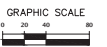
Brian Snyder, PE
Project Manager

N:\2023\23-0660\Departments\04_Engineering\04_Traffic\240822 Wayne Storage Reddick Traffic Statement and Turn lane Warrant Analysis.docx

Attachment A - Concept Plan



SITE DEVELOPMENT DATA	
TOTAL SITE AREA	± 6.15 ACRES
STORMWATER (20% ^s)	± 1.20 ACRES
BUILDING AREA	93,200 SF
PARKING	9 SPACES



Attachment B - Trip Generation

Mini-Warehouse (151)

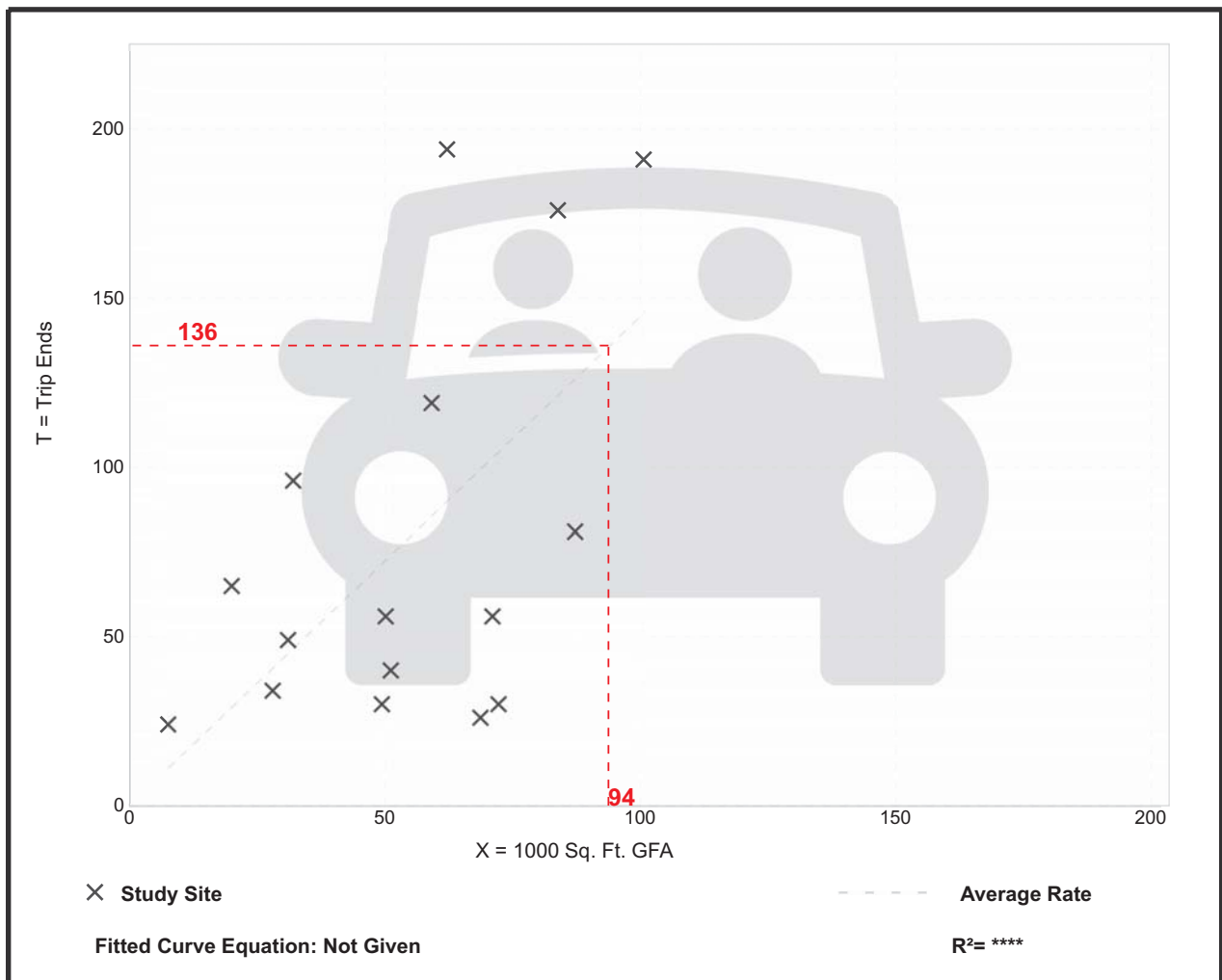
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 55
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



