



**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 3/01/24
INITIALS (CWS)
TENTATIVE MEETING DATES
P&Z PH 4/29/24
BCC/P&Z PH 5/21/24

RECEIVED

FEB 28 2024

Marion County
Growth Service

**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 <input checked="" type="checkbox"/> _____
TEXT AMENDMENT _____	TEXT AMENDMENT _____ (Text amendment must be associated with submitted small-scale map amendment) <u>WITH CONCEPT PLAN</u>

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
35300-215-02	33/16/20	15	Rural	Commercial

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
1415 Brothers Holdings LLLC 11642 Mockingbird Drive Dunnellon, FL 34432	Tillman & Associates Engineering, LLC 1720 SE 16th Avenue, Bldg. 100 Ocala, FL 34471

Staff Use Only: Application Complete – Yes Received: Date 2/28/24 Time 2:10 a.m./(p.m.) Page 1 of 3

PROJECT: 2016040068
AR: 31243

Empowering Marion for Success

www.marioncountyfl.org

Attachment A

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

Revised 01/09/2020

EXISTING USE OF SITE:

Utility buildings and Timbering

PROPOSED USE OF SITE (IF KNOWN):

Boat, RV, & Trailer storage with access trail to green-way.

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

Well Centralized water Provider _____

Septic Centralized sewer Provider _____

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

Take SR 200 SW to SW HWY 484, turn R to subject property on left @ 11374 SW HWY 484

Attachment A

PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED 1415 Brothers Holdings LLC / Chris Armstrong MGR,
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:
35300-215-02, NA, NA.
2. He/she duly authorizes and designates Tillman and Associates Engineering, LLC 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.

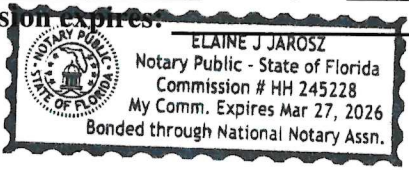
[Signature]
Property owner's signature

2/23/24
Date

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 23 day of February, 2024 (year),
by Chris Armstrong's (name of person making statement).
He/she is personally known to me or has produced NA as identification. (Driver's license, etc.)

[Signature]
Notary public signature

State of _____ County of _____
My commission expires _____



Attachment A
Tillman & Associates
ENGINEERING, LLC.

February 28TH, 2024

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

RE: 1415 Brothers Holdings Boat and RV storage

Please except the following documents in reference to a Land Use Amendment, Rezoning, and Special Use Permit on parcel 35300-215-02.

- Smale scale land use amendment application
- Rezoning application
- Special Use Permit application
- Written Findings and Facts
- Sketch and Legal
- Traffic Statement
- Division of Corporations
- General Warranty Deed
- MCPA property card
- Aerial map of adjacent uses
- Concept Plan
- Check in the amount of \$4,500 (LUA- \$3,000- REZONE/SUP \$1,500)

