



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

APPLICATION COMPLETE

DATE COMPLETED 3/01/24 INITIALS [Signature]

TENTATIVE MEETING DATES

P&Z PH 4/29/24 5/21/24

RECEIVED

FEB 28 2024

Marion County Growth Service

APPLICATION FOR REZONING

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 A-1 General Agriculture

to B-1 Neighborhood Business, for the intended use of:

Boat, RV, and Trailer storage by Special Use Permit.

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 35300-215-02

Property dimensions: _____ Total acreage: 15 acres +/-

Directions: Take SR 200 SW to SW HWY 484, turn R to subject property on L @ 11374 SW HWY 484

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

1415 BROTHERS HOLDINGS, LLC

Property owner name (please print)

11642 MOCKINGBIRD DR

Mailing address

DUNNELLON, FL 34432

City, state, zip code

NA - Email: Chris@armstronghomes.net

Phone number (please include area code)

[Signature]

Signature

TILLMAN & ASSOCIATES ENGINEERING, LLC

Applicant or agent name (please print)

1720 SE 16th AVENUE

Mailing address

OCALA, FL 34471

City, state, zip code

352-387-4540 Email: Permits@Tillmaneng.com

Phone number (please include area code)

[Signature]

Signature

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: [Signature] DATE: 2/28/24 ZONING MAP NO.: 96

Rev. 01/11/2021

PROJECT: 2016040068 AR: 31244

Empowering Marion for Success

www.marioncountyfl.org



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.

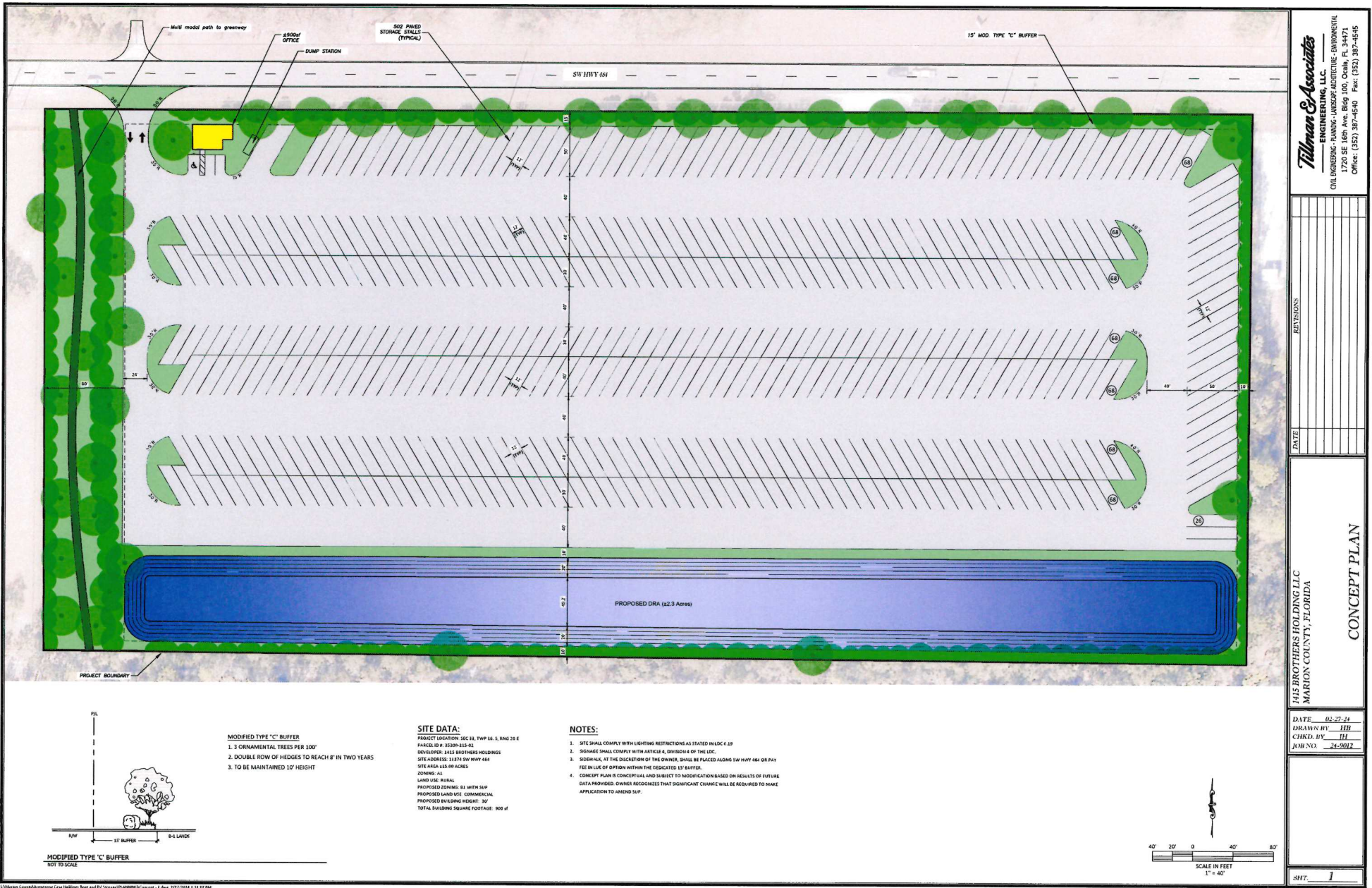
- Smale scale land use amendment application
- Rezoning application
- Special Use Permit application
- Written Findings and Facts
- Sketch and Legal
- Traffic Statement
- Division of Corporations
- General Warranty Deed
- MCPA property card
- Aerial map of adjacent uses
- Concept Plan
- Check in the 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