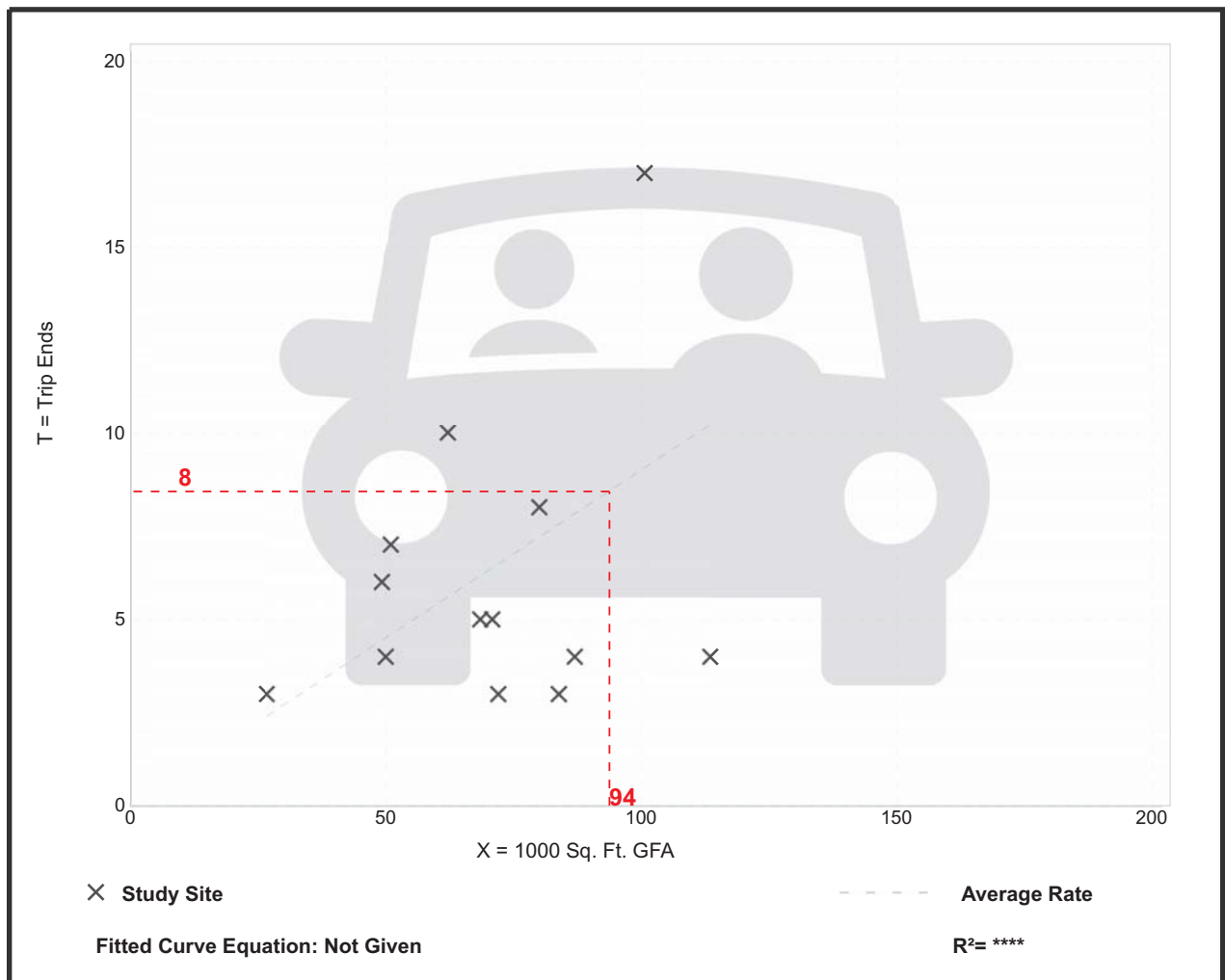
Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 13
 Avg. 1000 Sq. Ft. GFA: 70
 Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