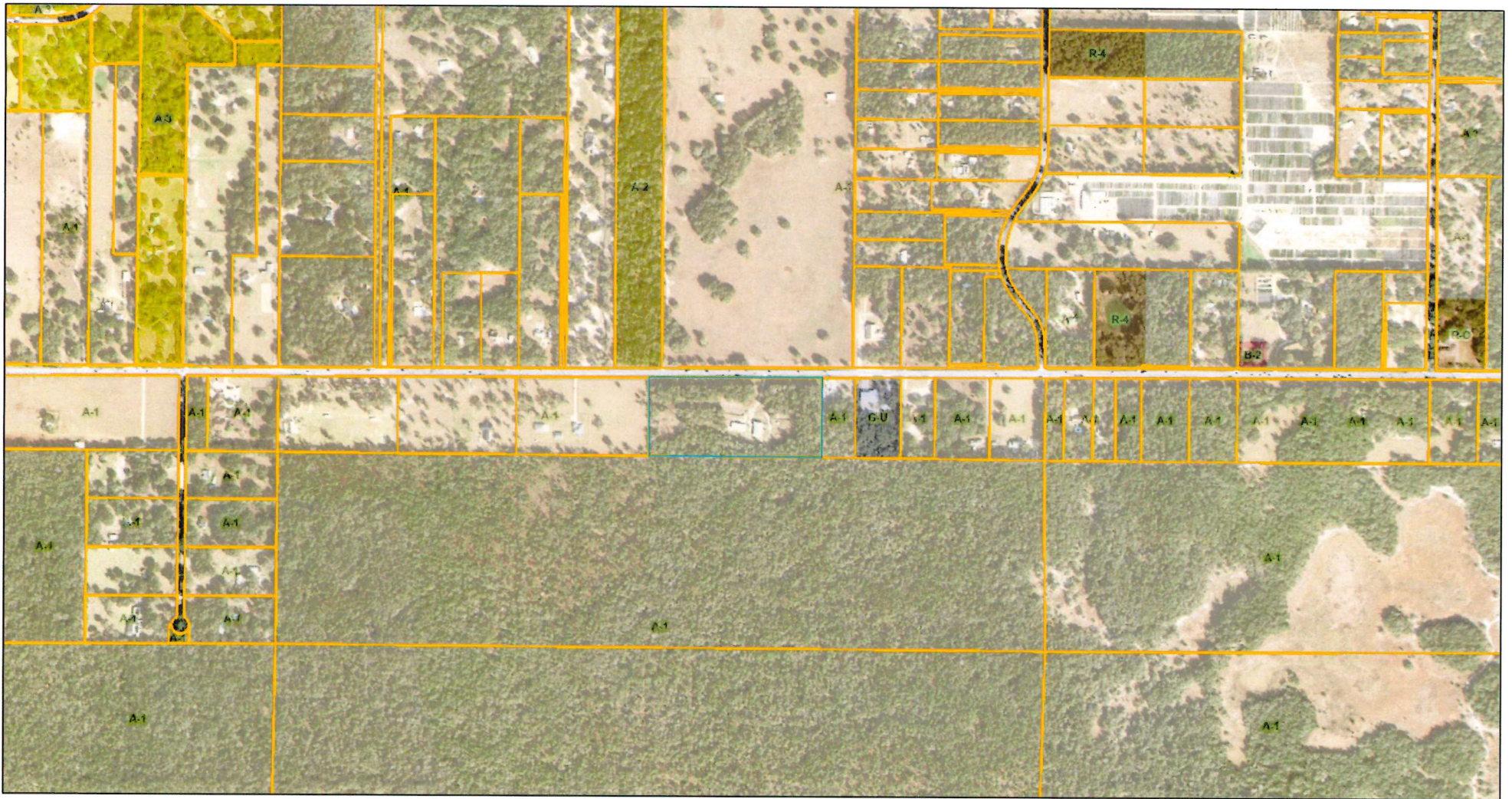
Should you require additional information, please contact our office.

Thank you for your assistance in this matter.

Tillman and Associates Engineering, LLC.

Attachment A

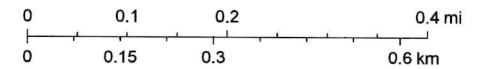
Marion County Florida - Interactive Map



1/18/2024, 11:28:55 AM

Marion County	A-2	G-U	Aerial 2023
Parcels	A-3	R-4	Red: Band_1
Zoning Classification	B-2	R-O	Green: Band_2
A-1		Blue: Band_3	

1:9,028



Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, 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

**SKETCH OF DESCRIPTION FOR:
1415 BROTHERS HOLDINGS LLC
SECTION 33, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA**

DESCRIPTION:

