



Marion County  
Board of County Commissioners

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

APPLICATION COMPLETE  
DATE COMPLETED 11/27/2024  
INITIALS EM  
TENTATIVE MEETING DATES  
P&Z PH 1/27/2025  
BCC/P&Z PH 2/18/2025

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

Staff Use Only: Case # 1\_\_ - \_\_\_\_\_

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

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

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

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
39169-000-00	SEC 32 TWP 16 RGE 23	6.00	MR	COM - to make conforming

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
PARTNERS SELF STORAGE, LLC 315 CHRISTINE LANE, CLAYTON, DE	Klein & Klein, LLC (Fred N. Roberts, Esq. and Ethan A. White, Esq.) 40 SE 11th Ave, Ocala, FL 34471 o: 352-732-7750 f: 352-732-7754 e: fred@kleinandkleinpa.com ethan@kleinandkleinpa.com

Staff Use Only: Application Complete - Yes Received: Date 11/27/2024 Time 10:30 a.m./p.m. Page 1 of 3

EM

“Meeting Needs by Exceeding Expectations”

ATTACHMENT A

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

**EXISTING USE OF SITE:**  
Vacant Commercial Building

**PROPOSED USE OF SITE (IF KNOWN):**  
Church or Self-Storage Facility, both of which are permitted uses under B-2

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

Well <u>x</u>	Centralized water _____	Provider _____
Septic <u>x</u>	Centralized sewer _____	Provider _____

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

TAKE A RIGHT ONTO SE 3RD AVE FOR 1.5 MILES, TURN LEFT ONTO US-27 S / US-301 S / US-441 S / S PINE AVE., IN 6.3 MILES

TAKE A LEFT ONTO SE 92ND PLACE RD, THEN CONTINUE ONTO SE 92ND LOOP TO E HIGHWAY 25/OCALA RD FOR 5 MILES,

THEN TURN RIGHT ONTO E HIGHWAY 25/OCALA RD, CONTINUE FOR 0.6 MILES AND DESTINATION IS ON THE LEFT

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PROPERTY OWNER AFFIDAVIT

STATE OF DELAWARE  
COUNTY OF KENT

BEFORE ME THIS DAY PERSONALLY APPEARED F KALE ENGLISH,  
Affiant's name, printed

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is authorized to bind Partners Self Storage, LLC, the owner of the real property legally identified by Marion County Parcel numbers:  
39169-000-00, \_\_\_\_\_, \_\_\_\_\_  
Klein & Klein, LLC
2. He/she duly authorizes and designates (Fred N. Roberts, Esq. & Ethan A. White, Esq.) 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.

[Signature]  
Affiant's signature

11/26/24  
Date

Signed and sworn to (or affirmed) before me on 11/26/2024 by  
(Date)

F KALE ENGLISH. He/she is personally known to me or has produced  
(Affiant's name)

DRIVER'S LICENSE as identification.  
(Driver's license, etc.)

[Signature]  
Notary public signature

Mohsan Akhtar  
NOTARY PUBLIC  
STATE OF DELAWARE  
My Commission Expires April 11, 2026

State of DELAWARE County of KENT  
My commission expires: 4/11/2026

**ATTACHMENT A**

Harvey R. Klein (1922-2003)  
H. Randolph Klein  
Fred N. Roberts, Jr.  
Lawrence C. Callaway, III  
Austin T. Dailey  
Ethan A. White

**KLEIN & KLEIN, LLC**  
Attorneys at Law  
40 SE 11<sup>th</sup> Avenue  
Ocala, Florida 34471

Phone (352) 732-7750  
Fax (352) 732-7754

November 27, 2024


**Marion County Growth Services**  
**2710 E Silver Springs Blvd.**  
**Ocala, FL 34470**

**Re: Small-Scale Land Use Amendment Application**  
**7655 E Hwy 25, Belleview, FL 34420**

To Whom it May Concern:

We represent Partners Self-Storage, LLC (the "Applicant"). Applicant is presently in the registration process with the Florida Division of Corporations to be registered as a foreign LLC. affixed to this Amendment Application is the signed registration form and Certificate of Existence for Applicant, which is a Delaware LLC.