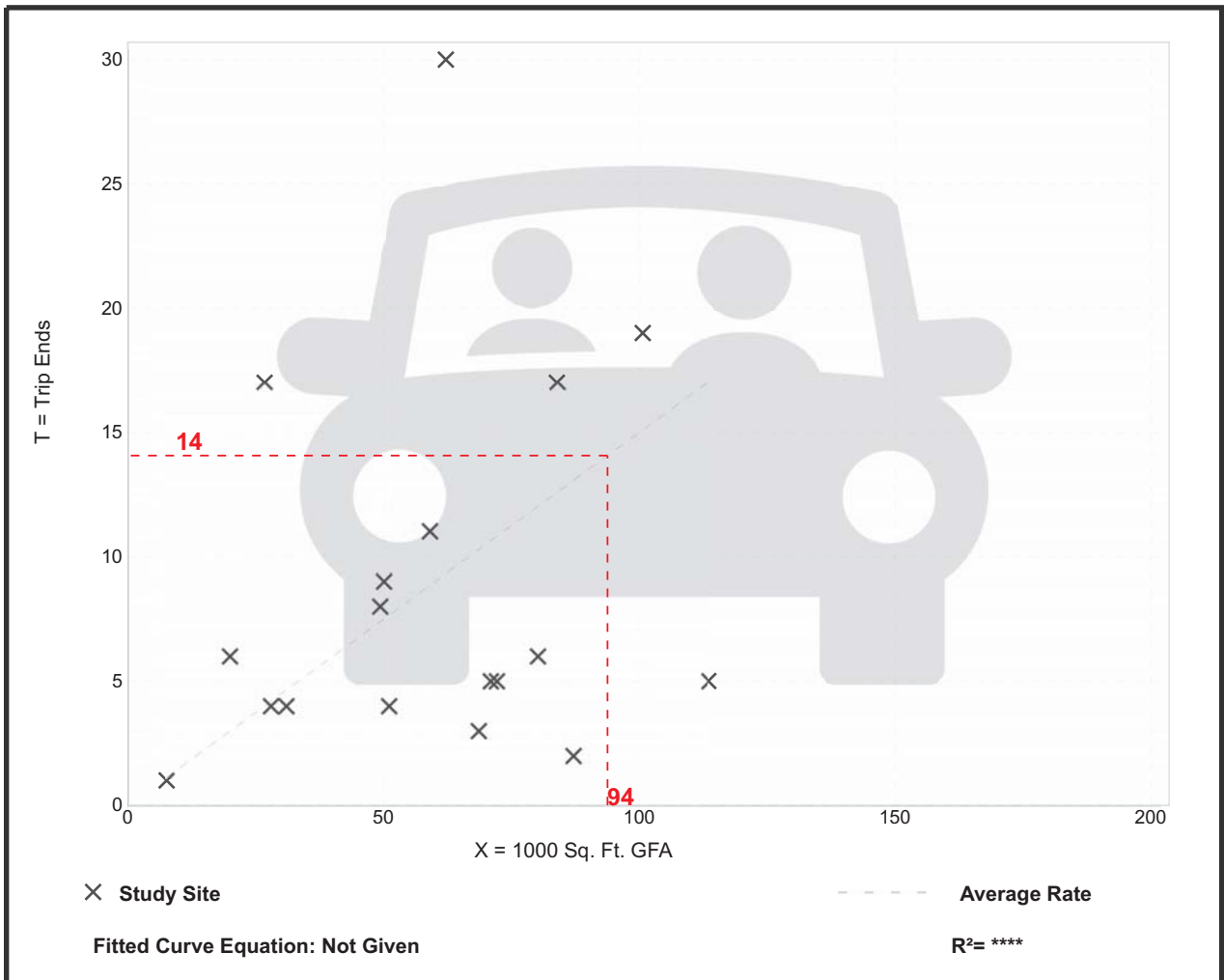
Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 18
 Avg. 1000 Sq. Ft. GFA: 59
 Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation



Attachment D - Buildout Traffic Volume Forecast

FDOT Traffic Online - Count Stations

The average volumes from FDOT count station 360166 and 360233, along US HWY 441, are used for the analysis.