Tillman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545

| DATE | REVISIONS |
|------|-----------|
| | |
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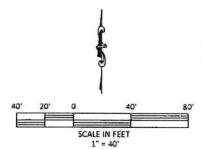
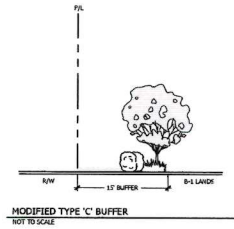
1415 BROTHERS HOLDING LLC
 MARION COUNTY, FLORIDA
CONCEPT PLAN

| | |
|----------|----------|
| DATE | 02-27-24 |
| DRAWN BY | JHB |
| CHECK BY | JM |
| JOHNS | 24-90012 |
| SHT. | 1 |

SITE DATA:
 PROJECT LOCATION: SEC 13, T10P 34 S, R10E 20 E
 PARCEL ID #: 35309-115-02
 DEVELOPER: 1415 BROTHERS HOLDINGS
 SITE ADDRESS: 1415 SW HWY 44E
 SITE AREA: 115.00 ACRES
 ZONING: A1
 LAND USE: BIVAL
 PROPOSED ZONING: B1 WITH SUP
 PROPOSED LAND USE: COMMERCIAL
 PROPOSED BUILDING HEIGHT: 30'
 TOTAL BUILDING SQUARE FOOTAGE: 900 sf

- NOTES:**
1. SITE SHALL COMPLY WITH LIGHTING RESTRICTIONS AS STATED IN LOC 6.18
 2. SIGNAGE SHALL COMPLY WITH ARTICLE 6, DIVISION 4 OF THE LOC.
 3. SIGNAGE, AT THE DISCRETION OF THE OWNER, SHALL BE PLACED ALONG THE HWY OAK OR PAV FEE IN LUE OF OPTION WITHIN THE DESIGNATED 15' BUFFER.
 4. CONCEPT PLAN IS CONCEPTUAL AND SUBJECT TO MODIFICATION BASED ON RESULTS OF FUTURE DATA PROVIDED. OWNER ACKNOWLEDGES THAT SIGNIFICANT CHANGE WILL BE REQUIRED TO MAKE APPLICATION TO AMEND SUP.