KLEIN & KLEIN, LLC

  
\_\_\_\_\_  
Ethan A. White, Esq.

Marion County Florida - Interactive Map



11/26/2024, 6:04:00 PM

-  Marion County
-  Streets
-  Aerial 2023
-  Parcels
-  Green: Band\_2
-  Blue: Band\_3
-  Red: Band\_1

Marion County Property Appraiser, Esri Community Maps  
 Contributors, Marion County Property Appraiser, FDEP, ©  
 OpenStreetMap, Microsoft, Esri, TomTom, Garmin,  
 SafeGraph, GeoTechnologies, Inc., METRASA, USGS,  
 EPA, NPS, US Census Bureau, USDA, USFWS, Marion

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.  
 Marion County Board of County Commissioners

ATTACHMENT A

Ethan White

---

**From:** Watson, Donald <Donald.Watson@marionfl.org>  
**Sent:** Wednesday, November 27, 2024 9:04 AM  
**To:** Ethan White  
**Subject:** RE: Small Scale Land Use Change App - Traffic

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Ethan,

Based on the information you provided for the proposed church and self-storage land uses, the site will generate less than 100 trips in the peak hour. Therefore, a traffic impact analysis is not required for a Comprehensive Plan Amendment application.

Thanks,  
Don



Marion  
County  
FLORIDA

Donald Watson, PhD, P.E.  
Senior Engineer  
Office of the County Engineer

Marion County Board of County Commissioners  
412 SE 25th Ave.  
Ocala, FL 34471  
Main: 352-671-8686 | Direct: 352-671-8381

*Empowering Marion for Success!*

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**From:** Ethan White <Ethan@kleinandkleinpa.com>  
**Sent:** Tuesday, November 26, 2024 1:23 PM  
**To:** Watson, Donald <Donald.Watson@marionfl.org>  
**Subject:** RE: Small Scale Land Use Change App - Traffic

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For the self-storage: the owners would like to target 600 storage units with a combined net rentable square footage of 146,400 SF between both types of storage. On their end they calculated max 26 trips in the peak AM hour and 32 trips in the peak PM hour.

ATTACHMENT A

The Church building is 7,129 sq ft.

**Ethan A. White, Esq.**  
**Klein & Klein, LLC**  
40 SE 11th Avenue  
Ocala, Florida 34471  
Tel - (352) 732-7750  
Fax - (352) 732-7754  
[ethan@kleinandkleinpa.com](mailto:ethan@kleinandkleinpa.com)

**\*\*\*DUE TO THE INCREASED RISK OF CYBER FRAUD, PRIOR TO WIRING ANY MONEY INTO OUR ACCOUNT, WE RECOMMEND CALLING OUR OFFICE TO VERBALLY VERIFY THE WIRE INSTRUCTIONS THAT WERE PROVIDED TO YOU. IF YOU RECEIVE AN EMAIL WHICH APPEARS TO BE FROM OUR OFFICE, STATING TO SEND YOUR FUNDS VIA WIRE TO A DIFFERENT ACCOUNT; PLEASE CALL OUR OFFICE IMMEDIATELY \*\*\***

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**From:** Watson, Donald <[Donald.Watson@marionfl.org](mailto:Donald.Watson@marionfl.org)>  
**Sent:** Tuesday, November 26, 2024 10:35 AM  
**To:** Ethan White <[Ethan@kleinandkleinpa.com](mailto:Ethan@kleinandkleinpa.com)>  
**Subject:** RE: Small Scale Land Use Change App - Traffic

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Hi Ethan,

I would need to know the following information to tell you if the site will generate less than 100 peak hour trips. Is this something you can provide?

- Church – How many square feet or number of seats?
- Self-Storage – How many square feet or number of storage units?

Thanks,  
Don



**Marion**  
**County**  
FLORIDA

Donald Watson, PhD, P.E.  
*Senior Engineer*  
Office of the County Engineer

Marion County Board of County Commissioners  
412 SE 25th Ave.  
Ocala, FL 34471  
Main: 352-671-8686 | Direct: 352-671-8381

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**From:** Ethan White <[Ethan@kleinandkleinpa.com](mailto:Ethan@kleinandkleinpa.com)>  
**Sent:** Tuesday, November 26, 2024 10:14 AM  
**To:** Watson, Donald <[Donald.Watson@marionfl.org](mailto:Donald.Watson@marionfl.org)>  
**Subject:** FW: Small Scale Land Use Change App - Traffic

You don't often get email from [ethan@kleinandkleinpa.com](mailto:ethan@kleinandkleinpa.com). [Learn why this is important](#)

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Hi, Don.