COUNTY: 36
 STATION: 0166
 DESCRIPTION: ON US-441, 0.15 MI. S OF CR-320 (RVL)
 START DATE: 08/24/2023
 START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL		
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL			
0000	7	7	8	6	28	12	6	5	10	33	61		
0100	5	3	3	2	13	8	7	7	7	29	42		
0200	3	2	9	2	16	6	5	4	3	18	34		
0300	4	5	7	4	20	6	1	6	6	19	39		
0400	10	5	13	9	37	3	6	9	7	25	62		
0500	17	36	27	37	117	10	12	11	18	51	168		
0600	59	64	81	84	288	19	31	35	34	119	407		
0700	95	124	128	119	466	49	55	60	50	214	680		
0800	76	93	88	76	333	72	60	38	42	212	545		
0900	72	81	447	89	67	309	58	29	237	48	58	193	502
1000	75	55	55	52	237	55	57	63	52	227	464		
1100	60	61	60	61	242	59	53	62	48	222	464		
1200	49	67	45	81	242	68	63	71	64	266	508		
1300	57	56	65	59	237	68	75	77	64	284	521		
1400	62	77	54	71	264	83	70	76	70	299	563		
1500	60	55	52	61	228	84	82	107	85	358	586		
1600	84	77	63	80	304	116	114	116	120	466	770		
1700	69	83	91	77	320	126	102	112	95	435	755		
1800	65	66	65	42	238	72	67	70	55	264	502		
1900	45	29	323	30	28	132	50	42	460	35	40	167	299
2000	29	32	37	32	130	33	35	30	25	123	253		
2100	21	28	12	17	78	22	28	16	22	88	166		
2200	14	11	12	9	46	12	12	10	11	45	91		
2300	10	8	8	9	35	15	13	6	10	44	79		
24-HOUR TOTALS:	4360					4201					8561		

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	700	466	730	242	715	684
P.M.	1645	323	1615	476	1645	783
DAILY	700	466	1615	476	1645	783

COUNTY: 36
 STATION: 0233
 DESCRIPTION: ON US-441, 0.153 MI. S OF CR-318 (RVL)
 START DATE: 04/12/2023
 START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	10	6	14	7	37	8	7	4	4	23	60	
0100	7	4	3	2	16	3	1	6	4	14	30	
0200	2	5	4	3	14	8	2	5	5	20	34	
0300	4	9	7	10	30	3	9	9	4	25	55	
0400	12	15	13	13	53	6	8	10	12	36	89	
0500	16	27	35	47	125	8	15	19	18	60	185	
0600	65	80	77	82	304	23	39	44	48	154	458	
0700	90	121	95	122	428	78	89	83	78	328	756	
0800	111	89	73	66	339	76	53	77	66	272	611	
0900	76	83	84	64	307	57	59	66	60	242	549	
1000	73	69	74	68	284	55	73	62	69	259	543	
1100	73	79	69	76	297	65	68	68	73	274	571	
1200	78	83	79	83	323	69	73	84	69	295	618	
1300	80	87	68	76	311	75	86	91	80	332	643	
1400	79	89	73	84	325	69	91	81	78	319	644	
1500	78	91	61	78	308	74	96	97	116	383	691	
1600	115	123	112	95	445	114	101	113	111	439	884	
1700	89	93	94	92	368	109	114	94	98	415	783	
1800	79	66	68	51	264	74	57	66	61	258	522	
1900	45	32	35	35	147	62	49	44	40	195	342	
2000	40	41	33	30	144	50	71	41	33	195	339	
2100	30	13	8	19	70	33	28	19	18	98	168	
2200	11	21	16	5	53	23	11	12	16	62	115	
2300	10	10	6	8	34	9	15	19	8	51	85	
24-HOUR TOTALS:					5026						4749	9775

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	449	700	328	715	775
P.M.	1600	445	1630	447	1600	884
DAILY	715	449	1630	447	1600	884

TRUCK PERCENTAGE 15.98 16.42 16.19

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
N	15	3411	797	47	556	30	2	118	42	1	3	1	3	0	0	803	5026
S	45	3105	819	36	549	49	34	63	31	4	3	5	6	0	0	780	4749