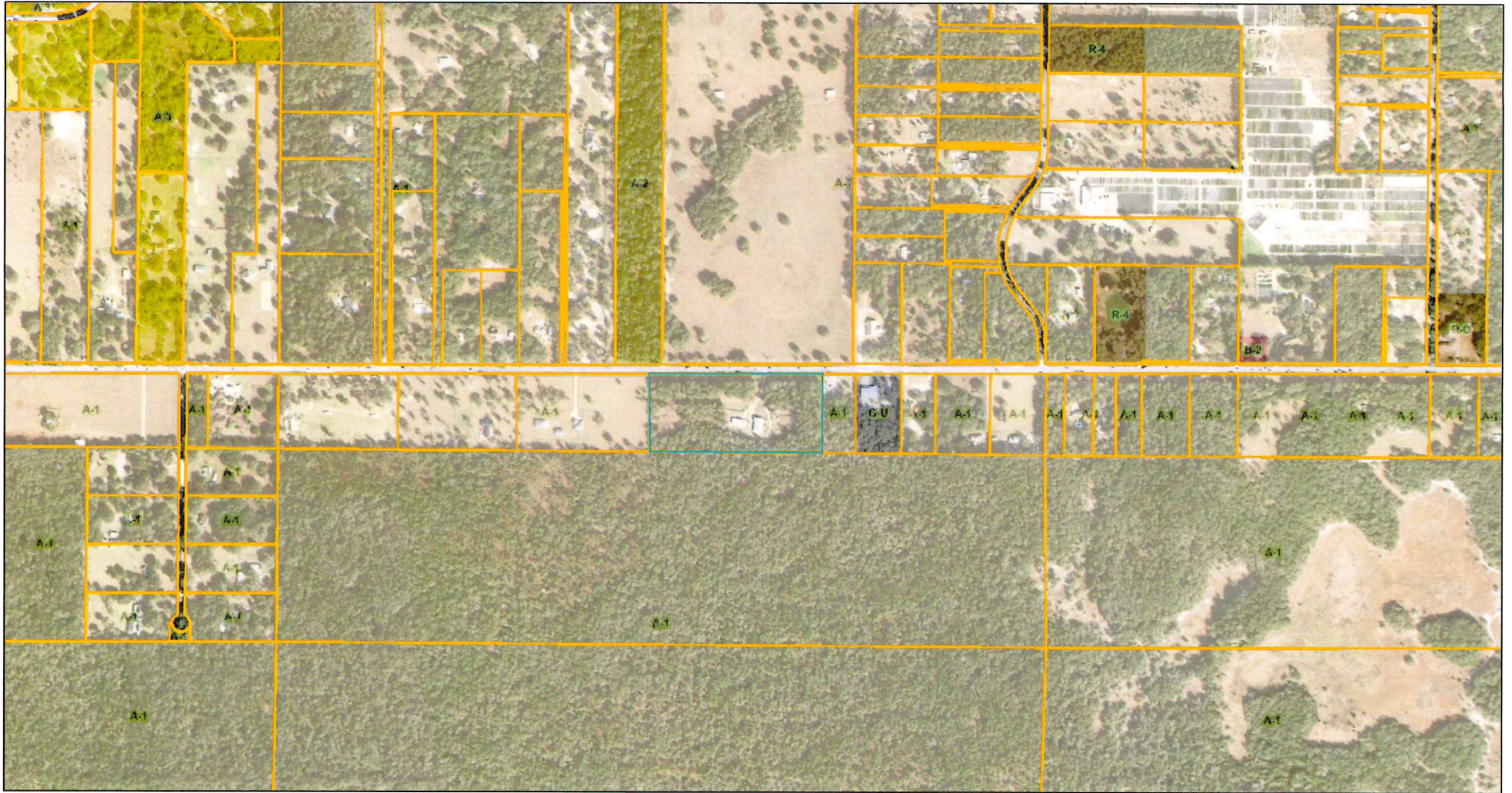
MODIFIED TYPE "C" BUFFER
 1. 3 ORNAMENTAL TREES PER 100'
 2. DOUBLE ROW OF HEDGES TO REACH 8' IN TWO YEARS
 3. TO BE MAINTAINED 10' HEIGHT



3:\Marion County\Planning\1415 Brothers Holding, Best and RV Storage\PLANNING\Concept - 1 Aug, 2021\2024 1 12.18 PM

Attachment A

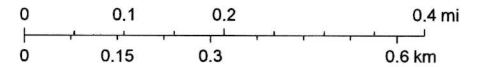
Marion County Florida - Interactive Map



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

- Marion County
 A-2
 G-U
 Aerial 2023
- Parcels
 A-3
 R-4
 Red: Band_1
- A-1
 R-O
 Green: Band_2
- 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, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Marion

Marion County Board of County Commissioners

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
- 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.