Thanks for taking my call this morning regarding traffic. Please let me know whether this project is expected to generate fewer than 100 peak hour trips.

We anticipate our project site will be leased to a church and may be developed for a self-storage facility. It is on a 6.00 acre lot.

Parcel ID: 39169-000-00

Please see the attached map.

Let me know if you need anything else.

Thank you!

**Ethan A. White, Esq.**  
**Klein & Klein, LLC**  
40 SE 11th Avenue  
Ocala, Florida 34471  
Tel - (352) 732-7750  
Fax - (352) 732-7754  
[ethan@kleinandkleinpa.com](mailto:ethan@kleinandkleinpa.com)

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## ATTACHMENT A

you have received this communication in error and delete all copies from your computer, backups or other memory devices. Thank you.

**From:** Zeigler, Christopher <[Christopher.Zeigler@marionfl.org](mailto:Christopher.Zeigler@marionfl.org)>

**Sent:** Monday, November 25, 2024 5:13 PM

**To:** Ethan White <[Ethan@kleinandkleinpa.com](mailto:Ethan@kleinandkleinpa.com)>

**Cc:** Austin Dailey <[austin@kleinandkleinpa.com](mailto:austin@kleinandkleinpa.com)>; Fred Roberts <[Fred@kleinandkleinpa.com](mailto:Fred@kleinandkleinpa.com)>; Watson, Donald <[Donald.Watson@marionfl.org](mailto:Donald.Watson@marionfl.org)>; Scott, Dane <[Dane.Scott@marionfl.org](mailto:Dane.Scott@marionfl.org)>; Weyrauch, Kenneth <[Kenneth.Weyrauch@marionfl.org](mailto:Kenneth.Weyrauch@marionfl.org)>; Odom, Kenneth <[Kenneth.Odom@marionfl.org](mailto:Kenneth.Odom@marionfl.org)>

**Subject:** RE: Small Scale Land Use Change App - Traffic

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Ethan,

Attached are our Traffic Impact Analysis guidelines.

For a Comprehensive Plan Amendment only, all you need is a Level of Service Analysis if the project is expected to generate 100 peak hour trips or more. A Level of Service Analysis does not require a separate application; it can be submitted with the Comp Plan Amendment application you submit to Planning. If the project generates less than 100 peak hour trips, nothing needs to be submitted.

The Level of Service Analysis shall include an analysis of the existing conditions including the maximum trip impact based on the current land use, an analysis of the maximum trip impact of the proposed land use, and an analysis of the trip impact generated by the proposed or most likely development plan. The analysis shall include all roadway links and intersections in the study area. The roadway link analysis shall be presented in a tabular format showing the adopted level of service standard and volume based on the FDOT Generalized Tables and the Ocala-Marion TPO Congestion Management Plan. Existing traffic volumes shall come from the TPO Traffic Counts manual.

If only a Comp Plan amendment is being pursued at this time, a more detailed Traffic Impact Analysis will be required at a later stage of development.

If a PUD is being submitted with the land use application, you will need either a Traffic Statement, Traffic Assessment, or Traffic Study based on the expected trip generation. The Traffic Assessment and Traffic Study both require a methodology be approved prior to conducting the assessment or study. The methodology, assessment, and study all are required to be submitted and reviewed under a separate application from the PUD application. The traffic statement can be submitted with the PUD application. The methodology must be approved prior to submitting the PUD application (it provides us with some basic information needed to begin review of the PUD application).

If you have any other questions, you can contact Don Watson or Dane Scott.