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 9701 MAINLINE,I75-I4

MOCF: 0.99
 PSCF

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	0.99	1.00
2	01/08/2023 - 01/14/2023	1.01	1.02
3	01/15/2023 - 01/21/2023	1.02	1.03
4	01/22/2023 - 01/28/2023	1.02	1.03
5	01/29/2023 - 02/04/2023	1.02	1.03
6	02/05/2023 - 02/11/2023	1.01	1.02
7	02/12/2023 - 02/18/2023	1.01	1.02
8	02/19/2023 - 02/25/2023	1.00	1.01
9	02/26/2023 - 03/04/2023	0.99	1.00
10	03/05/2023 - 03/11/2023	0.98	0.99
11	03/12/2023 - 03/18/2023	0.97	0.98
12	03/19/2023 - 03/25/2023	0.98	0.99
13	03/26/2023 - 04/01/2023	0.99	1.00
14	04/02/2023 - 04/08/2023	1.00	1.01
15	04/09/2023 - 04/15/2023	1.01	1.02
16	04/16/2023 - 04/22/2023	1.01	1.02
17	04/23/2023 - 04/29/2023	1.01	1.02
18	04/30/2023 - 05/06/2023	1.02	1.03
19	05/07/2023 - 05/13/2023	1.02	1.03
20	05/14/2023 - 05/20/2023	1.02	1.03
21	05/21/2023 - 05/27/2023	1.02	1.03
22	05/28/2023 - 06/03/2023	1.03	1.04
23	06/04/2023 - 06/10/2023	1.03	1.04
24	06/11/2023 - 06/17/2023	1.03	1.04
25	06/18/2023 - 06/24/2023	1.03	1.04
26	06/25/2023 - 07/01/2023	1.04	1.05
27	07/02/2023 - 07/08/2023	1.04	1.05
28	07/09/2023 - 07/15/2023	1.04	1.05
29	07/16/2023 - 07/22/2023	1.04	1.05
30	07/23/2023 - 07/29/2023	1.04	1.05
31	07/30/2023 - 08/05/2023	1.05	1.06
32	08/06/2023 - 08/12/2023	1.05	1.06
33	08/13/2023 - 08/19/2023	1.05	1.06
34	08/20/2023 - 08/26/2023	1.05	1.06
35	08/27/2023 - 09/02/2023	1.06	1.07
36	09/03/2023 - 09/09/2023	1.06	1.07
37	09/10/2023 - 09/16/2023	1.06	1.07
38	09/17/2023 - 09/23/2023	1.05	1.06
39	09/24/2023 - 09/30/2023	1.04	1.05
40	10/01/2023 - 10/07/2023	1.03	1.04
*41	10/08/2023 - 10/14/2023	1.02	1.03
*42	10/15/2023 - 10/21/2023	1.01	1.02
*43	10/22/2023 - 10/28/2023	1.00	1.01
*44	10/29/2023 - 11/04/2023	0.99	1.00
*45	11/05/2023 - 11/11/2023	0.97	0.98
*46	11/12/2023 - 11/18/2023	0.96	0.97
*47	11/19/2023 - 11/25/2023	0.97	0.98
*48	11/26/2023 - 12/02/2023	0.98	0.99
*49	12/03/2023 - 12/09/2023	0.98	0.99
*50	12/10/2023 - 12/16/2023	0.99	1.00
*51	12/17/2023 - 12/23/2023	1.00	1.01
*52	12/24/2023 - 12/30/2023	1.01	1.02
*53	12/31/2023 - 12/31/2023	1.02	1.03