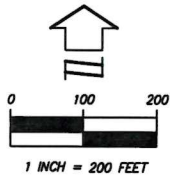
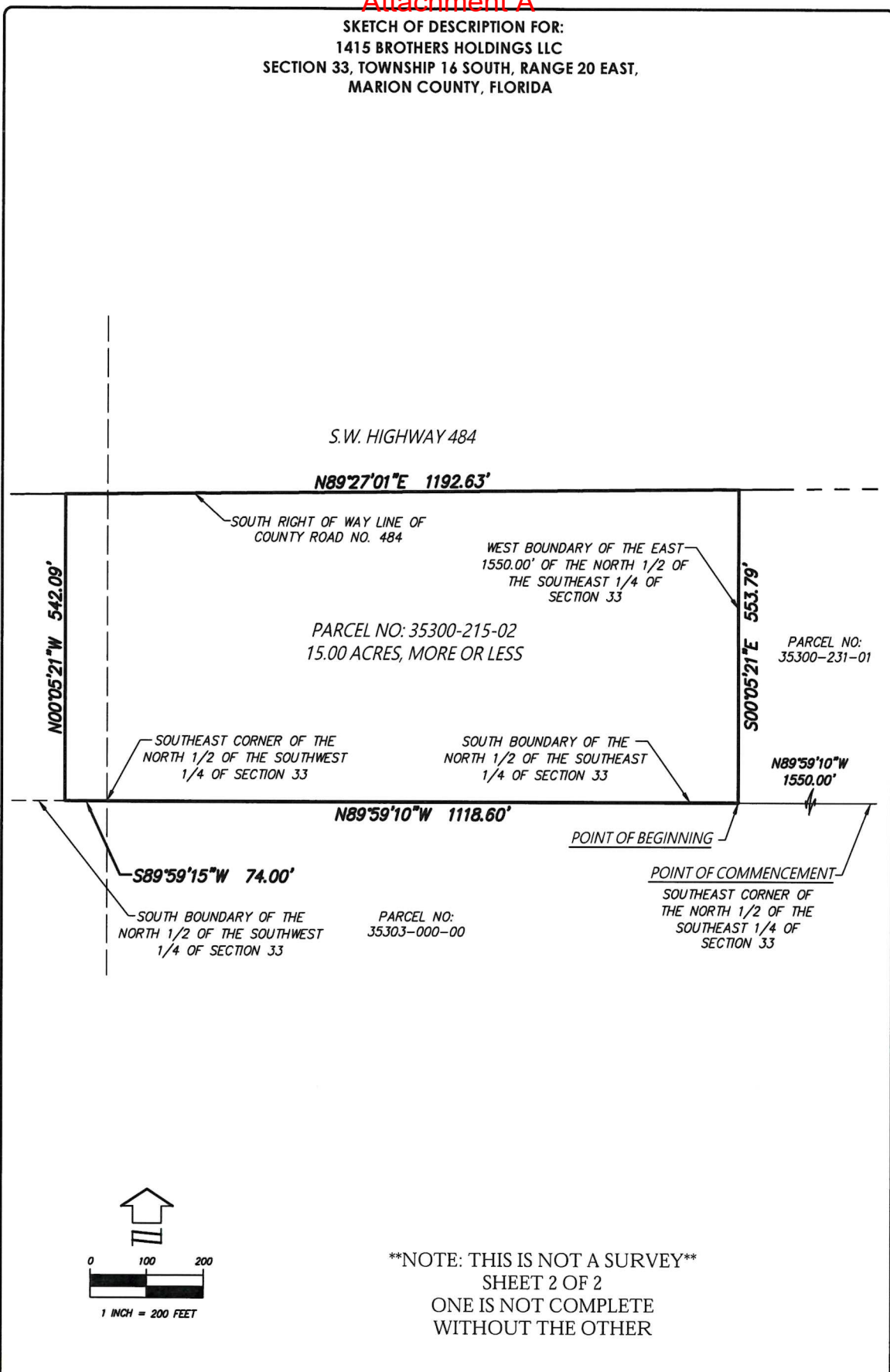
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.

CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
426 SW 13TH STREET, OCALA, FLORIDA 34471
PHONE: (352) 895-1482 FAX: (888) 272-4335 www.jchgroup.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 |

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 8071 CHRISTOPHER J. HOWSON, P.SAL., C.E.M. - LS 6531
 426 SW 15TH STREET, OCALA, FLORIDA 34471
 PHONE: (352) 499-1482 FAX: (888) 272-4335 www.JCHg.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](#)

1415 BROTHERS HOLDINGS LLC
11642 MOCKINGBIRD DR
DUNNELLO FL 34432

[Taxes / Assessments:](#)

Map ID: 96

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 99

Acres: 15.00

Situs: 11374 SW HWY 484
DUNNELLO

[2023 Certified Value](#)

| | | | |
|----------------------|-----------|---------------------------|-------------|
| Land Just Value | \$261,900 | | |
| Buildings | \$0 | | |
| Miscellaneous | \$31,008 | Impact | |
| Total Just Value | \$292,908 | Land Class Value | (\$230,499) |
| Total Assessed Value | \$62,409 | Total Class Value | \$45,112 |
| Exemptions | \$0 | Ex Codes: | \$76,120 |
| Total Taxable | \$62,409 | | |
| 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-7

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

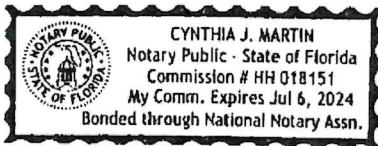
Teresa Wheeler (Seal)
Teresa Wheeler

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 |

Florida Department of State, Division of Corporations



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:

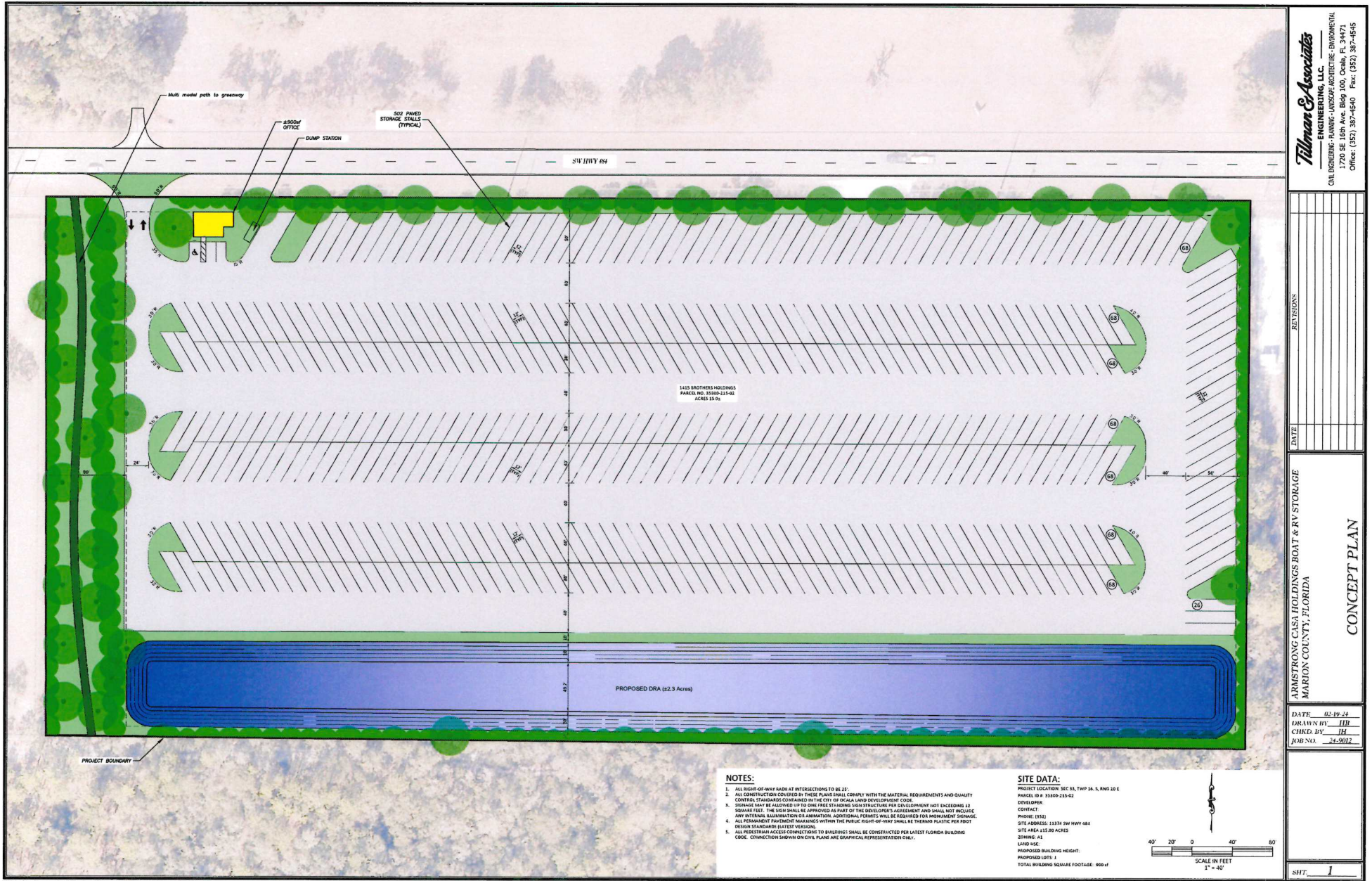
- Access to the site is being provided by a driveway accessible via SW Highway 484.
- A proposed office space is located in the northwest corner of the site, featuring three designated vehicle parking spots, including one ADA space. This office is ancillary to the boat and RV storage business and not 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.