Thanks,



Christopher Zeigler  
Traffic Operations Manager  
Office of the County Engineer

Marion County Board of County Commissioners  
412 SE 25th Ave.  
Ocala, FL 34471  
Main: 352-671-8686

*Empowering Marion for Success!*

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**From:** Ethan White <[Ethan@kleinandkleinpa.com](mailto:Ethan@kleinandkleinpa.com)>  
**Sent:** Monday, November 25, 2024 11:05 AM  
**To:** Zeigler, Christopher <[Christopher.Zeigler@marionfl.org](mailto:Christopher.Zeigler@marionfl.org)>  
**Cc:** Austin Dailey <[austin@kleinandkleinpa.com](mailto:austin@kleinandkleinpa.com)>; Fred Roberts <[Fred@kleinandkleinpa.com](mailto:Fred@kleinandkleinpa.com)>  
**Subject:** Small Scale Land Use Change App - Traffic

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Good Morning, Chirs.

I just left you a message - We're in the process of applying for a small-scale land use change, and were told by planning and zoning staff that we would need a traffic impact analysis.

If you could give me a call back sometime today I'd really appreciate it. Thank you.

**Ethan A. White, Esq.**  
**Klein & Klein, LLC**  
40 SE 11th Avenue  
Ocala, Florida 34471  
Tel - (352) 732-7750  
Fax - (352) 732-7754  
[ethan@kleinandkleinpa.com](mailto:ethan@kleinandkleinpa.com)

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# Marion County Florida - Interactive Map

ATTACHMENT A

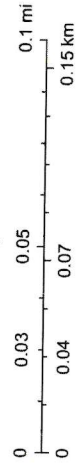


11/26/2024, 6:01:39 PM

- Marion County
- Parcels
- Future Land Use
- High Residential (4 - 8 du/ac)
- Commercial (0 - 8 du/ac; FAR 1.0)
- Public (N/A; FAR 1.0)
- Medium Residential (1 - 4 du/ac)
- Streets
- Aerial 2023
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

*B2 zoning*

1:2,257



Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, Garmin, SafeGraph, GeoTechnologies, Inc, METN/ASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Marion

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.



ATTACHMENT A

Prepared by and return to:

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

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

**SPECIAL WARRANTY DEED**

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

**WITNESSETH**

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

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

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

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

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

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

ATTACHMENT A

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

Signed and sealed in the presence of:

Silveria Luna-Stepp  
Signature of Witness #1

JAMES FLEMING  
Signature of Grantor

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

Address #1: 839 W Green St  
Marshall MI 49068

Signed and sealed in the presence of:

Chelsea M. Norris  
Signature of Witness #2

JENNIFER LENORE FLEMING  
Signature of Grantor

Chelsea Norris  
Typed or Printed Name of Witness #2

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

THE STATE OF MICHIGAN

COUNTY OF Calhoun

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

Andrea Smith  
Notary Public, State of Michigan  
Commission Expires: 05-06-2027  
Andrea Smith  
Printed/Typed Name

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

EXHIBIT A TO SPECIAL WARRANTY DEED

TITLE DESCRIPTION – To be Insured

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

ALSO DESCRIBED AS:

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

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

## ATTACHMENT A

### EXHIBIT B

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



FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS

Attached are the instructions to register a foreign limited liability company to transact business in Florida. The requirements are as follows:

Pursuant to s. 605.0902, Florida Statutes, the attached application must be completed in its entirety.

The foreign limited liability company **must** submit certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted.

- The name of a limited liability company must be distinguishable on the records of the Florida Department of State. If the name of your limited liability company is not distinguishable on our records, you must adopt an alternative name to use in the state of Florida.
- The name of a limited liability company in the state of Florida must contain the words "Limited Liability Company," The abbreviation "L.L.C.," or the designation "LLC."

A preliminary search for name availability can be made on the Internet through the Division's records at [www.sunbiz.org](http://www.sunbiz.org). Preliminary name searches and name reservations are no longer available from the Division of Corporations. You are responsible for any name infringement that may result from your name selection.

**The fees to register are as follows:**

- \$ 100.00 Filing Fee for Application
- \$ 25.00 Designation of Registered Agent
- \$ 30.00 Certified Copy (optional)
- \$ 5.00 Certificate of Status (optional)

➤ **Important Information About the Requirement to File an Annual Report**

All Foreign Limited Liability Companies must file an Annual Report yearly to maintain "active" status. The first report is due in the year following formation. The report must be filed electronically online between January 1<sup>st</sup> and May 1<sup>st</sup>. The fee for the annual report is \$138.75. After May 1<sup>st</sup> a \$400 late fee is added to the annual report filing fee. "Annual Report Reminder Notices" are sent to the e-mail address you provide us when you submit this document for filing. To file any time after January 1<sup>st</sup>, go to our website at [www.sunbiz.org](http://www.sunbiz.org). There is no provision to waive the late fee. Be sure to file before May 1<sup>st</sup>.

