



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 4/24/24
INITIALS AWD

TENTATIVE MEETING DATES

P&Z PH 6/24/24

BCC/P&Z PH 7/16/24

RECEIVED

APR 23 2024

Marion County
Growth Service

SPECIAL USE PERMIT APPLICATION - REGULAR - \$1,000.00

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Continued use of parcel 4879-003-001 (existing bldg) for telecom equipment storage. Use of proposed storage building on Parcel 4879-003-006 for same use of telecom equipment storage. No point of sale, no commerce. Storage only.

Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: B2

Parcel account number(s): 4879-003-001, 4879-003-006

Property dimensions: _____ Total acreage: 0.56

Directions: See attached.

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. Please print all information, except for the Owner and Applicant/Agent signature.

Y.P.S.G. INC.

Menadier Engineering, LLC

Property Owner name (please print)
PO BOX 680429

Applicant or agent name (please print)
P.O. Box 636

Mailing Address
PRATTVILLE AL 36068-0429

Mailing Address
Alachua, FL 32616

City, State, Zip code
214-951-0259

City, State, Zip code
(386) 347-5133

Phone number (include area code)
andrew.phillips@ypsg-america.com

Phone number (include area code)
wmenadier@menadier.com

E-mail address
[Signature] 3/21/2024

E-mail address

Signature

Signature

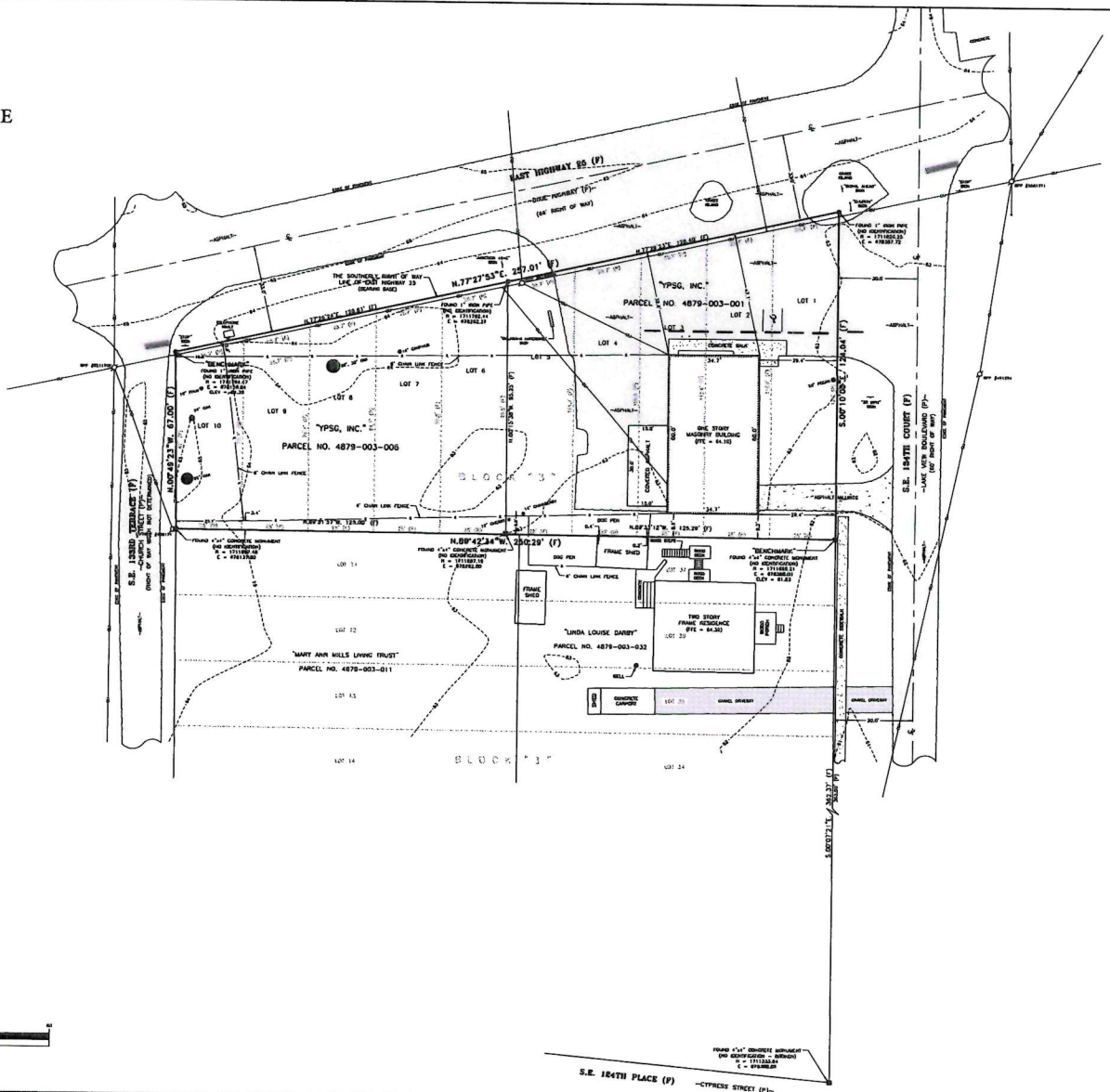
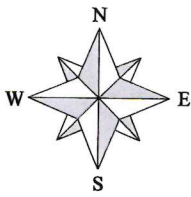
PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or denied. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