A PARCEL OF LAND SITUATE IN THE NORTH 1/2 OF THE SOUTHEAST 1/4, LYING SOUTH OF COUNTY ROAD NO. 484 AND SITUATE IN THE NORTH 1/2 OF THE SOUTHWEST 1/4, LYING SOUTH OF COUNTY ROAD NO. 484, OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, SAID CORNER MONUMENTED BY AN IRON PIPE AND CAP STAMPED LB 6895; THENCE N.89 DEG. 59'10"W. ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1550.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89 DEG. 59'10"W. ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 1118.60 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, SAID CORNER MONUMENTED BY A CONCRETE MONUMENT NO IDENTIFICATION THEREON; THENCE S.89 DEG. 59'15"W. ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 74.00 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00 DEG. 05'21"W. PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 33, A DISTANCE OF 542.09 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 484 (70.00 FEET WIDE); THENCE N.89 DEG. 27'01"E. ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1192.63 FEET TO THE WEST BOUNDARY OF THE EAST 1550.00 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, SAID POINT MONUMENTED BY A CONCRETE MONUMENT STAMPED MOORHEAD ENG., LS 1577; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE S.00 DEG. 05'21"E., ALONG SAID WEST BOUNDARY OF THE EAST 1550.00 FEET, A DISTANCE OF 553.79 FEET TO THE POINT OF BEGINNING.

NOTES:

1. DATE OF SKETCH: FEBRUARY 21, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BASED ON OFFICIAL RECORDS BOOK 8009, PAGE 1277 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

NOTE: THIS IS NOT A SURVEY
SHEET 1 OF 2
ONE IS NOT COMPLETE
WITHOUT THE OTHER

LEGEND:

- LINE BREAK
- R/W RIGHT-OF-WAY
- CONC. CONCRETE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- NO. NUMBER
- CL CENTERLINE
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- L ARC LENGTH
- R RADIUS
- Δ DELTA (CENTRAL ANGLE)
- CB CHORD BEARING
- CH CHORD DISTANCE
- o CHANGE IN DIRECTION

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
OF JCH CONSULTING GROUP, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Drawing name: Z:\Projects\240285 Parcel No 35300-215-02 - Section 33, Township 16, Range 20\DWG\240285SK.dwg SHEET 1 Feb 21, 2024 6:43pm by: Administrator



JCH

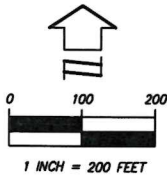
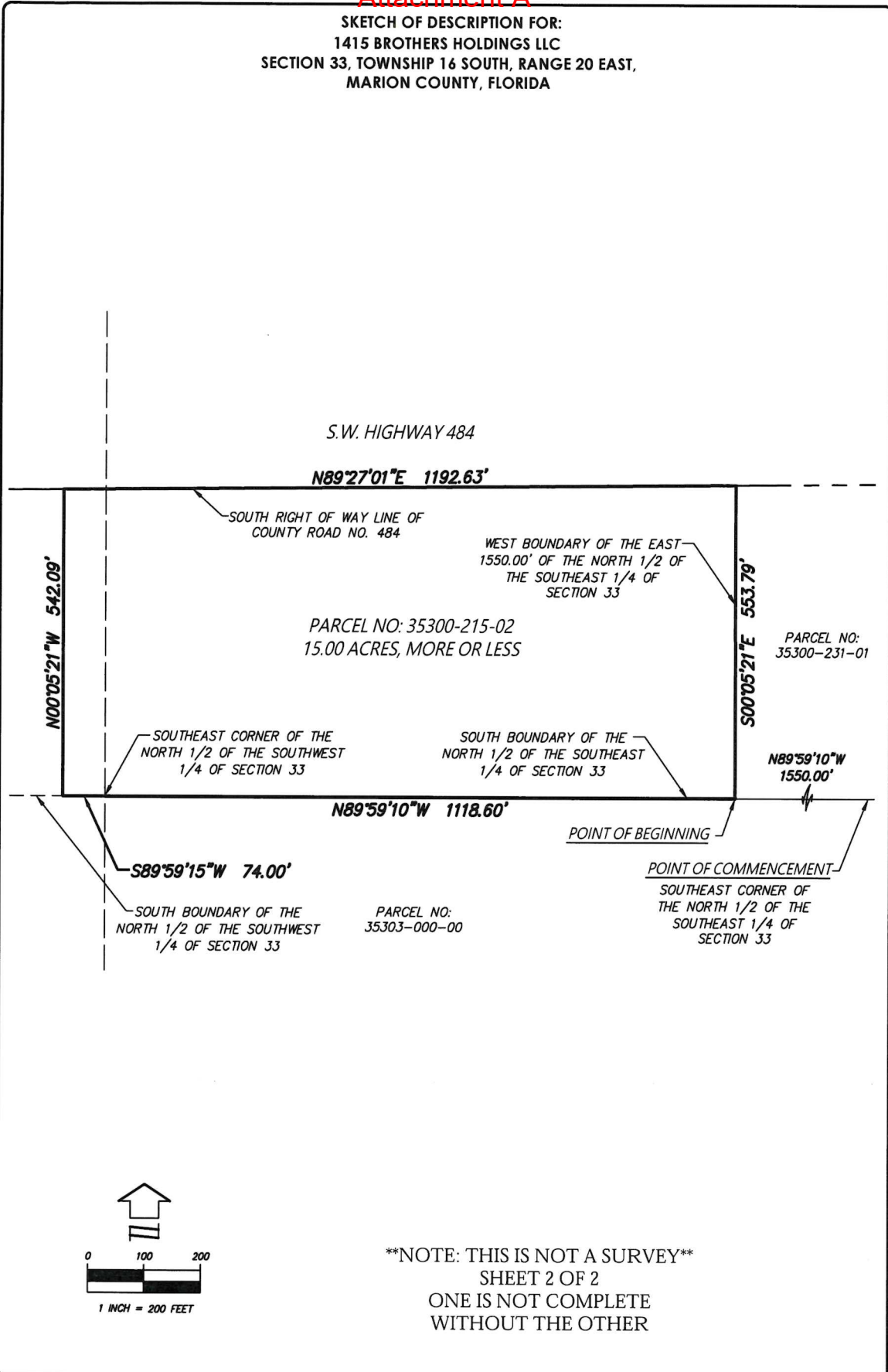
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL + G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8671 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 805-1482 FAX (888) 272-8335 www.jchcg.com