A letter of acknowledgment will be issued free of charge upon registration. Please submit one check made payable to the Florida Department of State for the total amount of the filing fee and any optional certificate or copy.

A COVER letter should be submitted along with the application, certificate, and check. The mailing address and courier address are noted below.

Any further inquiries concerning this matter should be directed to the Registration Section by calling (850) 245-6051.

**Mailing Address:**

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address:**

Registration Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

**ATTACHMENT A**

**COVER LETTER**

**TO: Registration Section  
Division of Corporations**

**SUBJECT:** PARTNERS SELF STORAGE, LLC  
\_\_\_\_\_  
Name of Limited Liability Company

The enclosed "Application by Foreign Limited Liability Company for Authorization to Transact Business in Florida," Certificate of Existence, and check are submitted to register the above referenced foreign limited liability company to transact business in Florida.

Please return all correspondence concerning this matter to the following:

ETHAN A. WHITE, ESQ.  
\_\_\_\_\_  
Name of Person

KLEIN & KLEIN, LLC  
\_\_\_\_\_  
Firm/Company

40 SE 11TH AVENUE  
\_\_\_\_\_  
Address

OCALA, FL, 34471  
\_\_\_\_\_  
City/State and Zip Code

Partners@MyPartnersRealEstate.com  
\_\_\_\_\_  
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

ETHAN A. WHITE, ESQ.                      352                      732-7750  
\_\_\_\_\_  
Name of Contact Person                      at (                      )                      Daytime Telephone Number

**Mailing Address:**  
Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address:**  
Registration Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

Enclosed is a check for the following amount:

Please make check payable to: **FLORIDA DEPARTMENT OF STATE**

- \$125.00 Filing Fee       \$130.00 Filing Fee & Certificate of Status       \$155.00 Filing Fee & Certified Copy       \$160.00 Filing Fee, Certificate of Status & Certified Copy

**APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA**

*IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:*

1. PARTNERS SELF STORAGE, LLC  
(Name of Foreign Limited Liability Company; must include "Limited Liability Company," "L.L.C.," or "LLC.")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C.," or "LLC.")

2. DELAWARE (Jurisdiction under the law of which foreign limited liability company is organized)      3. \_\_\_\_\_ (FEI number, if applicable)

4. \_\_\_\_\_  
(Date first transacted business in Florida, if prior to registration.)  
(See sections 605.0904 & 605.0905, F.S. to determine penalty liability)

5. 315 CHRISTINE LANE  
(Street Address of Principal Office)      6. \_\_\_\_\_  
(Mailing Address)

CLAYTON, DELAWARE 19938  
\_\_\_\_\_  
\_\_\_\_\_

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: Joseph Stant  
Office Address: 45 Falling Water Ct  
Ponte Vedra, Florida 32081  
(City) (Zip code)

**Registered agent's acceptance:**

*Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.*

Signed by: Joseph Stant  
616845168EDB4CB  
(Registered agent's signature)

ATTACHMENT A

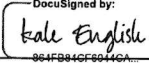
8. For initial indexing purposes, list names, title or capacity and addresses of the primary members/managers or persons authorized to manage [up to six (6) total]:

<u>Title or Capacity:</u>	<u>Name and Address:</u>	<u>Title or Capacity:</u>	<u>Name and Address:</u>
<input checked="" type="checkbox"/> Manager	Name: Joseph Stant	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: 45 Falling Water Ct	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	Ponte Vedra, FL 32081	<input type="checkbox"/> Authorized Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
<input type="checkbox"/> Manager	Name: _____	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: _____	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	_____	<input type="checkbox"/> Authorized Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
<input type="checkbox"/> Manager	Name: _____	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: _____	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	_____	<input type="checkbox"/> Authorized Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

**Important Notice:** Use an attachment to report more than six (6). The attachment will be imaged for reporting purposes only. Non-indexed individuals may be added to the index when filing your Florida Department of State Annual Report form.