STAFF/OFFICE USE ONLY			
Project No.: <u>2024040097</u>	Code Case No.: <u>0</u>	Application No.:	
Rcvd by: <u>EMAIL</u>	Rcvd Date: <u>4/23/24</u>	FLUM: <u>Com</u>	Zoning Map No.: <u>294</u> Rev: 07/1/2019

Attachment A

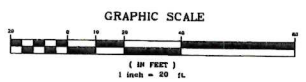
Driving Directions for Parcel 4879-003-001.

From Downtown Ocala. Head west toward S Magnolia Ave. Turn left onto S Magnolia Ave. Turn right at the 2nd cross street onto W Fort King St. Turn left onto US-301 S/US-441 S/S Pine Ave/US Hwy 27 S. Turn left onto SE 92nd Place Rd. Continue onto SE 92nd Loop. Turn left onto E Hwy 25/Ocala Rd. Destination will be on the right.



DESCRIPTION
(PER OFFICIAL RECORDS BOOK 7865, PAGE 1537, PUBLIC RECORDS OF HARRISON COUNTY, FLORIDA)
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, BLOCK 3, OF ALMA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 249, PUBLIC RECORDS OF HARRISON COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FEET 22045 1/40-82, (1980 ADJUSTMENT)), IN WHICH THE SOUTHERLY RIGHT OF WAY LINE OF EAST HIGHWAY 25; BEARS: N.77°27'53.7\"/>



LEGEND table with symbols and descriptions for various survey features like monuments, bearings, and distances.



BOUNDARY & TOPOGRAPHIC SURVEY
FOR:
YPSG, INC.

BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091
FAX: (352) 351-0093 FAX
EMAIL: gpre@prece.com

SURVEYOR'S CERTIFICATION
THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 29-11, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

Table with columns: DATE OF SURVEY, DRAWN, CHECKED, FILED, and other administrative tracking fields.

Attachment A

MCBCC Interactive Map - Internal

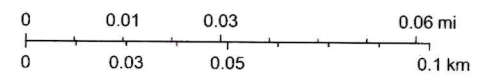


4/23/2024, 9:56:05 AM

1:1,433

- Parcels Labels
- Parcels
- Address Points
- Structure - Addressed
- No Address
- Post Office
- Telephone Equipment
- Unverified Point
- Vacant with Address
- Marion County
- County Road Maintenance
- OCE Maintained Paved
- OCE Maintained Unpaved
- Streets

- Aerial2023
- Red: Band_1
- Green: Band_2
- Blue: Band_3



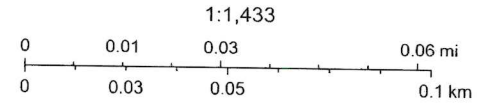
Marion County IT GIS Team, Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

MCBCC Interactive Map - Internal



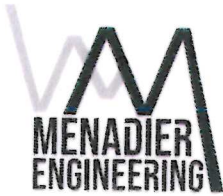
1/23/2024, 9:24:05 AM

- Parcels Labels
- Parcels
- Address Points
- Structure - Addressed
- No Address
- Post Office
- Telephone Equipment
- Unverified Point
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- Aerial2023 Red: Band_1
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Marion County IT GIS Team, Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS,

Attachment A



Menadier Engineering, LLC (386) 347-5133
PO Box 636 www.menadier.com
Alachua, Fl 32616

April 15, 2024

Marion County Planning & Zoning
2710 E Silver Springs Blvd.
Ocala, Fl 34470

**RE: YSPG, Inc.
Special Use Permit Application – Findings of Facts**

Planning Staff,

The following information is being provided to support our request for a Special Use Permit (SUP) for a pre-manufactured metal building and other required infrastructure. The site is in the southwest quadrant of the intersection of East Highway 25 and SE 134th Court in Ocklawaha (parcels 4879-003-001 & 4879-003-006). The site previously operated as a hardware store. There is existing access from East Highway 25 and S.E. 134th Court. Marion County Utilities does not serve this area. Improvements will be made to provide access and adequate parking based on the proposed storage use. Please consider the following Findings of Facts concerning our request:

1. Ingress/Egress – Access to the site will be provided through one redesigned driveway along E. Hwy 25. There are no structures, landscaping, or other appurtenances that would obstruct the view for passenger vehicles. There are no sidewalks within the right-of-way of Highway 25, therefore pedestrian safety will remain as-is, as part of this request. The site spans highway 25 from the corner of S.E. 133rd Terrace to S.E. 134th Court with adequate circulation for first responders in case of an emergency. The Conceptual Site Plan included with SUP shows paved access, defined parking, and circulation measures.
2. Parking/Loading – Off-street parking will be in front of the building to the north and northeast that will include the required ADA parking space. These spaces are paved and delineated in accordance with regulatory standards. A loading area will be available at the existing drive to remain off of S.E. 134th Court.
3. Refuse and Service Area - Refuse and other garbage related items will be managed by the owners. The proposed use will not generate large amounts of refuse.
4. Utilities – The proposed facility will be served by the existing septic tank and drainfield. The existing water supply will remain in use. Water and sewer are not available by Marion County Utilities in this area.
5. Buffers – The surrounding parcels are zoned B-2. The subject parcels of this SUP application are zoned B-2 and B-4. A rezoning application will be submitted for the B-4 parcel making all parcels B-2 zoning. Therefore, buffering will not be required because the adjacent properties are zoned similarly. The site will have minimal employees. The hours of operation are planned for Monday-Friday 8am – 5pm.
6. Signage – The existing Oklawaha Hardware sign will be replaced with a new pylon sign in the same location. The proposed sign will comply with all Marion County Land Development codes and will be applied for in a separate permit application.

Attachment A

YPSG, Inc
Findings of Facts
April 15, 2024

7. Green Space – There is ample green space proposed for this development. The perimeter landscape buffers, and interior open spaces make up approximately 64.4% of the total site. This site will meet all green space requirements under the current Land Development Code.
8. Compatibility – The subject parcels are zoned B-2 and B-4. The surrounding and adjacent parcels are zoned B-2 and B-4. There are multiple commercial developments located within a one-mile radius of the site. Directly east on Highway 25 there are two commercial buildings. Based on the surrounding uses and development patterns in the area, the proposed Special Use Permit is compatible.
9. Lighting – The proposed site will not have site lighting. If building and parking lot lighting is proposed, a photometric plan will be provided in accordance with Marion County Land Development Code.
10. Provisions – The owners are willing to meet the special conditions necessary to get this permit.

Based on the information provided above, we respectfully request approval of this SUP application. If you have any questions, please call me.

Sincerely,
MENADIER ENGINEERING



William A. Menadier, P. E.
Principal Engineer



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

4879-003-001

[GOOGLE Street View](#)

Prime Key: 1169623

[Beta MAP IT+](#)

Current as of 4/23/2024

[Property Information](#)

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

PC: 11

Acres: .33

YPSG INC
PO BOX 680429
PRATTVILLE AL 36068-0429

[Taxes / Assessments:](#)

Map ID: 294

[Millage:](#) 9001 - UNINCORPORATED

Situs: Situs: 13414 E HWY 25
OCKLAWAHA

[2023 Certified Property Value by Income](#)

Land Just Value	N/A	
Buildings	N/A	
Miscellaneous	N/A	
Total Just Value	\$99,495	Ex Codes:
Total Assessed Value	\$99,495	
Exemptions	\$0	
Total Taxable	\$99,495	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$43,125	\$57,138	\$5,185	\$99,495	\$99,495	\$0	\$99,495
2022	\$35,938	\$51,698	\$5,185	\$95,225	\$95,225	\$0	\$95,225
2021	\$35,938	\$47,107	\$5,185	\$91,412	\$91,412	\$0	\$91,412

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7965/1537	01/2023	07 WARRANTY	8 ALLOCATED	Q	I	\$250,000
5559/1118	09/2008	05 QUIT CLAIM	8 ALLOCATED	U	I	\$45,000
4231/1076	10/2005	07 WARRANTY	8 ALLOCATED	U	I	\$189,000
0943/0402	01/1979	07 WARRANTY	0	U	I	\$45,700
0676/0159	02/1975	02 DEED NC	0	U	I	\$5,000

[Property Description](#)

SEC 05 TWP 17 RGE 24
PLAT BOOK B PAGE 249
ALADA

BLK 3 LOTS 1.2.3.4.5.