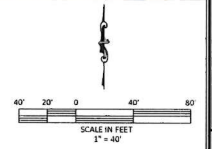
Should you have any questions, please let us know.

Attachment A



- NOTES:**
1. ALL RIGHT-OF-WAY RADII AT INTERSECTIONS TO BE 25'
 2. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF OCALA LAND DEVELOPMENT CODE.
 3. SIGNAGE MAY BE ALLOWED UP TO ONE FREE STANDING SIGN STRUCTURE PER DEVELOPMENT UNIT EXCEEDING 10 SQUARE FEET. THE SIGN SHALL BE APPROVED AS PART OF THE DEVELOPER'S AGREEMENT AND SHALL NOT INCLUDE ANY INTERNAL ILLUMINATION OR ANIMATION. ADDITIONAL PERMITS WILL BE REQUIRED FOR NON-RESIDENT SIGNAGE.
 4. ALL PERMANENT PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMO PLASTIC PER FOOT DESIGN STANDARDS (LATEST VERSION).
 5. ALL PEDESTRIAN ACCESS CONNECTIONS TO BUILDINGS SHALL BE CONSTRUCTED PER LATEST FLORIDA BUILDING CODE. CONNECTION SHOWN ON CIVIL PLANS ARE GRAPHICAL REPRESENTATION ONLY.

SITE DATA:
 PROJECT LOCATION: SEC 18, TWP 16. S, RNS 10 E
 PARCEL ID #: 03300-215-02
 DEVELOPER:
 CONTACT:
 PHONE: (855)
 SITE ADDRESS: 13370 SW HWY 64
 SITE AREA: 115.00 ACRES
 ZONING: AS
 LAND USE:
 PROPOSED BUILDING HEIGHT:
 PROPOSED LOTS: 1
 TOTAL BUILDING SQUARE FOOTAGE: 900 SF



Tillman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545

| DATE | REVISIONS |
|------|-----------|
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ARMSTRONG CASA HOLDINGS BOAT & RV STORAGE
 MARION COUNTY, FLORIDA
CONCEPT PLAN

DATE: 02/19/24
 DRAWN BY: JHR
 CHECK BY: JH
 JOB NO.: 24-0012

SHEET: 1

S:\03300\Comp\Armstrong Casa Holdings Boat and RV Storage\3100170.dwg: 1.dwg, 2/19/2024 3:11:40 AM