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)

10. This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

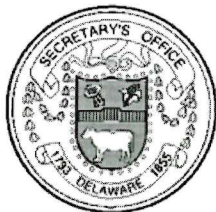
DocuSigned by:  
  
 Signature of an authorized person

F. Kale English  
 \_\_\_\_\_  
 Typed or printed name of signee

# Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "PARTNERS SELF STORAGE, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-SEVENTH DAY OF NOVEMBER, A.D. 2024.



Jeffrey W. Bullock, Secretary of State

6952320 8300

SR# 20244333250

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

Authentication: 204983753

Date: 11-27-24

**ATTACHMENT A**



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

39169-000-00

[GOOGLE Street View](#)

Prime Key: 951595

[MAP IT+](#)

Property Information

PARTNERS SELF STORAGE LLC  
315 CHRISTINE LN  
CLAYTON DE 19938-3604

Taxes / Assessments: \$8,400.38  
Map ID: 236  
Millage: 9001 - UNINCORPORATED

M.S.T.U.  
PC: 77  
Acres: 6.00

Situs: Situs: 7655 E HWY 25  
BELLEVIEW

Current Value

Land Just Value	\$94,446	
Buildings	\$361,574	
Miscellaneous	\$10,161	
Total Just Value	\$466,181	<u>Ex Codes:</u>
Total Assessed Value	\$466,181	
Exemptions	\$0	
Total Taxable	\$466,181	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$94,446	\$361,574	\$10,161	\$466,181	\$466,181	\$0	\$466,181
2023	\$64,746	\$353,264	\$11,139	\$429,149	\$429,149	\$0	\$429,149
2022	\$64,746	\$300,889	\$11,250	\$376,885	\$376,885	\$376,885	\$0

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8353/0514</a>	06/2024	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$610,000
<a href="#">7798/0226</a>	06/2022	07 WARRANTY	8 ALLOCATED	U	I	\$450,000
<a href="#">4173/1359</a>	09/2005	09 EASEMNT	0	U	I	\$100
<a href="#">1528/0172</a>	04/1988	05 QUIT CLAIM	0	U	I	\$100
<a href="#">1468/1156</a>	12/1987	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$150,000