Land Data - Warning: Verify Zoning

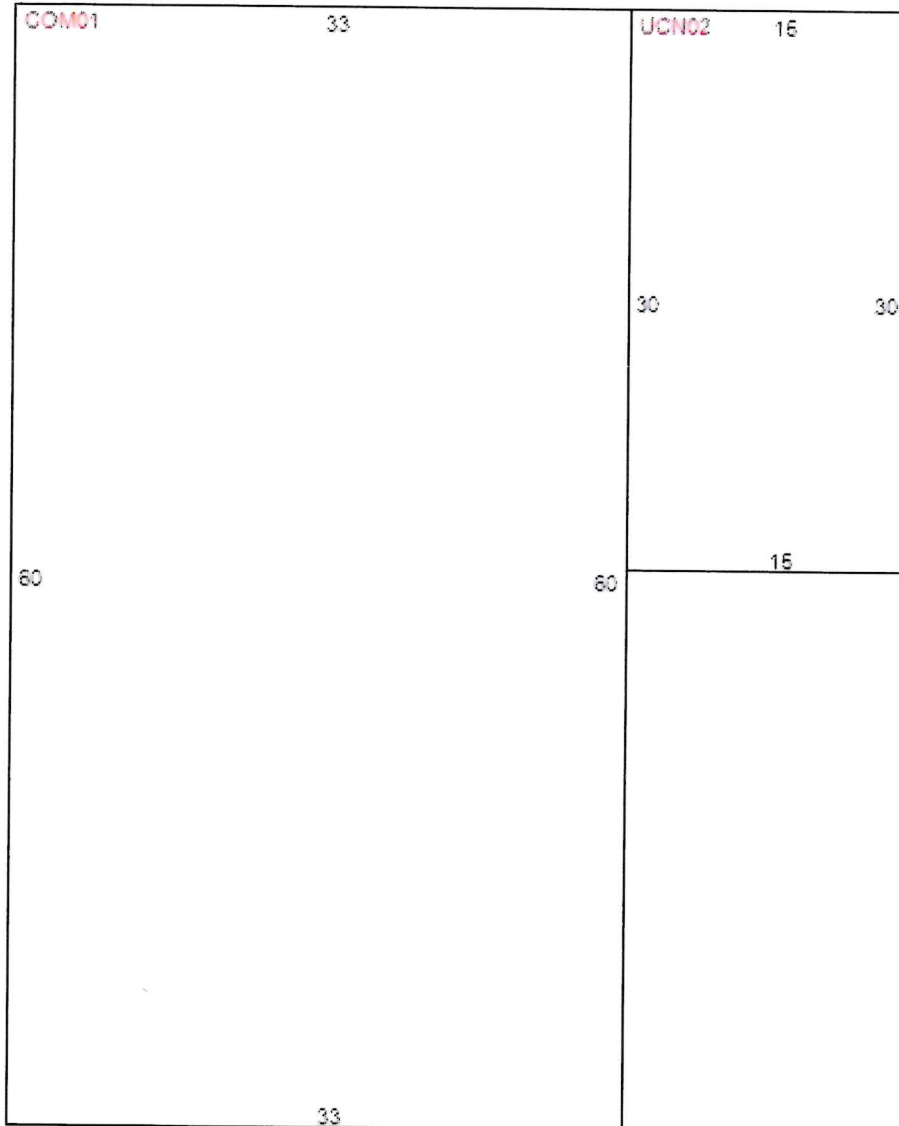
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1100	129.0	110.0	B4	14,375.00	SF							

Neighborhood 9995 - COMM C25/ OKL/WEIRS/SH RD
Mkt: 2 70

Traverse

Building 1 of 1

COM01=L33D60R33U60.
UCN02=R15D30L15U30.



Building Characteristics

Structure 6 - PILASTERS
 Effective Age 7 - 30-34 YRS
 Condition 2
 Quality Grade 300 - LOW
 Inspected on 2/18/2019 by 117

Year Built 1972
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 186

Exterior Wall 24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	11.5	1.00	1972	0	1,980	M11 ONE STORY STORE	100 %	N	Y
2	11.0	1.00	2011	0	450	UCN CANOPY UNFIN	100 %	N	N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 1
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 0

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	7,044.00	SF	5	2005	3	0.0	0.0
105 FENCE CHAIN LK	140.00	LF	20	1975	4	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1975	3	0.0	0.0
159 PAV CONCRETE	215.00	SF	20	1975	3	0.0	0.0

Appraiser Notes

SAMMY'S APPLIANCE HARDWARE & MORE

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2011050579	5/1/2011	6/16/2011	PATIO COVER OVER EXISTING LOT