COUNT STATION 360233

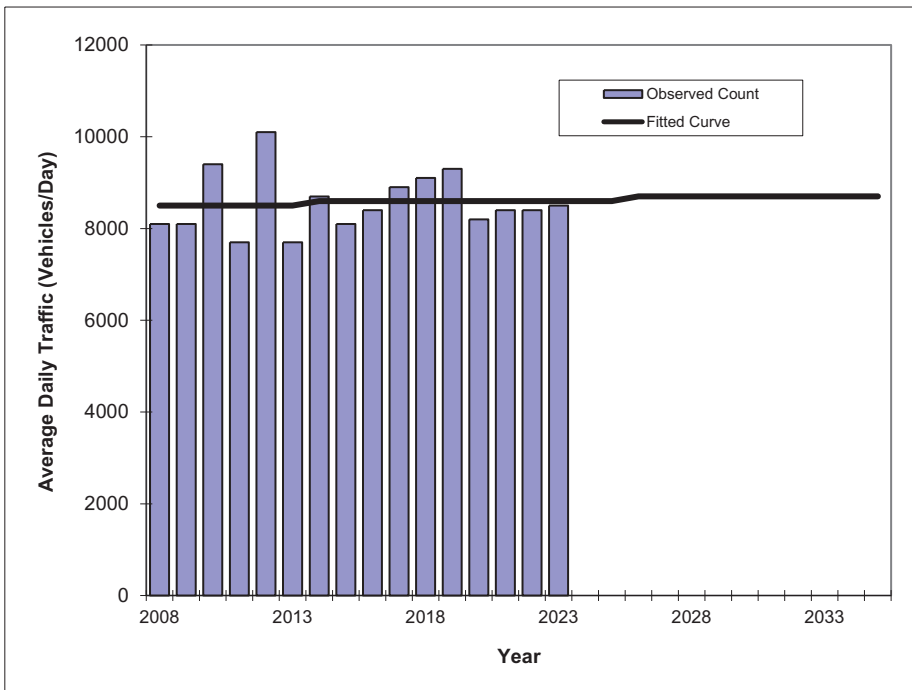
COUNT STATION 360166

* PEAK SEASON

Traffic Trends - V03.a
US 441 --

FIN#	1234
Location	1

County:	Marion (36)
Station #:	0166
Highway:	US 441



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2008	8100	8500
2009	8100	8500
2010	9400	8500
2011	7700	8500
2012	10100	8500
2013	7700	8500
2014	8700	8600
2015	8100	8600
2016	8400	8600
2017	8900	8600
2018	9100	8600
2019	9300	8600
2020	8200	8600
2021	8400	8600
2022	8400	8600
2023	8500	8600

2025 Opening Year Trend		
2025	N/A	8600
2026 Mid-Year Trend		
2026	N/A	8700
2027 Design Year Trend		
2027	N/A	8700
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	8
Trend R-squared:	0.37%
Trend Annual Historic Growth Rate:	0.08%
Trend Growth Rate (2023 to Design Year):	0.29%
Printed:	20-Aug-24
Straight Line Growth Option	

*Axle-Adjusted

Count Station 360233 Data

US 441 south of CR 318 - Station 360233 (4/12/2023)	
Peak Season Factor	1.02

AM Peak Hour Background Traffic Volumes - US 441 south of CR 318 - Station 360233						
Scenario	US 441			US 441		
	Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts		449			326	
Peak Season Volume (Existing)		458			333	

PM Peak Hour Background Traffic Volumes - US 441 south of CR 318 - Station 360233						
Scenario	US 441			US 441		
	Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts		445			439	
Peak Season Volume (Existing)		454			448	

Count Station 360166 Data

US 441 south of CR 320 - Station 360166 (8/24/2023)	
Peak Season Factor	1.06

AM Peak Hour Buildout Traffic Volumes - US 441 south of CR 320 - Station 360166						
Scenario	US 441			US 441		
	Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts		447			237	
Peak Season Volume (Existing)		474			251	

PM Peak Hour Buildout Traffic Volumes - US 441 south of CR 320 - Station 360166						
Scenario	US 441			US 441		
	Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts		323			460	
Peak Season Volume (Existing)		342			488	

Averaged Background Volumes used for Analysis

Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2026 Growth Factor
Newberry Ln	0.08%	1.00%	1.020

AM Peak Hour Background Traffic Average Volumes US HWY 441						
Scenario	US 441			US 441		
	Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right
Average Peak Season Volume (Existing)		466			292	
Background Volumes 2026 (Existing)		475			298	

PM Peak Hour Background Traffic Volumes US HWY 441						
Scenario	US 441			US 441		
	Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right
Average Peak Season Volume (Existing)		398			468	
Background Volumes 2026 (Existing)		406			477	