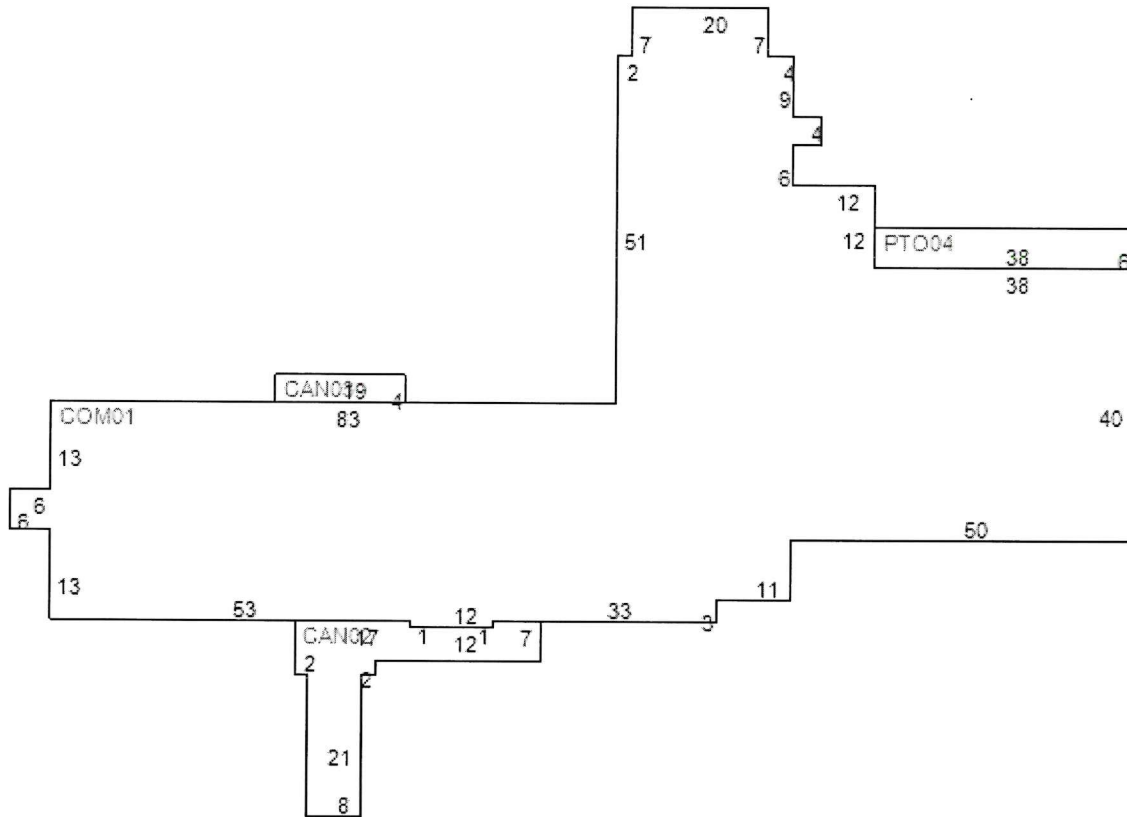
Property Description

SEC 32 TWP 16 RGE 23  
COM AT THE NW COR OF E 1/2 OF NW 1/4 OF NE 1/4 OF SEC 32 TH  
S 630 FT TO THE POB TH E 711.06 FT TH S 697.88 FT TH W 57.98



PTO04=R38U6L38D6.

**ATTACHMENT A**



Building Characteristics

<b>Structure</b>	4 - MASONRY NO PILAST	<b>Year Built</b> 1978
<b>Effective Age</b>	6 - 25-29 YRS	<b>Physical Deterioration</b> 0%
<b>Condition</b>	3	<b>Obsolescence: Functional</b> 0%
<b>Quality Grade</b>	500 - FAIR	<b>Obsolescence: Locational</b> 0%
<b>Inspected on</b>	4/24/2024 by 253	<b>Base Perimeter</b> 520

Exterior Wall 32 CONC BLK-STUCO24 CONC BLK-PAINT38 WD SIDING-SHTG34 WD FRAME-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.5	1.00	1978	0	7,129	M77 CLUB/HALL/LODGE	100 %	N Y
2	8.0	1.00	1978	0	396	CAN CANOPY-ATTACHD	100 %	N N
3	8.0	1.00	1978	0	76	CAN CANOPY-ATTACHD	100 %	N N
4	1.0	1.00	1978	0	228	PTO PATIO	100 %	N N

Section: 1

<b>Elevator Shafts:</b> 0	<b>Aprtments:</b> 0	<b>Kitchens:</b> 1	<b>4 Fixture Baths:</b> 2	<b>2 Fixture Baths:</b> 0
<b>Elevator Landings:</b> 0	<b>Escalators:</b> 0	<b>Fireplaces:</b> 0	<b>3 Fixture Baths:</b> 3	<b>Extra Fixtures:</b> 12

**ATTACHMENT A**  
Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
190 SEPTIC 1-5 BTH	1.00	UT	99	1978	2	0.0	0.0	
256 WELL 1-5 BTH	1.00	UT	99	1978	2	0.0	0.0	
GAZ GAZEBO	196.00	SF	40	1980	2	14.0	14.0	
144 PAVING ASPHALT	12,536.00	SF	5	1989	3	0.0	0.0	
159 PAV CONCRETE	1,315.00	SF	20	1989	3	0.0	0.0	
<b>Total Value - \$10,161</b>								

Appraiser Notes

FKA:SILVER SPRINGS SHORES ELKS LODGE #2730.

Planning and Building

**\*\* Permit Search \*\***

Permit Number	Date Issued	Date Completed	Description
M090221	9/1/2003	1/1/2005	ADDITION

Cost Summary

Buildings R.C.N.	\$734,150	5/1/2024				
Total Depreciation	(\$352,391)					
Bldg - Just Value	\$381,759		<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
Misc - Just Value	\$10,161	4/26/2024	1	\$734,150	(\$352,391)	\$381,759
Land - Just Value	\$94,446	4/8/2024				
Total Just Value	\$486,366	.				