DRAWN:	C.J.H.	J.O.# 240285
REVISED:		DWG.# 240285SK
CHECKED:	C.J.H.	SHEET 1 OF 2
APPROVED:	C.J.H.	
SCALE: 1" = 200'		COPYRIGHT © FEBRUARY, 2024

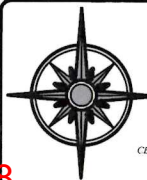
A-7

Attachment A

SKETCH OF DESCRIPTION FOR:
 1415 BROTHERS HOLDINGS LLC
 SECTION 33, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
 MARION COUNTY, FLORIDA



****NOTE: THIS IS NOT A SURVEY****
 SHEET 2 OF 2
 ONE IS NOT COMPLETE
 WITHOUT THE OTHER



JCH

CONSULTING GROUP, INC.
 LAND DEVELOPMENT - SURVEYING & MAPPING
 PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8671 CHRISTOPHER J. HOWSON, P.S.A., C.F.M. - LS 6531
 426 SW 15TH STREET, OCALA, FLORIDA 34471
 PHONE: 352.905-1162 FAX: 352.222-8335 www.jch.com

DRAWN:	C.J.H.	J.O.# 240285
REVISED:		DWG.# 240285SK
CHECKED:	C.J.H.	SHEET 2 OF 2
APPROVED:	C.J.H.	
SCALE: 1" = 200'		COPYRIGHT © FEBRUARY, 2024



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

35300-215-02

[GOOGLE Street View](#)

Prime Key: 3810481

[Beta MAP IT+](#)

Current as of 3/1/2024

[Property Information](#)

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

[PC: 99](#)

Acres: 15.00

1415 BROTHERS HOLDINGS LLC
11642 MOCKINGBIRD DR
DUNNELLON FL 34432

[Taxes / Assessments:](#)

Map ID: 96

[Millage:](#) 9002 - UNINCORPORATED

Situs: 11374 SW HWY 484
DUNNELLON

[2023 Certified Value](#)