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

4879-003-006

Prime Key: 1169631

[Beta MAP IT+](#)

Current as of 4/23/2024

[Property Information](#)

YPSG INC
PO BOX 680429
PRATTVILLE AL 36068-0429

[Taxes / Assessments:](#)

Map ID: 294

[Millage:](#) 9001 - UNINCORPORATED

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

PC: 10

Acres: .23

[2023 Certified Value](#)

Land Just Value	\$28,749		
Buildings	\$0		
Miscellaneous	\$657		
Total Just Value	\$29,406		
Total Assessed Value	\$27,077	Impact	(\$2,329)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$27,077		
School Taxable	\$29,406		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$28,749	\$0	\$657	\$29,406	\$27,077	\$0	\$27,077
2022	\$23,958	\$0	\$657	\$24,615	\$24,615	\$0	\$24,615
2021	\$23,958	\$0	\$657	\$24,615	\$23,986	\$0	\$23,986

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7965/1537	01/2023	07 WARRANTY	8 ALLOCATED	Q	V	\$250,000
5559/1118	09/2008	05 QUIT CLAIM	8 ALLOCATED	U	V	\$45,000
4231/1076	10/2005	07 WARRANTY	8 ALLOCATED	U	V	\$189,000
1317/1971	11/1985	07 WARRANTY	0	U	V	\$20,000
1236/1834	07/1984	71 DTH CER	0	U	V	\$100

[Property Description](#)

SEC 05 TWP 17 RGE 24
PLAT BOOK B PAGE 249
ALADA
BLK 3 LOTS 6.7.8.9.10

Attachment A

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1000	121.0	81.0	B2	9,583.00	SF							
Neighborhood 9995 - COMM C25/ OKL/WEIRS/SH RD													
Mkt: 2 70													

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	397.00		LF	20	1998	3	0.0	0.0

[Appraiser Notes](#)

2008,2013,2018 REVIEW

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description

Attachment A

Prepared by and Return to:
Angie Kontny, an employee of
Leading Edge Title of Central Florida, LLC
1315 Tuskawilla Road
Suite 101
Winter Springs, FL 32708

File Number: WCF-22-478

Space Above This Line for Recording Data

Warranty Deed

This Warranty Deed, made on this the 20 day of January, 2023 A.D. by and between Wade G. Tackett, a married man, whose post office address is 13830 Southeast 124th Street, Ocklawaha, FL 32179, hereinafter called the "grantor", to Y.P.S.G., Inc., a Texas Corporation, whose post office address is, P. O. Box 680429, Prattville, AL 36068-0429, 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 TWO HUNDRED FIFTY THOUSAND AND 00/100, (\$250,000.00) 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, State of Florida, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 3, of ALADA, as per plat thereof recorded in Plat Book B, Page 249, Public Records of Marion County, Florida.

Parcel Identification Number: 4879-003-001

Grantor hereby warrants said property is not now, nor has it ever been, the homestead of the Grantor, the Grantors spouse or any minor children or dependents of Grantor or Grantors spouse, nor is it contiguous to the homestead of any of the aforementioned parties under the laws and constitution of the State of Florida

Subject to covenants, conditions, restrictions and easements of record.

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 Non-Homestead

Attachment A

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

Signed, sealed and delivered in the presence of these witnesses:

[Signature]
Witness Signature
Print Name: Khaven Terrell

[Signature]
Wade G. Tackett

[Signature]
Witness Signature
Print Name: Crystal Humphrey

State of FL
County of Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of physical presence or via online notarization on this 10th day of January, 2023, by Wade G. Tackett, who is personally known to me or who has produced a FL St. ID as identification.

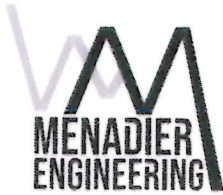
[Signature]
NOTARY PUBLIC

Crystal Humphrey
Notary Print Name
My Commission Expires: July 5, 2024



CRYSTAL HUMPHREY
Commission # GG 986241
Expires July 5, 2024
Bonded Thru Budget Notary Services

Attachment A



Menadier Engineering, LLC (386) 347-5133
PO Box 636 www.menadier.com
Alachua, FL 32616

April 9, 2024

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

**RE: Y.S.P.G. Warehouses
Special Use Permit Application – Legal Description**

LOTS 1, 2, 3, 4, 5,6, 7,8, 9 AND 10. BLOCK 3 OF ALDA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 249, PUBLIC RECORDS OF MARINO COUNTY, FLORIDA

Attachment A

RD Plaza Warehouses - Ocala
Findings of Facts
September 21, 2023

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