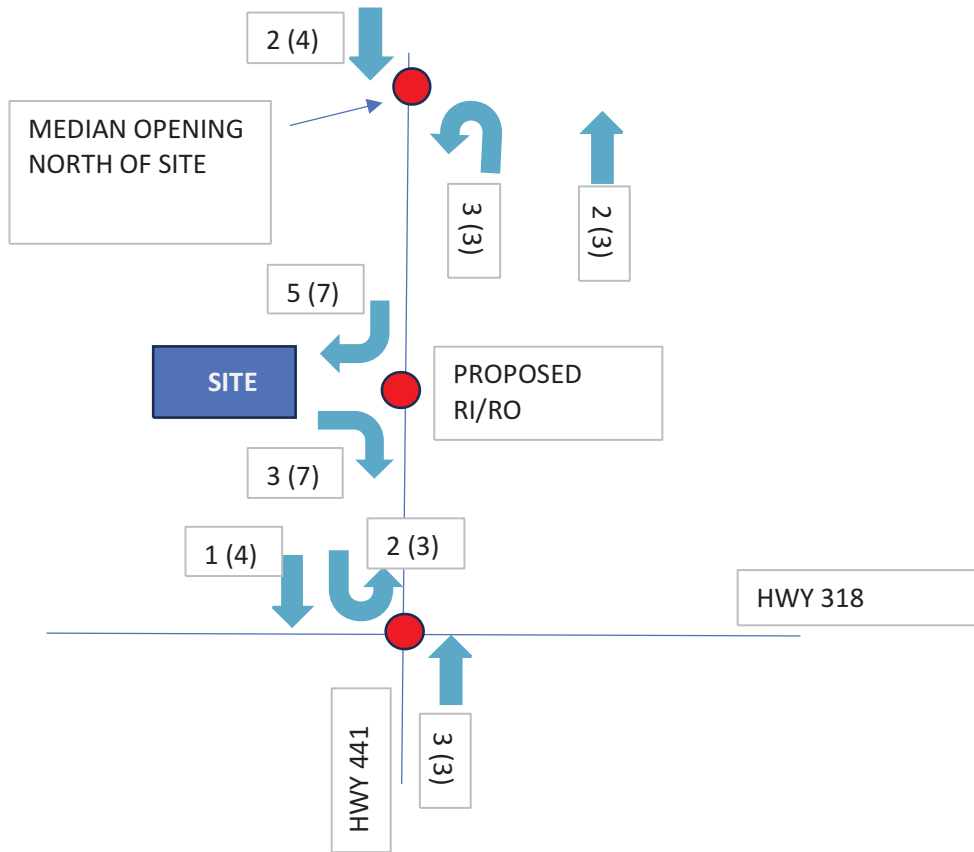
Directional Distribution US HWY 441

AM Northbound	AM Southbound
0.61	0.39

PM Northbound	PM Southbound
0.46	0.54

Project Trip Distribution

	AM Peak		PM Peak	
	In	Out	In	Out
Total	5	3	7	7
Northbound	3	2	3	3
Southbound	2	1	4	4



Buildout - US HWY 441 at Proposed Site Access (RI/RO)			
Scenario	Site Access	US HWY 441	
	Eastbound	Southbound	
	Right	Thru	Right
AM Buildout	3	298	5
PM Buildout	7	477	7

Buildout - US HWY 441 at Median Opening North of Site			
Scenario	US HWY 441 Northbound		US HWY 441 Southbound
	U-turn	Thru	Thru
	AM Buildout	3	477
PM Buildout	3	409	481

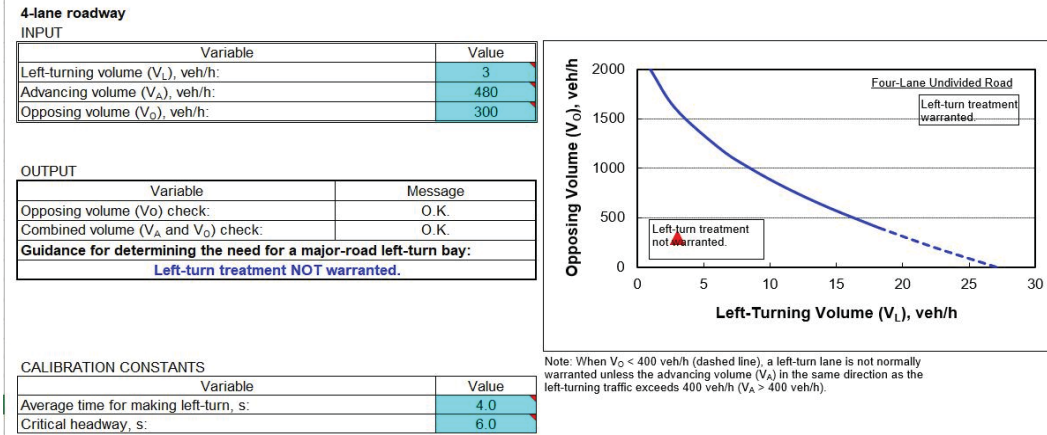
Attachment E - Turn Lane Warrant Analysis

Left Turn Lane Warrant Analysis (US HWY 441 at Median Opening North of Site)