Land Just Value	\$261,900		
Buildings	\$0		
Miscellaneous	\$31,008		
Total Just Value	\$292,908	Impact	(\$230,499)
Total Assessed Value	\$62,409	Land Class Value	\$45,112
Exemptions	\$0	Total Class Value	\$76,120
Total Taxable	\$62,409	Ex Codes:	
School Taxable	\$76,120		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$261,900	\$0	\$31,008	\$292,908	\$62,409	\$0	\$62,409
2022	\$138,516	\$0	\$32,320	\$170,836	\$56,594	\$0	\$56,594
2021	\$116,400	\$0	\$33,372	\$149,772	\$53,897	\$0	\$53,897

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8009/1277	03/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$539,000
6289/1007	10/2015	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$150,000

[Property Description](#)

SEC 33 TWP 16 RGE 20
A PARCEL OF LAND SITUATE IN N 1/2 OF SE 1/4
LYING S OF CTY RD 484 & SITUATE IN N 1/2 OF SW 1/4
LYING S OF CTY RD 484 BEING MORE FULLY DESC AS:
COM AT SE COR OF N 1/2 OF SE 1/4 OF SEC 33 TH

A-9

Attachment A

N 89-59-10 W 1550 FT TO POB TH N 89-59-10 W 1118.60 FT
 TH S 89-59-15 W 74 FT TH N 00-05-21 W 542.09 FT TO
 S ROW LINE OF CTY RD 484 (70 FT WIDE) TH N 89-27-01 E
 1192.63 FT TO TH S 00-05-21 E 553.79 FT TO POB
Parent Parcel: 35300-215-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5871		.0	.0	A1	12.50	AC							
9902		.0	.0	A1	2.50	AC							

Neighborhood 8484 - CR 484 W OF 200
 Mkt: 9 70

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
048 SHED OPEN	3,822.00		SF	15	2017	2	0.0	0.0
UDU UTILITY-UNFINS	1,479.00		SF	40	2017	2	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	2017	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00		UT	99	2017	2	0.0	0.0
UDC CARPORT-UNFIN	1,800.00		SF	40	2018	2	30.0	60.0

Appraiser Notes

LEFT HANGER
 LEFT CALL BACK MESSAGE

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2016120201	12/1/2016	1/1/1900	SFR

Attachment A

Prepared by:
Molly Gilligan
Atlas Title Agency, LLC
1279 East Silver Springs Boulevard
Ocala, Florida 34470

File Number: 23-1755

General Warranty Deed

Made this March 23, 2023 A.D. By **Michael Wheeler and Teresa Wheeler, husband and wife**, hereinafter called the grantor, to **1415 Brothers Holdings, LLC, a Florida limited liability company**, whose post office address is: 11642 Mockingbird Drive, Dunnellon, FL 34432, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

A PARCEL OF LAND SITUATE IN THE NORTH 1/2 OF THE SOUTHEAST 1/4, LYING SOUTH OF COUNTY ROAD NO. 484 AND SITUATE IN THE NORTH 1/2 OF THE SOUTHWEST 1/4, LYING SOUTH OF COUNTY ROAD NO. 484, OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, SAID CORNER MONUMENTED BY AN IRON PIPE AND CAP STAMPED LB 6895; THENCE N.89 DEG. 59'10"W. ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1550.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89 DEG. 59'10"W. ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 1118.60 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, SAID CORNER MONUMENTED BY A CONCRETE MONUMENT NO IDENTIFICATION THEREON; THENCE S.89 DEG. 59'15"W. ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 74.00 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00 DEG. 05'21"W. PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 33, A DISTANCE OF 542.09 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 484 (70.00 FEET WIDE); THENCE N.89 DEG. 27'01"E. ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1192.63 FEET TO THE WEST BOUNDARY OF THE EAST 1550.00 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, SAID POINT MONUMENTED BY A CONCRETE MONUMENT STAMPED MOORHEAD ENG., LS 1577; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE S.00 DEG. 05'21"E., ALONG SAID WEST BOUNDARY OF THE EAST 1550.00 FEET, A DISTANCE OF 553.79 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: 35300-215-02

Subject to covenants, restrictions, easements, limitations and reservations of record (if any) and taxes for the current year.

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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

DEED Individual Warranty Deed - Legal on Face

Attachment A

Prepared by:
Molly Gilligan
Atlas Title Agency, LLC
1279 East Silver Springs Boulevard
Ocala, Florida 34470

File Number: 23-1755

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Cynthia J. Martin
Witness Printed Name Cynthia J. Martin

Molly Gilligan
Witness Printed Name Molly Gilligan

Michael Wheeler (Seal)
Michael Wheeler

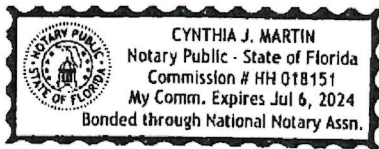
Teresa Wheeler (Seal)
Teresa Wheeler

Address: 9506 E Baymeadows Drive, Inverness, FL 34450

State of Florida

County of Marion

The foregoing instrument was acknowledged before me this 22nd day of March, 2023, by means of physical presence or _____ online notarization by Michael Wheeler and Teresa Wheeler, husband and wife, who is/are personally known to me or who has produced Driver License as identification.



Cynthia J. Martin
Notary Public
Print Name: _____
My Commission Expires: _____

DEED Individual Warranty Deed - Legal on Face



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

Detail by Entity Name

Florida Limited Liability Company
1415 BROTHERS HOLDINGS LLC

Filing Information

Document Number	L19000123042
FEI/EIN Number	84-1825605
Date Filed	05/07/2019
Effective Date	05/06/2019
State	FL
Status	ACTIVE

Principal Address

1415 SW 17TH ST
OCALA, FL 34471

Mailing Address

1415 SW 17TH ST
OCALA, FL 34471

Registered Agent Name & Address

ARMSTRONG, CHRIS
1415 SW 17 TH ST
OCALA, FL 34471

Authorized Person(s) Detail

Name & Address

Title MGR

ARMSTRONG, CHRIS
1415 SW 17TH ST
OCALA, FL 34471

Title MGR

ARMSTRONG, SCOTT W
1415 SW 17TH ST
OCALA, FL 34471

Annual Reports

Report Year	Filed Date
-------------	------------

Attachment A

2021	03/30/2021
2022	04/20/2022
2023	04/27/2023

Document Images

04/27/2023 -- ANNUAL REPORT	View image in PDF format
04/20/2022 -- ANNUAL REPORT	View image in PDF format
03/30/2021 -- ANNUAL REPORT	View image in PDF format
06/26/2020 -- ANNUAL REPORT	View image in PDF format
05/07/2019 -- Florida Limited Liability	View image in PDF format



225 East Robinson Street, Suite 355
 Orlando, FL 32801
 P 407.540.0555

Technical Memorandum

February 26, 2024

Project# 30196

To: Chris Armstrong
 1415 Brothers, LLC
 1415 SW 17th Street
 Ocala, FL 34471

From: Kok Wan Mah, PE

CC: Peyton Ratto

RE: 1415 Brothers Holdings Boat and RV Storage Traffic Statement

TRAFFIC STATEMENT

Kittelson and Associates is pleased to provide this Traffic Statement for the Boat and RV Storage facilities located on the south side of CR 484, west of SR 200 in Marion County, Florida. Per Sec. 6.11.3 of the County's Code of Ordinances, a Traffic Statement is required for projects generating fewer than 50 peak-hour trips. Analysis includes a review of site access and access management to support the special use permit being requested by the County.

Trip Generation

The site is set to include 502 paved storage stalls designated for RVs and boats, as well as an office located in the northwest section of the premises. Please refer to the attached site plan for further details. **Table 1** below shows the estimated trip generation. The number of trips is derived from the ITE Trip Generation Manual 11th Edition, utilizing traffic code 151 (mini-warehouse), as there is not an existing code specifically for a boat and RV storage facility. This substitution involves using the mini-warehouse data, with the number of parking spaces serving as the independent variable instead of storage units. The rates for mini-warehouse are calculated based on increments of 100 storage units (equivalent to parking spaces). The mini-warehouse was selected as the best option as the expectation that trip characteristics and hourly patterns throughout the day are likely to be similar, given that people typically visit these facilities only when accessing items stored within their unit, or in this context, when they need to access their boat or RV.