* Posted speed = 60 MPH

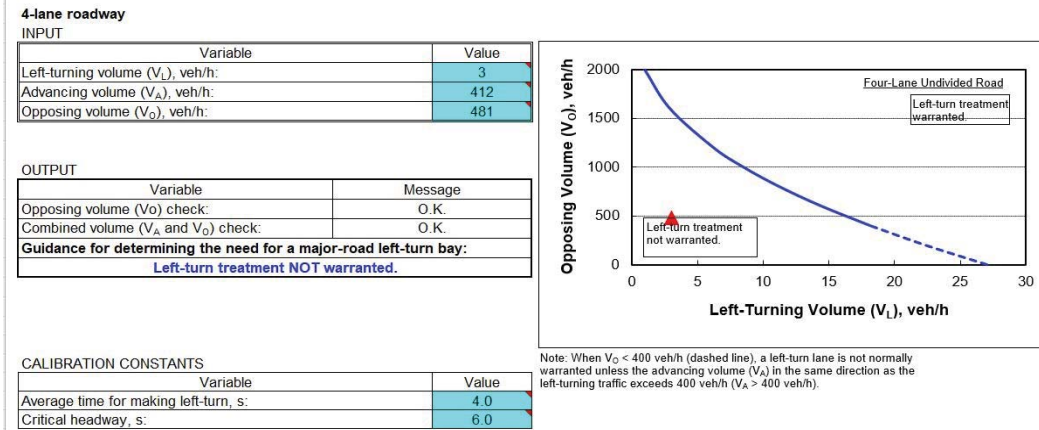
AM Buildout Analysis (NCHRP 457)

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.



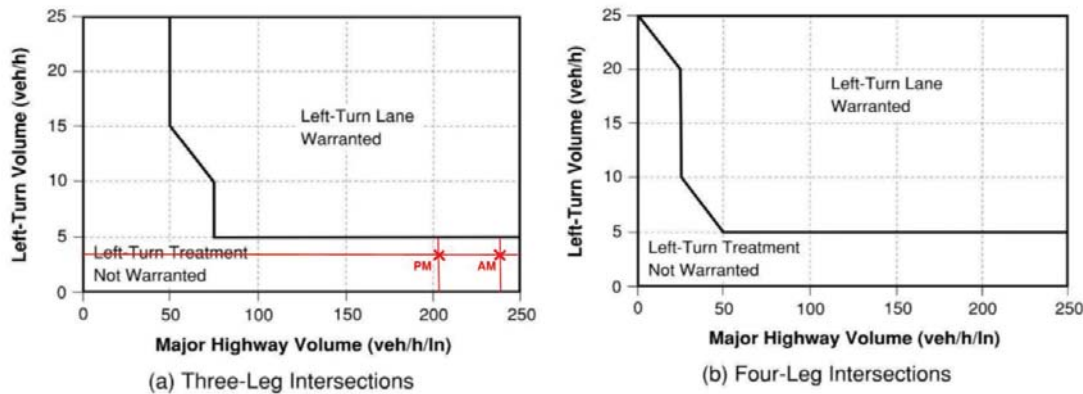
PM Buildout Analysis (NCHRP 457)

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.



AM Buildout Analysis (NCHRP 745)

Figure 79 | Left-Turn Lane Warrants for Four-Lane Rural Roadways (Unsignalized)



Right Turn Lane Warrant Analysis (US HWY 441 at Proposed Site Access)

AM Buildout Analysis (NCHRP 457)

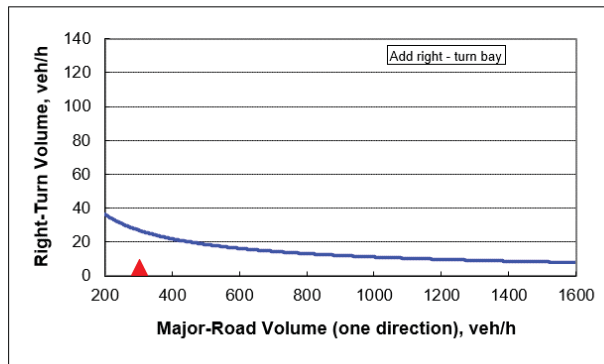
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	4-lane roadway
Variable	Value
Major-road speed, mph:	60
Major-road volume (one direction), veh/h:	303
Right-turn volume, veh/h:	5

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	27
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Do NOT add right-turn bay.	



PM Buildout Analysis (NCHRP 457)

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	4-lane roadway
Variable	Value
Major-road speed, mph:	60
Major-road volume (one direction), veh/h:	484
Right-turn volume, veh/h:	7

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	19
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Do NOT add right-turn bay.	