Table 1 Trip Generation

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period			PM Peak Period		
				In Trips	Out Trips	Total	In Trips	Out Trips	Total
Mini Warehouse	151	5.02 Storage Units (100s)	90	3	3	6	4	4	8
Total			90	3	3	6	4	4	8

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition

Attachment A

As shown in **Table 1**, the development is expected to generate 90 daily, 6 AM peak-hour, and 8 PM peak-hour trips. In addition to the weekday peak-hour trip generation, the trip generation for the peak-hour on a weekend was evaluated. Based on a trip generation of 13 for the peak-hour on a Saturday, it can be shown that this would not result in any deficiencies on CR 484. This fulfills the County's requirement for generation of fewer than 50 peak-hour trips. **Table 2** below shows the generated traffic applied to the adjacent roadway, assuming that 100% of the project trips were assigned to the same direction. The County's AADT provided in the Ocala/Marion TPO CMP Database 2023 was used to calculate peak-hour, peak direction (PHPD) volume. K and D factors were taken from Florida's Department of Transportation Online using a count station on the same segment to complete the calculation ($15,300 * 55.1% * 9%$).

Attachment A

Table 2: Roadway Analysis

Roadway	No. of Lanes	Adopted LOS	Daily Capacity	2023 AADT	PHPD Capacity	2023 PHPD	Annual Growth Rate	2028 Background Traffic				2028 Background + Project Traffic					
								Daily Volume	PHPD Volume	v/c	Deficient?	Project Volume	PHPD Volume	v/c	Remaining Capacity	Deficient?	Project Deficiency?
CR 484 from SW 140 Ave to SW 105 Av	2	E	29,340	12,000	1,449	595	1.00%	15,300	759	0.52	No	8	767	0.53	682	No	No

Sources: Florida Traffic Online
Ocala/Marion TPO CMP Database 2023
Kittelson & Associates, Inc.

As shown in **Table 2**, the roadway volume does not exceed its current capacity in the buildout condition.

Site Plan

The site plan is being reviewed to provide recommendations to the County related to site access, circulation, and access management. The comments are as follows:

- Access to the site is being provided by a driveway accessible via SW Highway 484.
- A proposed office space is located in the northwest corner of the site, featuring three designated vehicle parking spots, including one ADA space. This office is ancillary to the boat and RV storage business and not an independent use of its own.
- A multi-modal path connecting to the existing greenway is proposed on the western side of the site, where no storage stalls are located.
- Based on a preliminary assessment, there do not appear to be any issues related to sight lines at the driveway. An AUTOTURN analysis was not provided and may be necessary to confirm that vehicles and watercraft of these types can effectively maneuver the storage spaces. However, circulation space for emergency vehicles appears adequate. Additional review comments may be provided by the fire department.
- SW Highway 484 is a two-way undivided highway with a posted speed of 55 miles per hour. Given the low number of trips that enter the site, exclusive left and right turns into the site are not recommended.
- A drainage pond is proposed in the southern part of the site to mitigate the impact of the impervious surface being created.

Conclusion

The Boat and RV Storage is set to include 502 paved storage stalls, as well as an office located in the northwest section of the premises that will generate 90 daily, 6 AM peak-hour, and 8 PM peak-hour trips. This fulfills the County's requirement for generation of fewer than 50 peak-hour trips. Similarly, the applied trips combined with the expected volume of the current roadway traffic in the buildout year do not exceed the current capacity of the roadway. Regarding these findings, we would appreciate the County's consideration to waive the requirement for a full Traffic Impact Analysis for 1415 Brothers Holdings Boat and RV Storage.

Should you have any questions, please let us know.

